



For Lease

## Weathersfield Commons

1473-1521 W. Schaumburg Road, Schaumburg , IL 60194

### NEGOTIABLE (NNN)

This Walgreens-anchored center offers a spacious 91,000 sq. ft. of retail space along vibrant Schaumburg Road. Spaces range from 565 sf to 31K sf. The property boasts ample parking with 400 spaces and a parking ratio of 4.38 spaces per 1,000 sf. Location benefits from high traffic counts exceeding 35K VPD, substantial frontage of 779 feet, and excellent visibility.

Specialty spaces available: 14,000sf Grocery, 11,000sf Gym, and 31,000sf Banquet Hall.

#### Contact us:

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# Property Summary



| Spaces                       | Lease Rate    | Space Size         |
|------------------------------|---------------|--------------------|
| 1473 W. Schaumburg Road      | \$11.00 SF/yr | 11,205 SF          |
| 1479 W. Schaumburg Road      | \$14.00 SF/yr | 1,900 - 33,974 SF  |
| 1481 W. Schaumburg Road      | \$9.00 SF/yr  | 14,100 - 33,974 SF |
| 1483 W. Schaumburg Road      | \$14.00 SF/yr | 4,221 - 33,974 SF  |
| 1483B W. Schaumburg Road     | \$12.00 SF/yr | 2,000 - 33,974 SF  |
| 1485 W. Schaumburg Road      | \$14.00 SF/yr | 1,417 - 33,974 SF  |
| 1487 W. Schaumburg Road      | \$14.00 SF/yr | 2,995 - 33,974 SF  |
| 1489 W. Schaumburg Road      | \$12.50 SF/yr | 1,260 - 33,974 SF  |
| 1491 W. Schaumburg Road      | \$12.00 SF/yr | 4,229 - 33,974 SF  |
| 1499B W. Schaumburg Road     | \$16.00 SF/yr | 660 SF             |
| 1507 W. Schaumburg Road      | \$17.00 SF/yr | 988 SF             |
| 1509 W. Schaumburg Rd        | \$18.00 SF/yr | 1,400 SF           |
| 1515 W. Schaumburg Road      | \$16.00 SF/yr | 1,400 SF           |
| 1519-1521 W. Schaumburg Road | \$7.50 SF/yr  | 31,401 SF          |

## Property Highlights

- Walgreen's Anchored Center
- Pylon Along Schaumburg Road
- 14K sf Grocery available - 12' ceilings
- 31K sf Former Banquet Hall Space- 16' Ceilings
- 11K sf Former Gym
- 400+ parking spaces
- 35k VPD Schaumburg Rd.
- 770' Frontage
- Average Household Income over \$100,000

## OPEX:

**TAXES:** **\$6.25 Sf**

**CAM:** **\$2.75 Sf**

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Site Plan



| SUITE    | TENANT                  | SQ-FT  |
|----------|-------------------------|--------|
| 1461     | WALGREENS               | 13,650 |
| 1473     | AVAILABLE <b>GYM</b>    | 11,205 |
| 1475     | FASHION BAGS            | 630    |
| 1475A    | ALPINE CLEANERS         | 630    |
| 1477     | Early Rising Cafe       | 1852   |
| 1479     | AVAILABLE               | 1,900  |
| 1481     | <b>AVAILABLE GROCER</b> | 14,100 |
| 1483     | AVAILABLE               | 4,221  |
| 1483B    | STORAGE                 | 2,000  |
| 1485     | AVAILABLE               | 1,417  |
| 1487     | AVAILABLE               | 2,995  |
| 1489     | AVAILABLE               | 1,260  |
| 1491     | AVAILABLE               | 4,229  |
| 1493     | STORAGE                 | 1,000  |
| 1495-97  | US-ARMED FORCE          | 3,938  |
| 1499A    | US-ARMED FORCE          | 920    |
| 1499B    | AVAILABLE               | 660    |
| 1503     | AVAILABLE               | 565    |
| 1505-058 | DR ANTONIO R.           | 2,290  |
| 1507     | AVAILABLE               | 988    |
| 1509     | AVAILABLE               | 1,400  |
| 1515     | AVAILABLE               | 1,400  |
| 1519-21  | AVAILABLE               | 31,401 |

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# Unit #1481 - 14,100sf Grocer



