

Crystal Court Shopping Center

Suite 1735 | 1,200 SF Retail / Service
Space For Lease

1735 W. Algonquin Road, Mount
Prospect, IL 60056

PRESENTED BY EATZ REAL ESTATE GROUP,
LLC



The Opportunity at a Glance

1,200

Square Feet

First floor, second generation space with existing build out

\$33.04

Total Cost / SF / Yr

\$22.00 base + \$11.04 NNN passthroughs

63K+

Vehicles / Day

Combined traffic at Algonquin & Busse Roads

1 VACANCY

Established Tenants

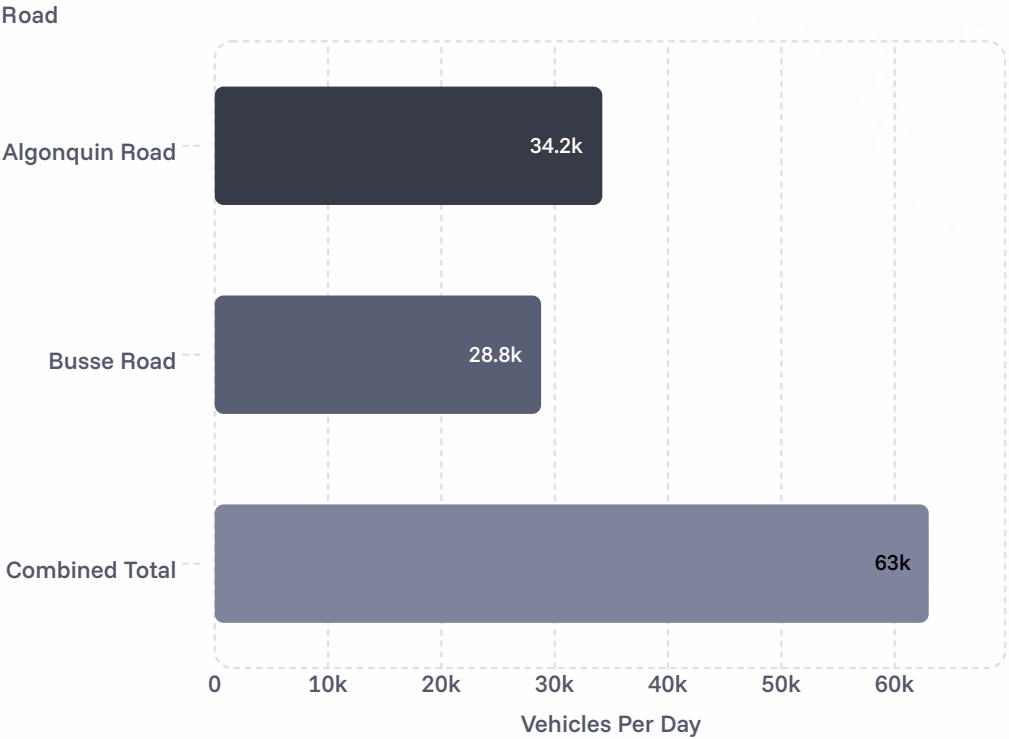
Suite 1735 is the **only** vacancy in the center

☐ Suite 1735 is immediately available. Space in Crystal Court does not stay vacant long — the center has a strong history of rapid absorption.

Prime Corner in the Northwest Suburbs

Crystal Court sits at the **signalized intersection of Algonquin and Busse Roads** — one of the most heavily traveled retail corners in the northwest Chicago suburbs. With 500 feet of frontage along Algonquin Road and multiple curb cuts for easy ingress and egress, tenants benefit from maximum exposure and convenient access for customers arriving from every direction.

Traffic & Location Highlights



Why This Corner Matters

- Signalized intersection with controlled, safe access
- Clear sight lines from both major arterials
- Center pylon signage opportunity
- Close to United Airlines Operations Center and surrounding medical employers
- Surrounded by apartment complexes and single-family neighborhoods

Inside Suite 1735: Existing Build Out

Unlike raw shell space, Suite 1735 delivers with a finished, partitioned layout already in place — saving the right tenant significant time and money on build out.



Front Reception Area

Finished waiting room with windows and a registration window — move-in ready for client-facing uses.



Five Private Rooms

Separate treatment, service, or office rooms ideal for medical, wellness, or professional concepts.



Full Plumbing

Kitchen, restroom, walk-in shower, sitting shower, and a sauna already installed.



