

SALE / LEASE

321-333 WEST DUNDEE ROAD

321-333 West Dundee Road Buffalo Grove, IL 60089



PROPERTY DESCRIPTION

Excellent Portfolio Opportunity along Dundee Road. Available for sale are 4 office condo units. Units can be sold separately. Each unit offers 2,000± SF. Office center offers abundant parking and access to Dundee Road. Conveniently located just a 1/2 mile west of Buffalo Grove Road and 2 miles east of IL-53.

PROPERTY HIGHLIGHTS

- Four units available for sale (Three units available for lease)
- Access to Dundee Road
- 2 miles east of IL-53

OFFERING SUMMARY

Sale Price (All Four Units Together):	\$2,150,000
Sale Price (Unit 321):	\$525,000
Sale Price (Unit 325):	\$525,000
Sale Price (Unit 329):	\$550,000
Sale Price (Unit 333):	\$550,000
Lease Rate:	\$3,600.00 per month + Utilities
Unit Size:	2,000± SF

Mike Velasco

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EXTERIOR PHOTOS

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SPACES FOR LEASE

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Unit Size:	2,000± SF	Lease Rate:	\$3,600.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
325	Available	2,000 SF	Gross	\$3,600 per month	Tenant responsible for utilities.
329	Available	2,000 SF	Gross	\$3,600 per month	Tenant responsible for utilities.
333	Available	2,000 SF	Gross	\$3,600 per month	End-Cap Space. Tenant responsible for utilities.

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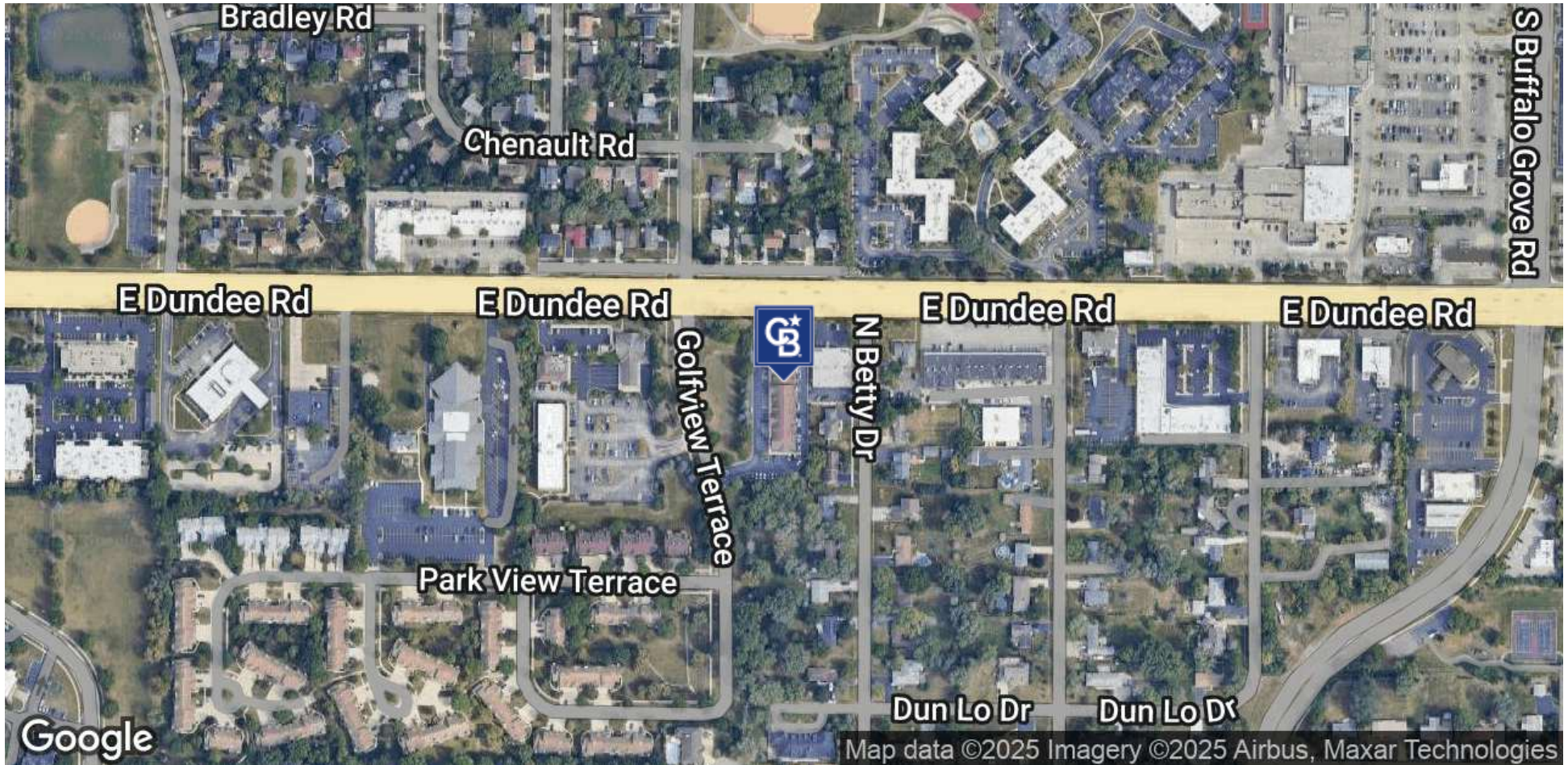


