

# RETAIL PROPERTY FOR LEASE

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## SALEM PLAZA

1049-1143 N. SALEM DR., SCHAUMBURG, IL 60194

### GREGG COMEAUX

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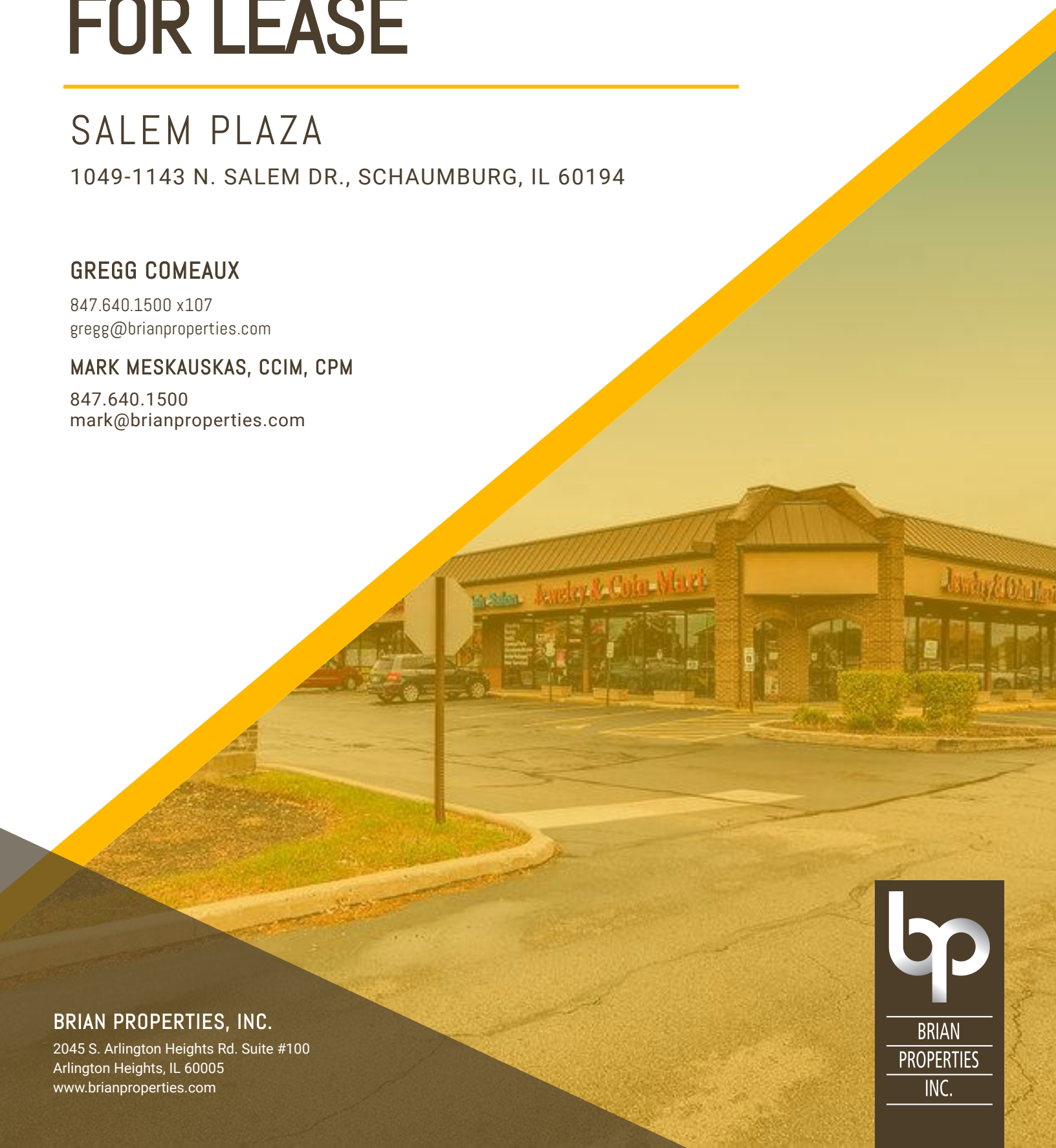
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### BRIAN PROPERTIES, INC.

