



1397-1501 W DUNDEE RD

Plaza Verde

Buffalo Grove, IL



621-2,294 SF RETAIL SPACE FOR LEASE



presented by
Your SVN Suburban
NEXT LEVEL TEAM

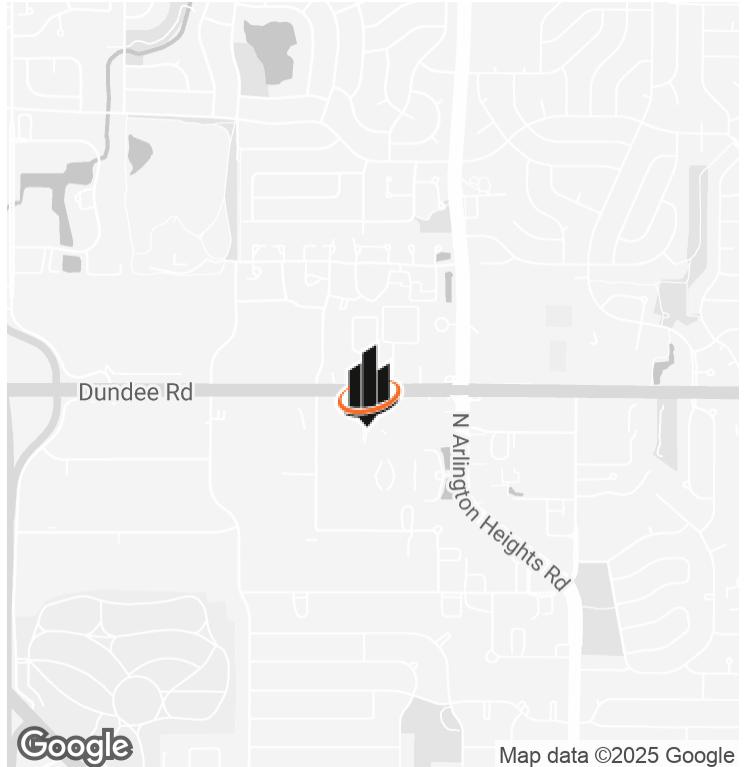
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PROPERTY & OFFERING SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$17.50 - 18.50 SF/yr (Gross)
AVAILABLE SF:	621 - 2,294 SF
ZONING:	B-3 (Business District)
LOT SIZE:	6.6 Acres
BUILDING SIZE:	22,500 SF
YEAR BUILT:	1974
PARKING RATIO:	11.56/1,000 SF
	45,000 VPD
SUBMARKET:	Northwest Chicago Suburbs

PROPERTY & LOCATION DESCRIPTION

Plaza Verde presents a versatile leasing opportunity within a well-established neighborhood shopping center at the high-traffic intersection of Dundee Road and Arlington Heights Road. The center offers a range of available suites suitable for a variety of users, including storefront retail, professional office, and medical tenants. With a strong and diverse tenant mix, high visibility, and convenient access to major arterial roads, Plaza Verde is ideally positioned to serve the surrounding affluent residential communities.

Available units feature flexible configurations, allowing for both high-exposure front-facing spaces and functional interior suites, well-suited for healthcare, wellness, or administrative uses. The property offers ample on-site parking and excellent signage opportunities.

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Gross	LEASE TERM:	3 Year Minimum
TOTAL SPACE:	621 - 2,294 SF	LEASE RATE:	\$17.50 - \$18.50 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Suite 1397	Available	621 SF	Gross	\$17.50 SF/yr	Storefront retail space. Former florist shop with a commercial fridge in place, counter with sink, and a private washroom.
Suite 1403	Available	647 SF	Gross	\$17.50 SF/yr	Storefront retail featuring an open floor plan and a washroom.
1401-Suite 202	Available	2,294 SF	Gross	Negotiable	Formal Dental Suite with Existing Medical Buildout.
1505	Available	800 SF	Gross	\$18.50 SF/yr	Retail suite ideally located with excellent visibility

