



For Lease

Retail Space Available

1201 W. Dundee Rd, Wheeling, IL 60090

Retail \$22 psf / Flex \$19 psf (NNN)

1,007 sf of retail located in Wheeling with frontage on Dundee Rd. Storage available on site as well with single overhead garage, 1,717 SF. The location has excellent visibility with pylon signage at the signalized hard corner of Dundee and Schoenbeck Rd, and sees over 35,000 VPD across the street from Walgreens and Dollar General.

Contact us:

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Executive Summary



Offering Summary

Building Size:	9,650 SF
> RETAIL	
Size:	1,007 SF
Rate:	\$22.00 SF/yr Net
> FLEX	
Size:	1,717 SF
Rate:	\$19.00 SF/yr Net
Taxes:	\$7.50 SF/yr
CAM:	\$3.75 SF/yr
Year Built:	1998
Zoning:	B-2 General Commercial
Market:	Wheeling
Traffic Count:	35K VPD

Property Overview

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Property Highlights

- Located on Dundee Rd just East of Buffalo Grove Rd.
- Signalized hard corner
- Prominent pylon signage on Dundee Rd.
- 1,007 SF of retail available plus storage with OHG available.
- Ample parking
- Adjacent to Walgreens and Dollar General

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Additional Photos



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Retail Interior



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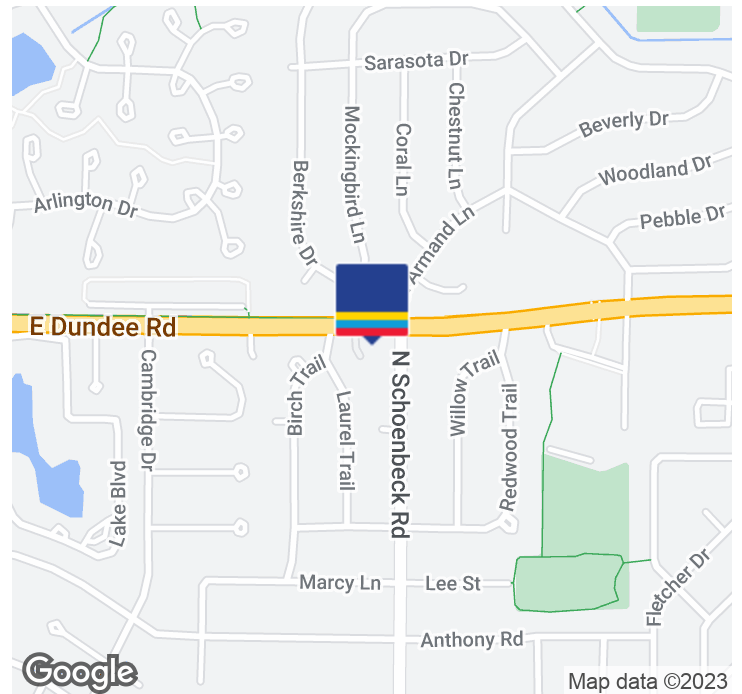
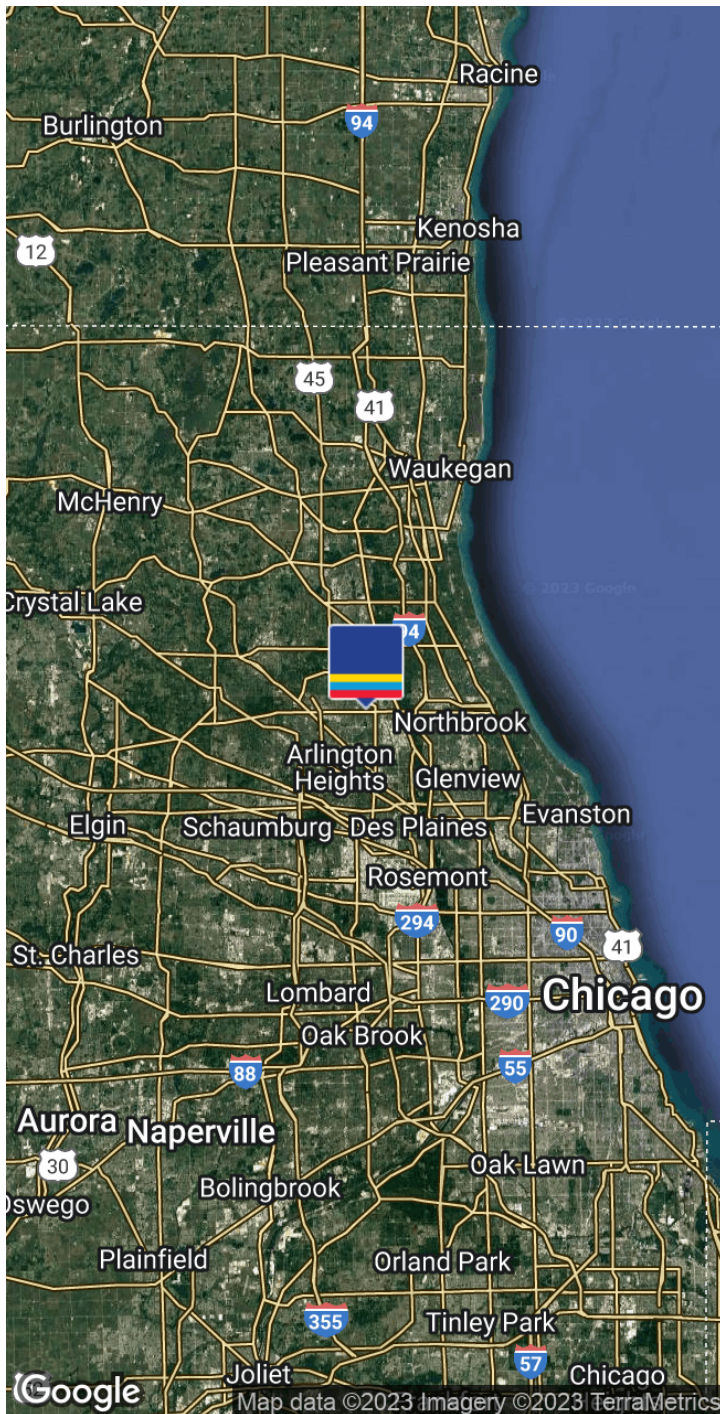
Retail Map



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Location Map



Demographics

	1 Mile	3 Miles	5 Miles
Total population	21,525	105,722	260,036
Median age	42.0	42.7	42.8
Median age (Male)	40.5	41.7	41.5
Median age (Female)	42.4	43.6	43.7
Total households	8,668	43,007	105,644
Total persons per HH	2.5	2.5	2.5
Average HH income	\$83,133	\$111,225	\$119,390
Average house value	\$198,222	\$304,916	\$336,135

Location Overview

Wheeling is a suburb of Chicago with a population of 38,499. Wheeling is in Cook County and is one of the best places to live in Illinois. Living in Wheeling offers residents an urban suburban mix feel and most residents own their homes. In Wheeling there are a lot of restaurants, coffee shops, and parks. The public schools in Wheeling are highly rated.

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