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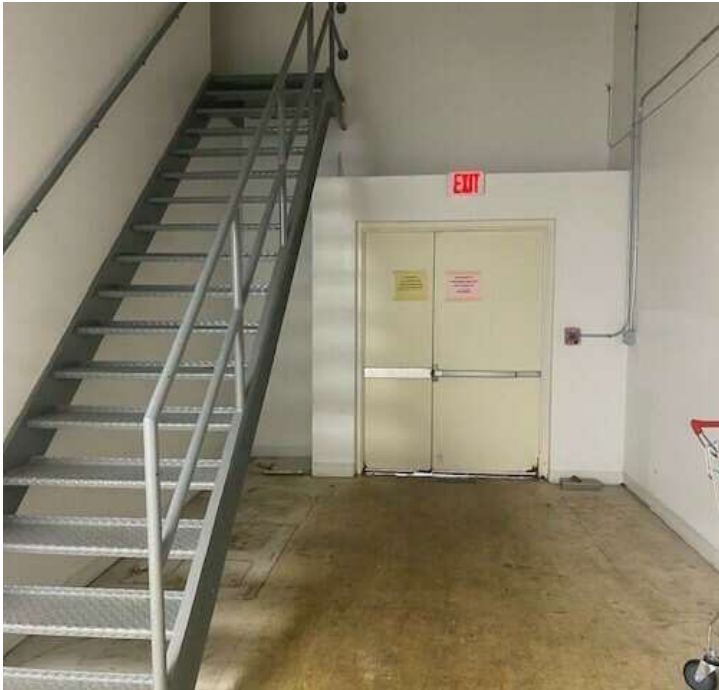
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# Grocer



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## Unit #1519-1521 - 31,401sf Banquet



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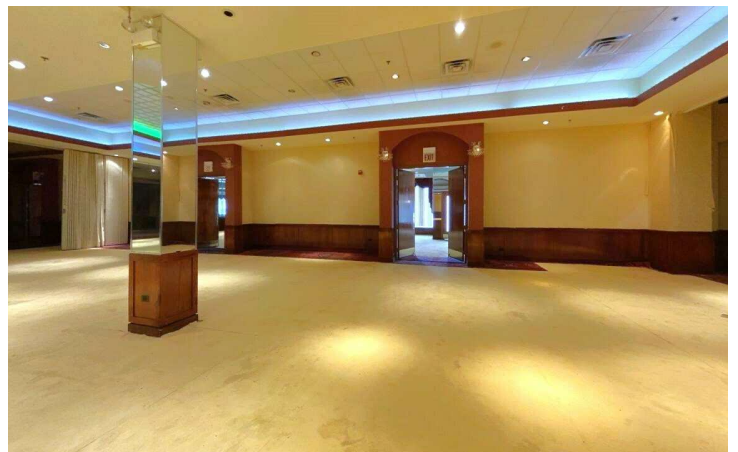
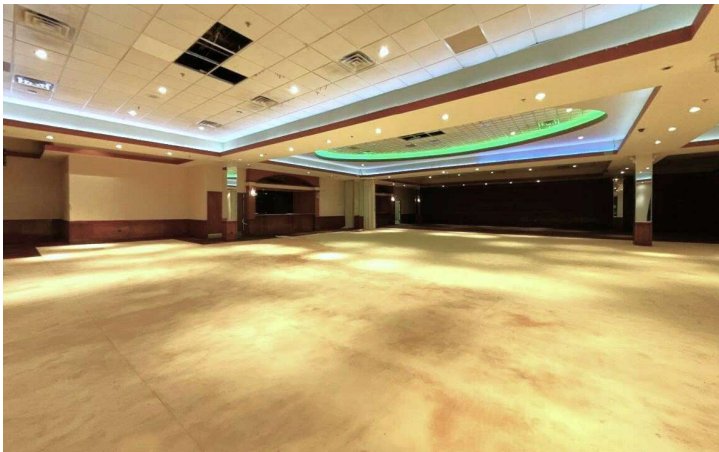
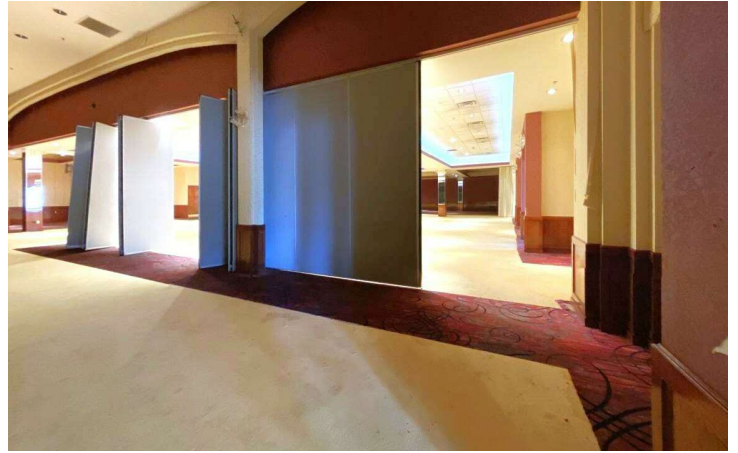
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# Banquet