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# EXECUTIVE SUMMARY

SALEM PLAZA

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## OFFERING SUMMARY

Building Size:	72,326 SF
Available SF:	1,400 - 1,900 SF
Rental Rate:	\$14.00 SF/yr (NNN)
CAM:	\$3.75 / SF
Real Estate Taxes:	\$6.00 / SF
Traffic Count:	48,000
Parking Ratio:	- per 1,000
Zoning:	B-2 General Business

## PROPERTY OVERVIEW

The Salem Plaza shopping center is an established retail destination in the Schaumburg, IL community. The retail spaces available for lease are suitable for a variety of businesses, and the Salem Plaza shopping center provides tenants with a high-quality environment in which to operate. The shopping center is well-maintained and offers ample parking for customers. In addition, the location is highly visible and easily accessible, making it ideal for businesses looking to attract new customers.

## LOCATION OVERVIEW

The Salem Plaza shopping center is an outstanding retail opportunity located in the high-traffic northwest suburb of Schaumburg. The property is situated at a premium intersection, with Golf Rd. and Salem Dr. providing excellent visibility and access. In addition, the center benefits from close proximity to Woodfield Mall and Interstate 53. This village is a highly desirable northwest suburb, with a population of approximately 73,509.

## PROPERTY HIGHLIGHTS

- Ingress and egress are excellent at a stoplight intersection along Golf Rd.
- LED parking lot pole and canopy lights are brand new & provide excellent visibility for drivers and pedestrians
- There is ample parking available for customers and employees

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# AVAILABLE SPACES

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SUITE NUMBER	SIZE (SF)	LEASE RATE	REAL ESTATE TAXES	CAM	MONTHLY GROSS RENT	LEASE TYPE	COMMENTS
1139	1,400 SF	\$14.00 SF/yr	\$6.00 SF/yr	\$3.75	\$2,770	NNN	
1059	1,400 SF	\$14.00 SF/yr	\$6.00 SF/yr	\$3.75	\$2,770	NNN	
1063	1,900 SF	\$14.00 SF/yr	\$6.00 SF/yr	\$3.75	\$3,760	NNN	

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# ADDITIONAL PHOTOS

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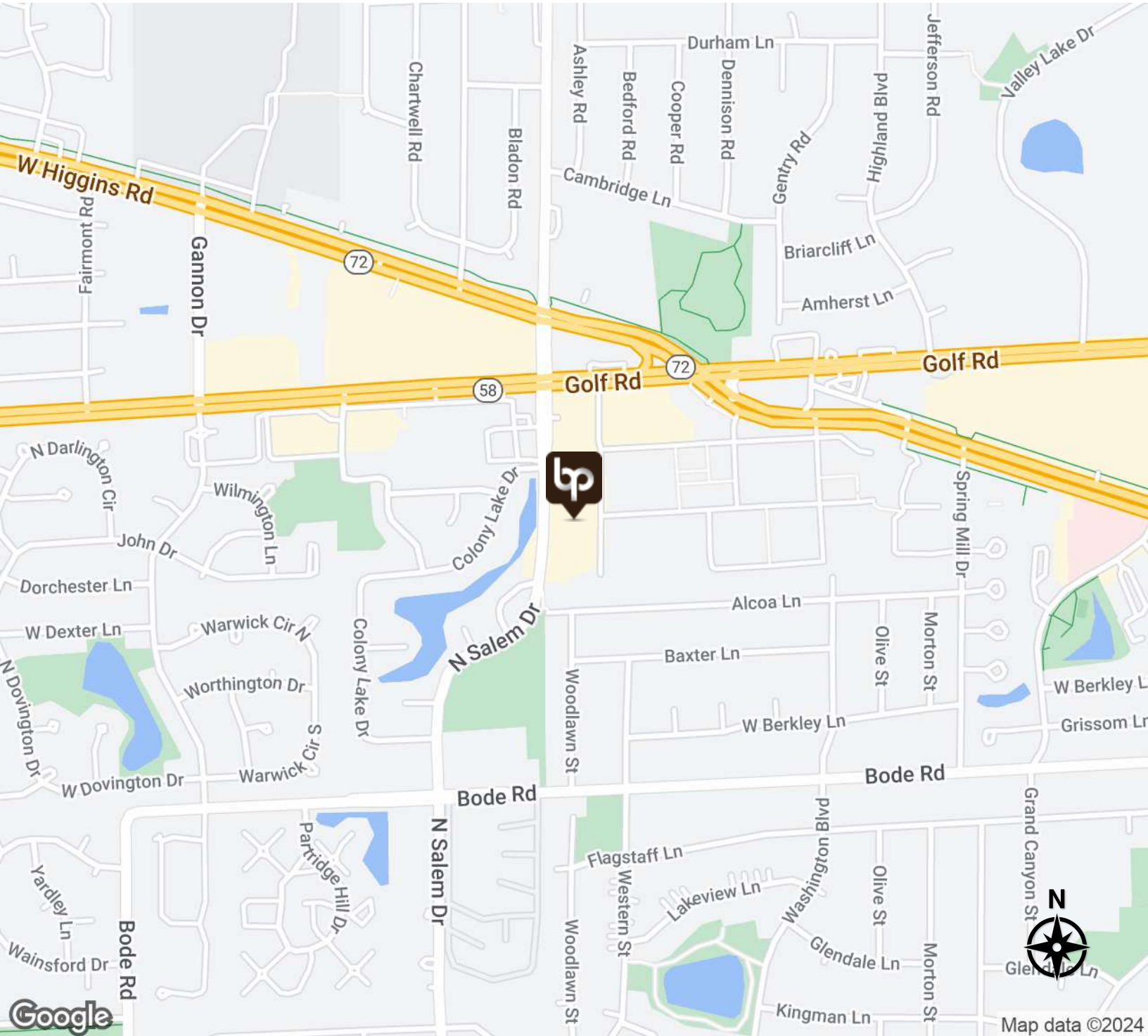