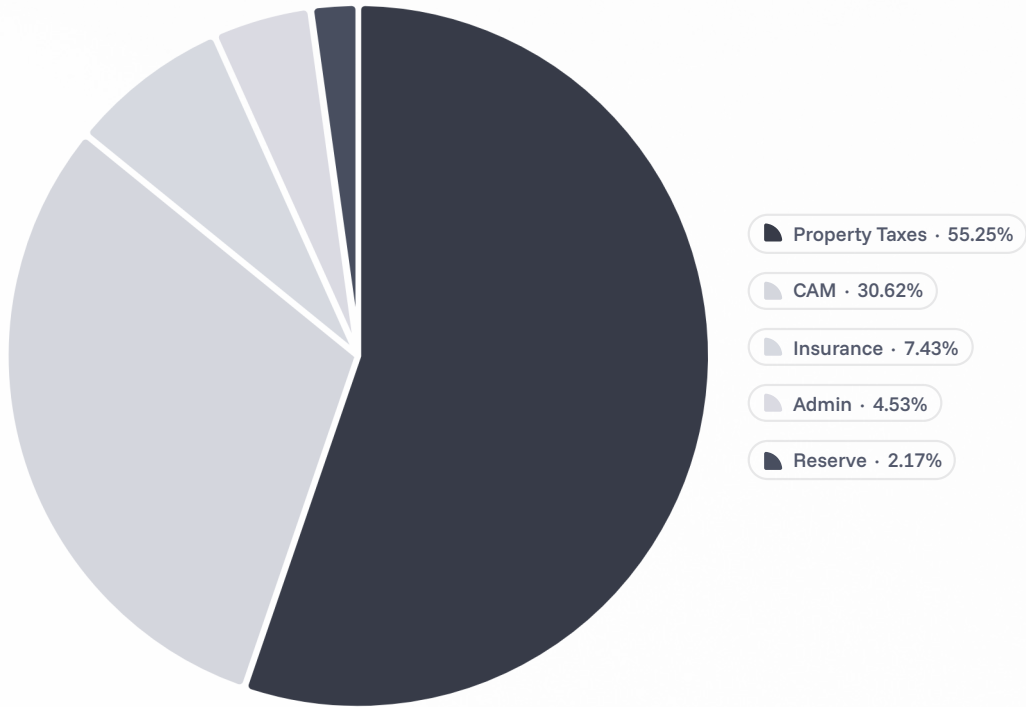
Dual Access

Main front entry plus a rear service door. Boiler room, furnace, and electrical panel at the rear.

Lease Terms & Financials

Item	Detail
Base Rent	\$22.00 / SF / year, NNN
Passthroughs	\$11.04 / SF / year
Total Occupancy Cost	\$33.04 / SF / year
Monthly Invoice (Yr 1)	\$3,304.00 / month
Security Deposit	\$5,000.00
Preferred Term	5 years (3-year considered)
Water	\$300.00 / month (landlord billed)
HVAC Contract	\$297.00 / year (AL AIR)

Passthrough Breakdown



Best-Suited Uses for Suite 1735

The existing room count, plumbing infrastructure, and reception layout make this suite a natural fit for a wide range of service and professional concepts.

Health & Wellness

- Medical, dental, or chiropractic office
- Med spa or wellness center
- Massage therapy
- Physical therapy or rehabilitation

Beauty & Personal Care

- Salon or barbershop
- Salon suite concept
- Nail and skincare studio

Professional Services

- Legal, insurance, tax, or real estate
- Tutoring or instructional center
- Testing or assessment center