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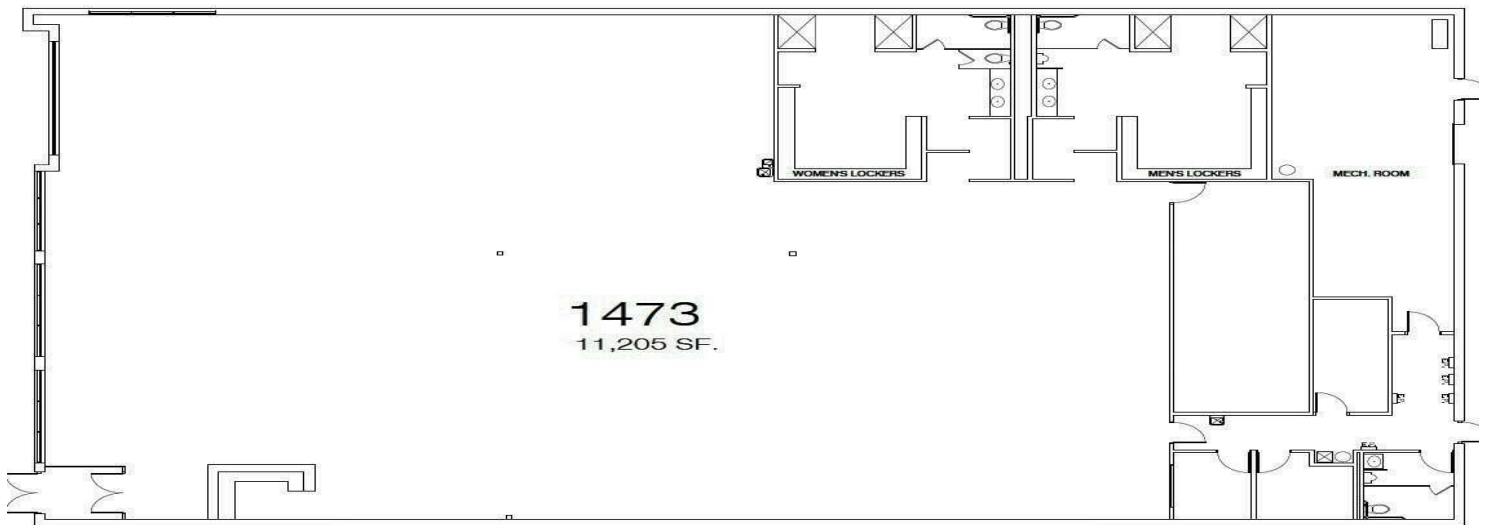
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# Unit #1473 - 11,205 sf GYM