COLDWELL BANKER
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AERIAL MAP

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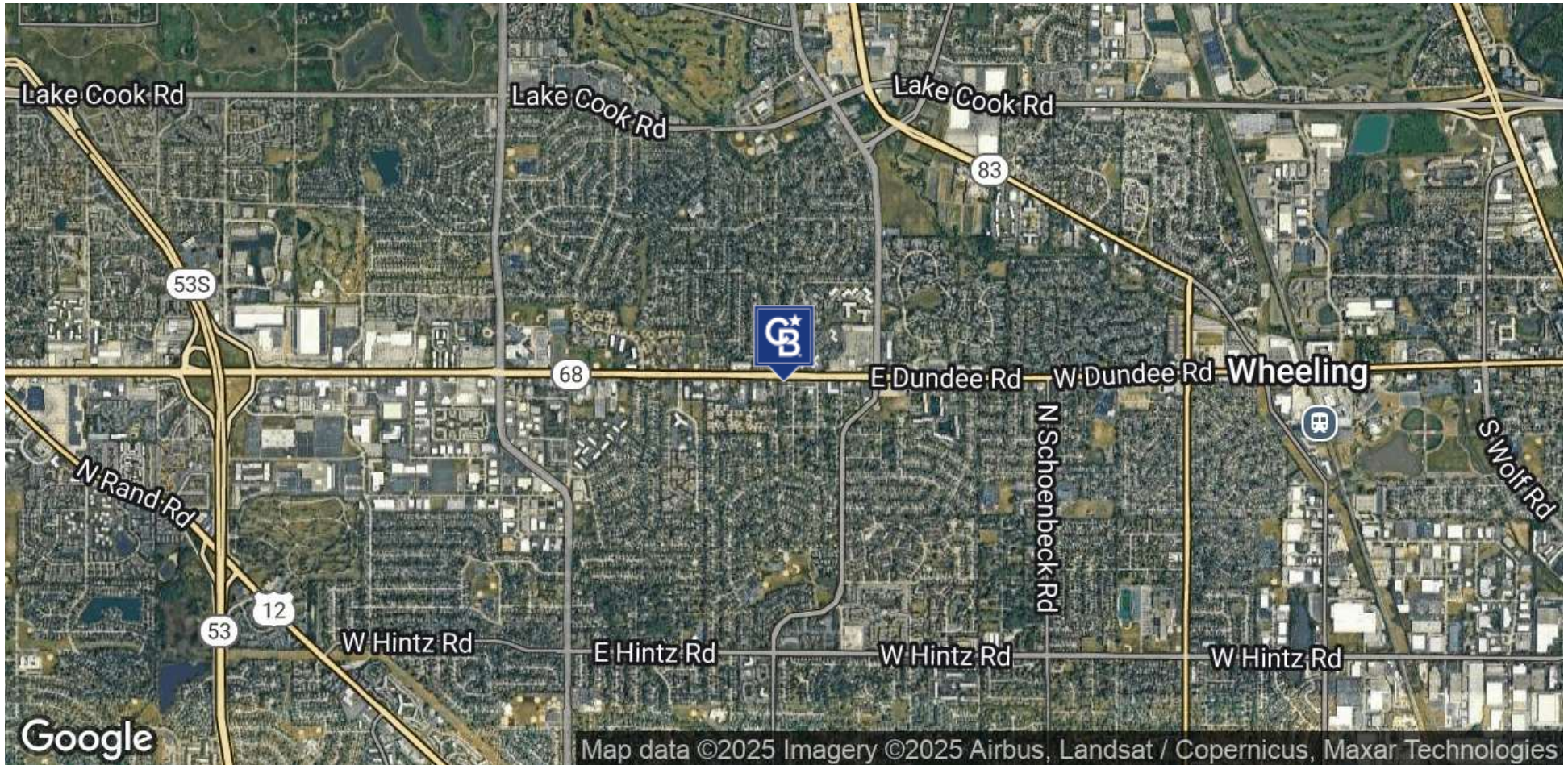