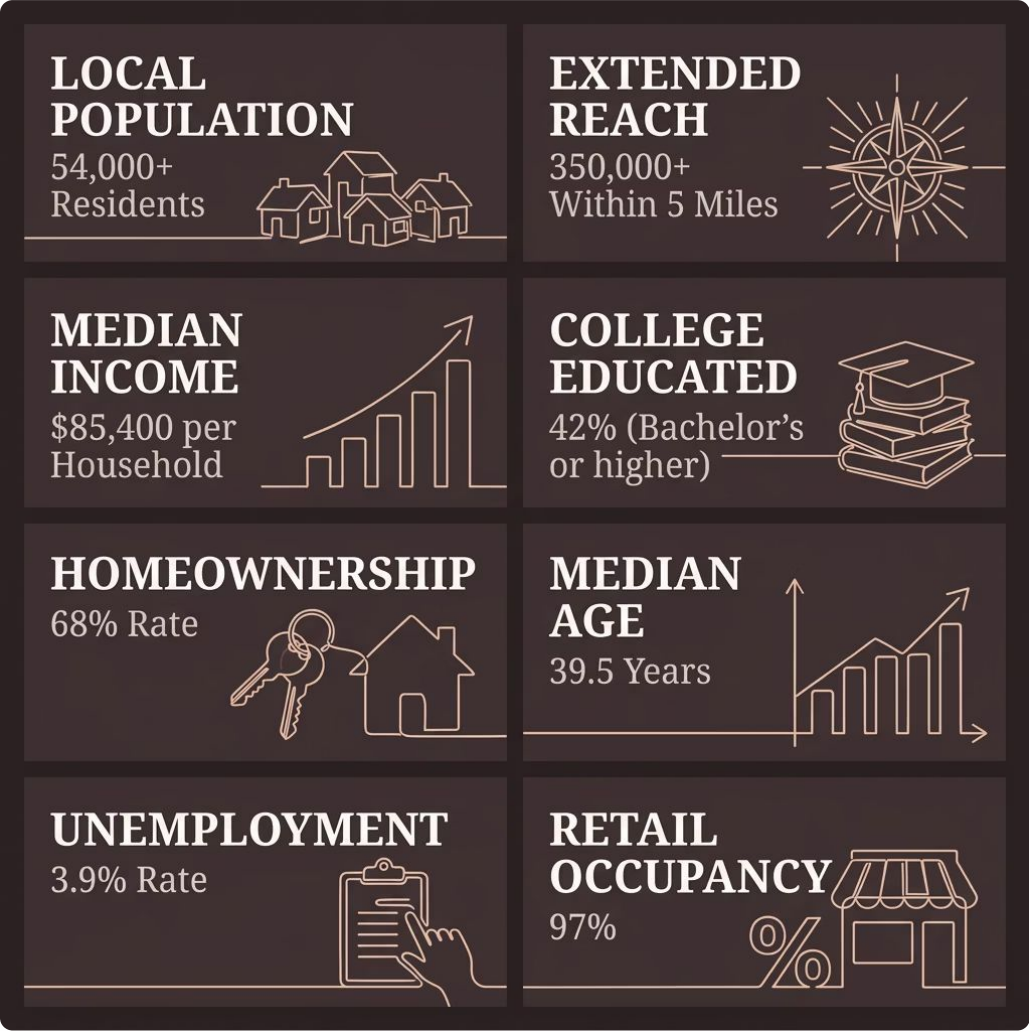
Specialty Retail

- Specialty or service retail
- Any concept with private service rooms
- Subject to landlord approval

Mount Prospect: A Strong Trade Area

Recognized as one of the **Top 50 Places to Live in America**, Mount Prospect offers retailers and service providers a stable, well-educated customer base with reliable spending power — 350,000+ residents within 5 miles, a median household income of \$85,400, and a 97% retail occupancy rate that reflects consistent market demand.

Demographics & Community Profile



A Community Built for Retail Success

Crystal Court's trade area combines three powerful demand drivers:

Residential Base

Dense neighborhoods of homes and apartment complexes within walking distance

Retail Corridor

Established commercial stretch with complementary businesses driving consistent traffic

Business District

Nearby offices, medical facilities, and United Airlines Operations Center generating daytime traffic

Established Tenant Mix & Center Synergy

Crystal Court's diverse roster of health, service, dining, and professional tenants creates a built-in customer base and natural cross-referral network for Suite 1735.

Why Suite 1735 Stands Apart

Only Vacancy in a Fully Leased Center

Every other suite is occupied. This is a rare opportunity to join an established neighborhood destination — space here is absorbed quickly.

Superior Visibility & Access

Hard corner at a signalized intersection. 63,000+ vehicles per day. 500 feet of Algonquin Road frontage. Pylon signage opportunity.

Second Generation Space = Faster Opening

Finished reception, five private rooms, full plumbing, and rear access already in place. Skip the shell build out and open sooner.

Competitive Value

Lease rates offer strong value relative to newer developments, with existing improvements reducing the cost and timeline of opening.

Ready to Take the Next Step?

Suite 1735 is available immediately. Prospective tenants are encouraged to act promptly — this is the only opportunity in Crystal Court Shopping Center.

Step 1

Contact the broker to discuss your concept and requirements

Step 2

Schedule an on-site tour to walk the suite and the center



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