 FLOOR PLAN

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# Property Details



**565 - 31K sq.ft.**

Space Size



**\$104K**

Average HH Income



**94K**

Households



**400**

Parking Spaces



**\$274K**

Median House Value



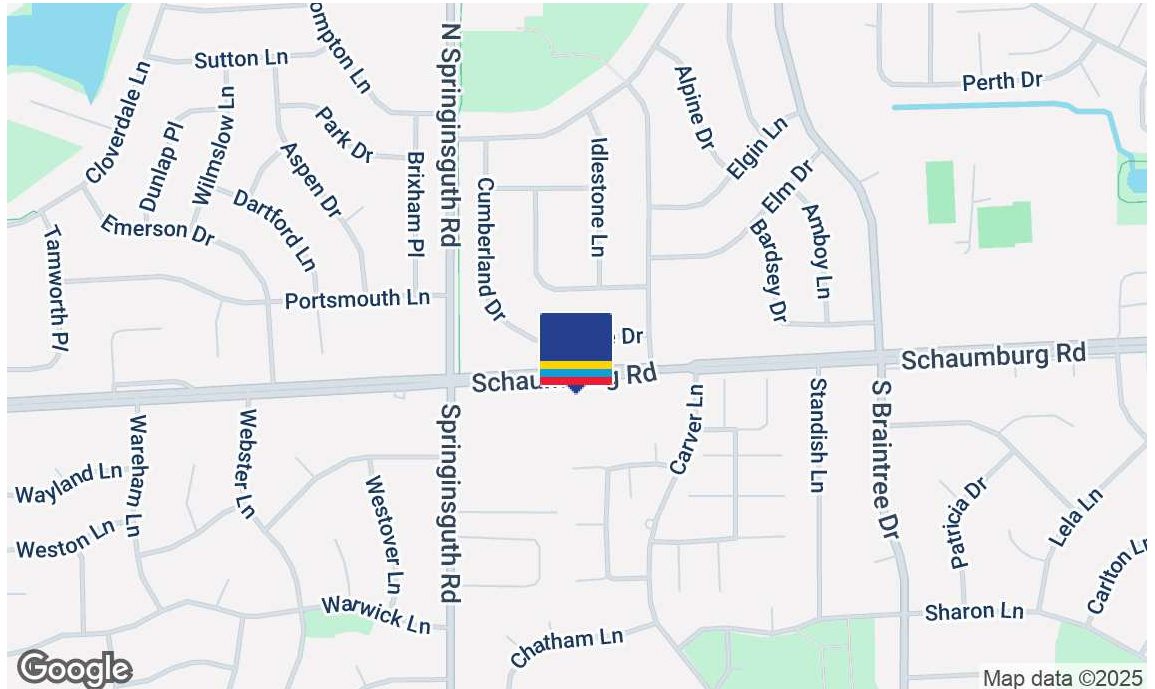
**249K**

Population



**35K**

Traffic Counts



## Location Overview

Schaumburg is in Cook County and is one of the best places to live in Illinois. One of its most famous attractions is the Woodfield Mall, which is one of the largest shopping centers in the United States. Additionally, there are numerous restaurants, theaters, and other entertainment venues in and around Schaumburg. The population of Schaumburg is known for having a diverse and educated population.

## Area Tenants

- |                |                 |                       |                       |
|----------------|-----------------|-----------------------|-----------------------|
| • Supercuts    | • Michael's     | • Starbuck's          | • Chuck E Cheese      |
| • Walgreen's   | • Papa John's   | • O'Reilly Auto Parts | • Smoothie King       |
| • FedEx        | • Jewel Osco    | • Lou Malnati's       | • Tony's Fresh Market |
| • Subway       | • Ulta Beauty   | • Joann               | • American Mattress   |
| • Bucky's      | • Panda Express | • Poke Bros.          | • Dollar Tree         |
| • Boost Mobile | • Panera Bread  | • Portillo's          | • Taco Bell           |
| • Dunkin       | • McDonald's    | • KFC                 | • American Freight    |
| • Sally Beauty | • Sonic         | • Esporta             | • Kohl's              |