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# LOCATION MAP

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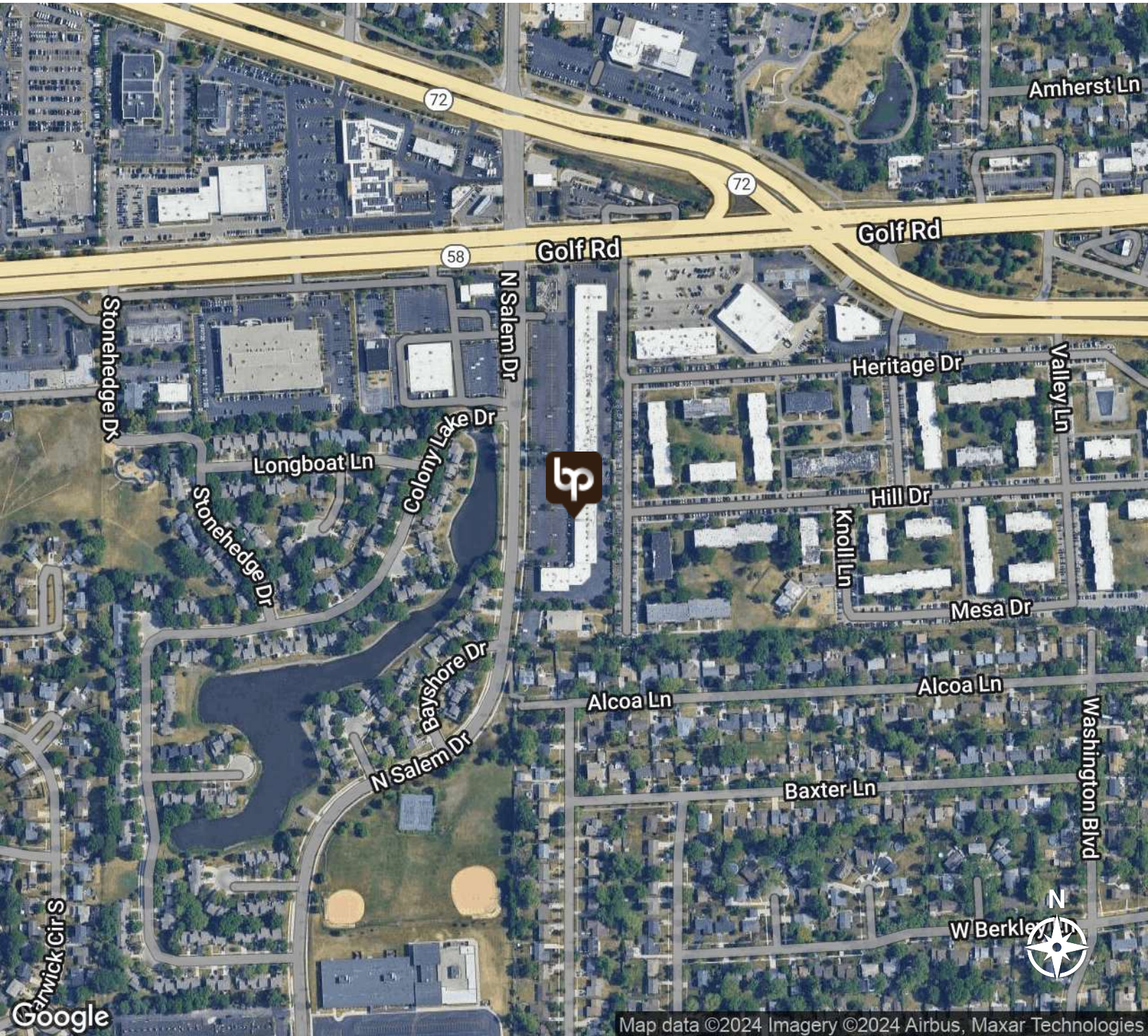