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LOCATION MAP

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DEMOGRAPHICS

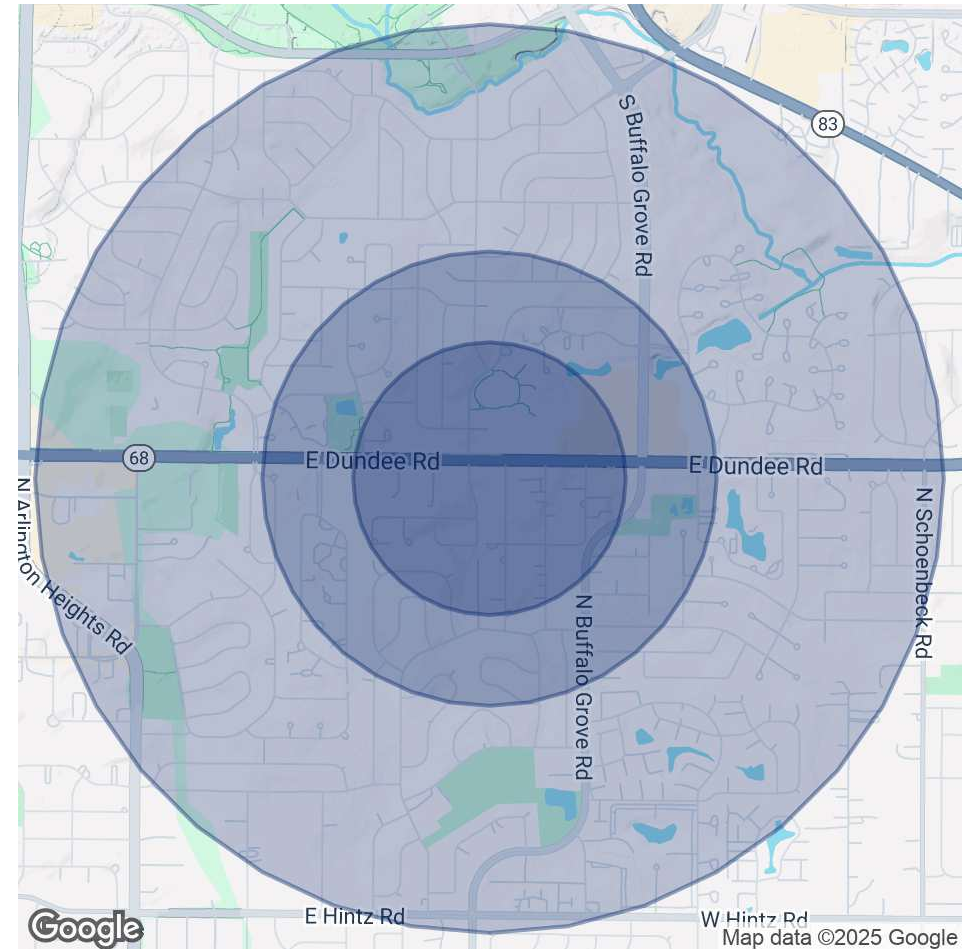
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	960	4,848	19,780
Average Age	47	47	45
Average Age (Male)	45	45	43
Average Age (Female)	49	48	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	437	2,148	8,354
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$95,721	\$111,519	\$121,731
Average House Value	\$273,759	\$316,035	\$347,151

Demographics data derived from AlphaMap



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