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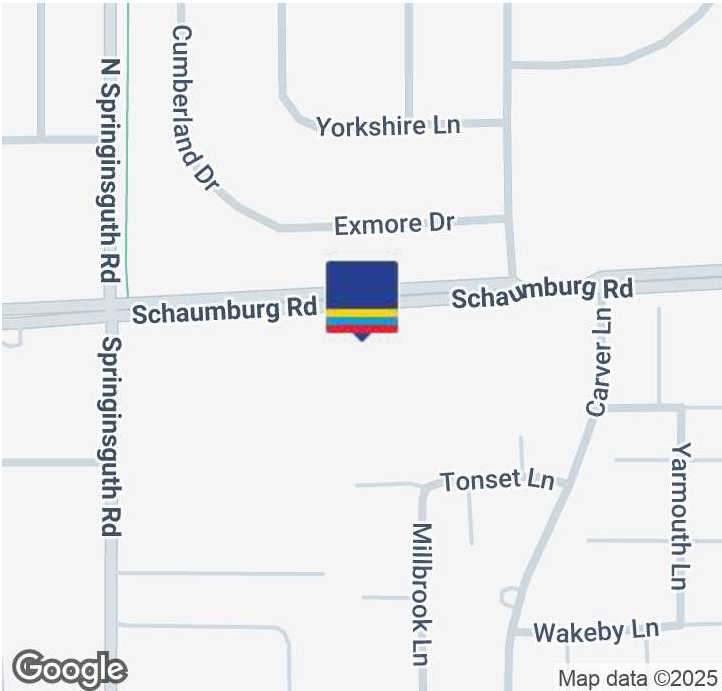
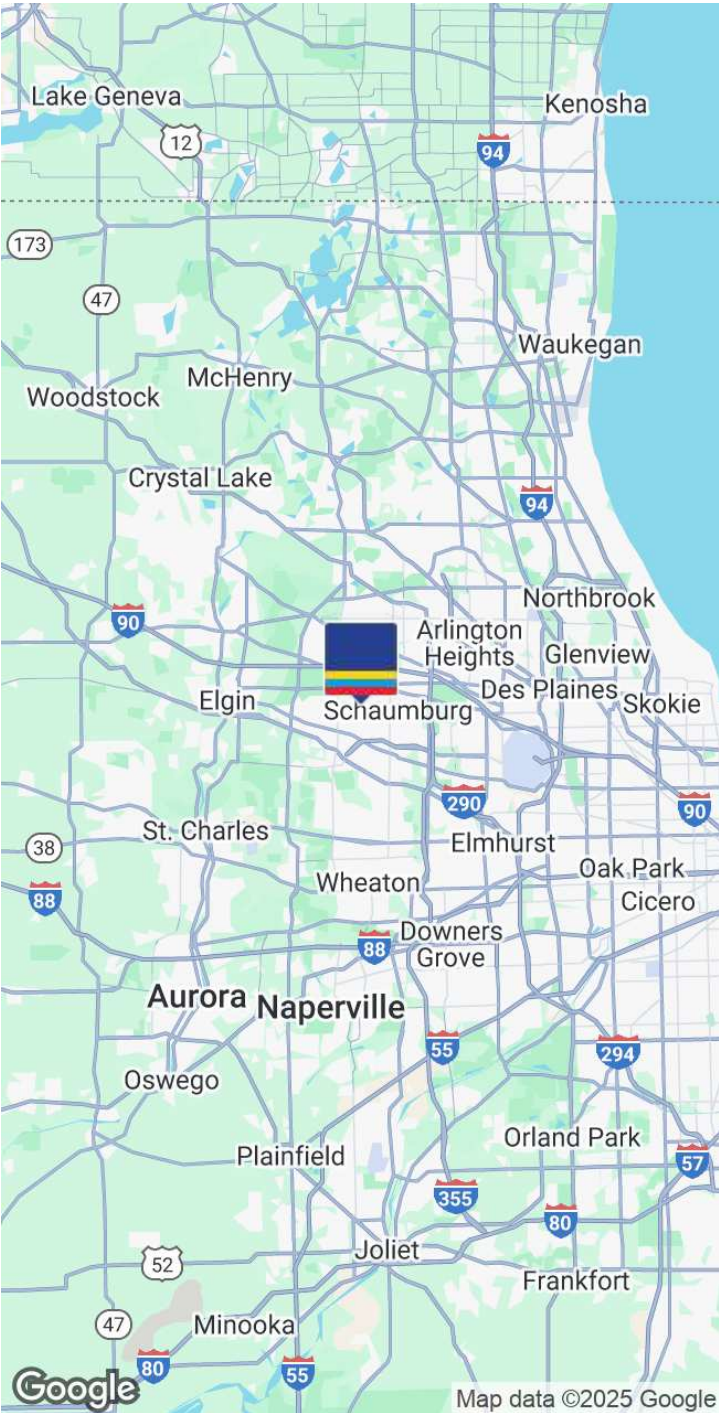
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# Location Map



| Demographics         | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------|-----------|-----------|-----------|
| Total population     | 15,596    | 132,719   | 249,203   |
| Median age           | 42.4      | 38.4      | 39.6      |
| Median age (Male)    | 42.0      | 37.8      | 39.0      |
| Median age (Female)  | 43.0      | 39.1      | 40.1      |
| Total households     | 5,784     | 49,149    | 93,834    |
| Total persons per HH | 2.7       | 2.7       | 2.7       |
| Average HH income    | \$103,498 | \$89,859  | \$99,564  |
| Average house value  | \$274,319 | \$229,601 | \$255,935 |

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