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# AERIAL MAP

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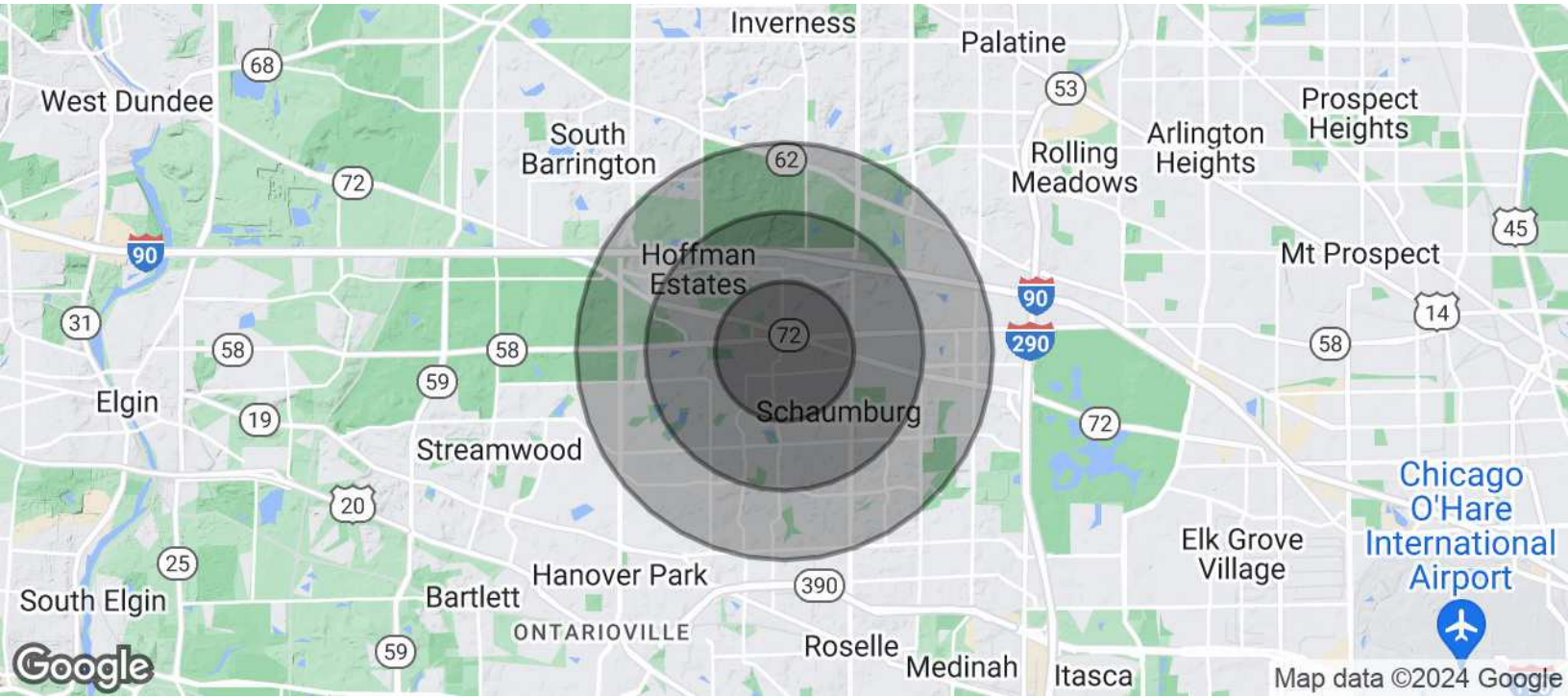


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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	19,848	58,746	108,166
Average Age	35.3	37.2	37.7
Average Age (Male)	33.7	35.6	35.9
Average Age (Female)	36.6	38.8	39.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,306	21,868	40,516
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$75,522	\$80,877	\$85,775
Average House Value	\$214,149	\$257,655	\$302,448

\* Demographic data derived from 2020 ACS - US Census

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