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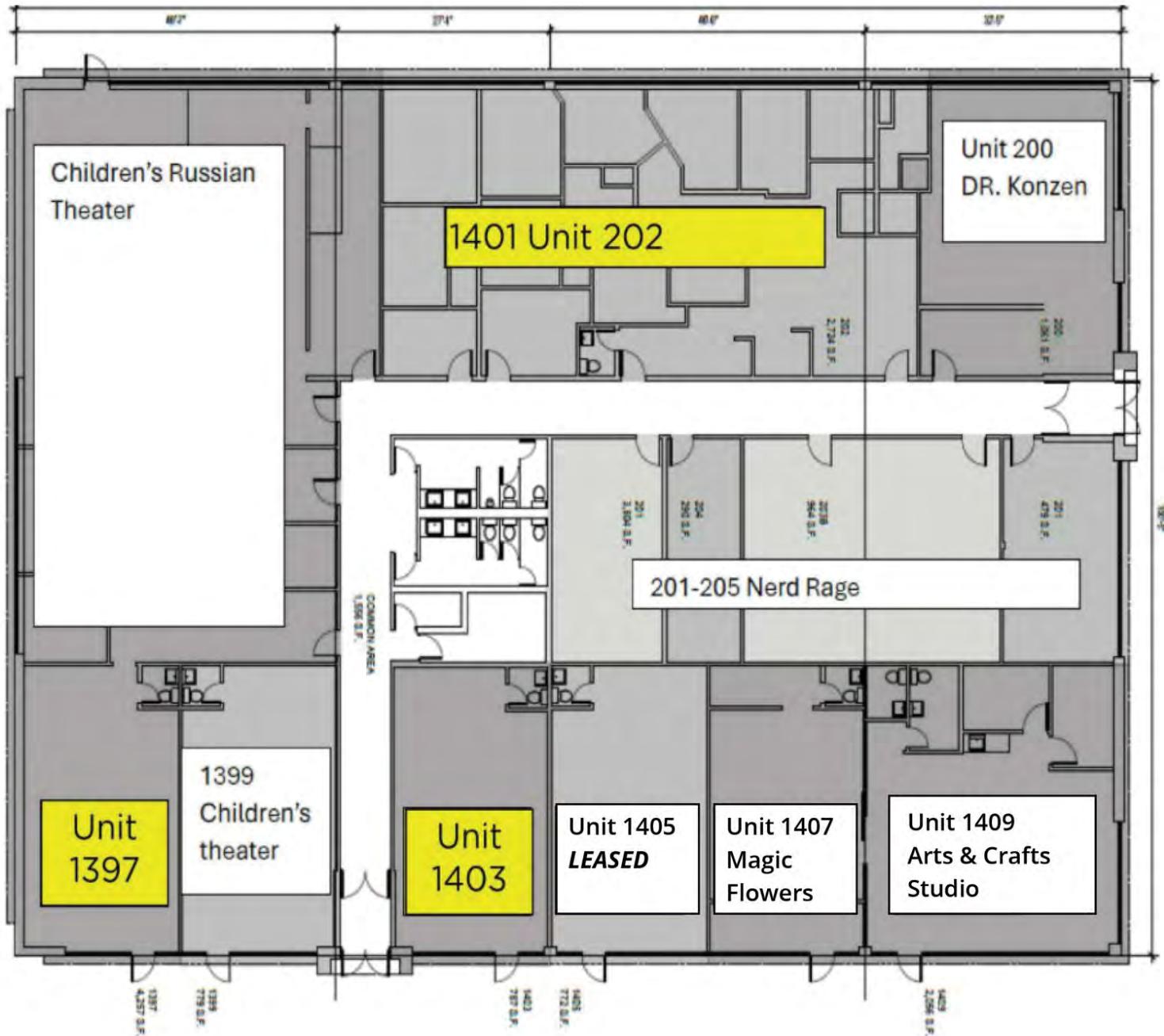
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1397-1409 BUILDING PLAN



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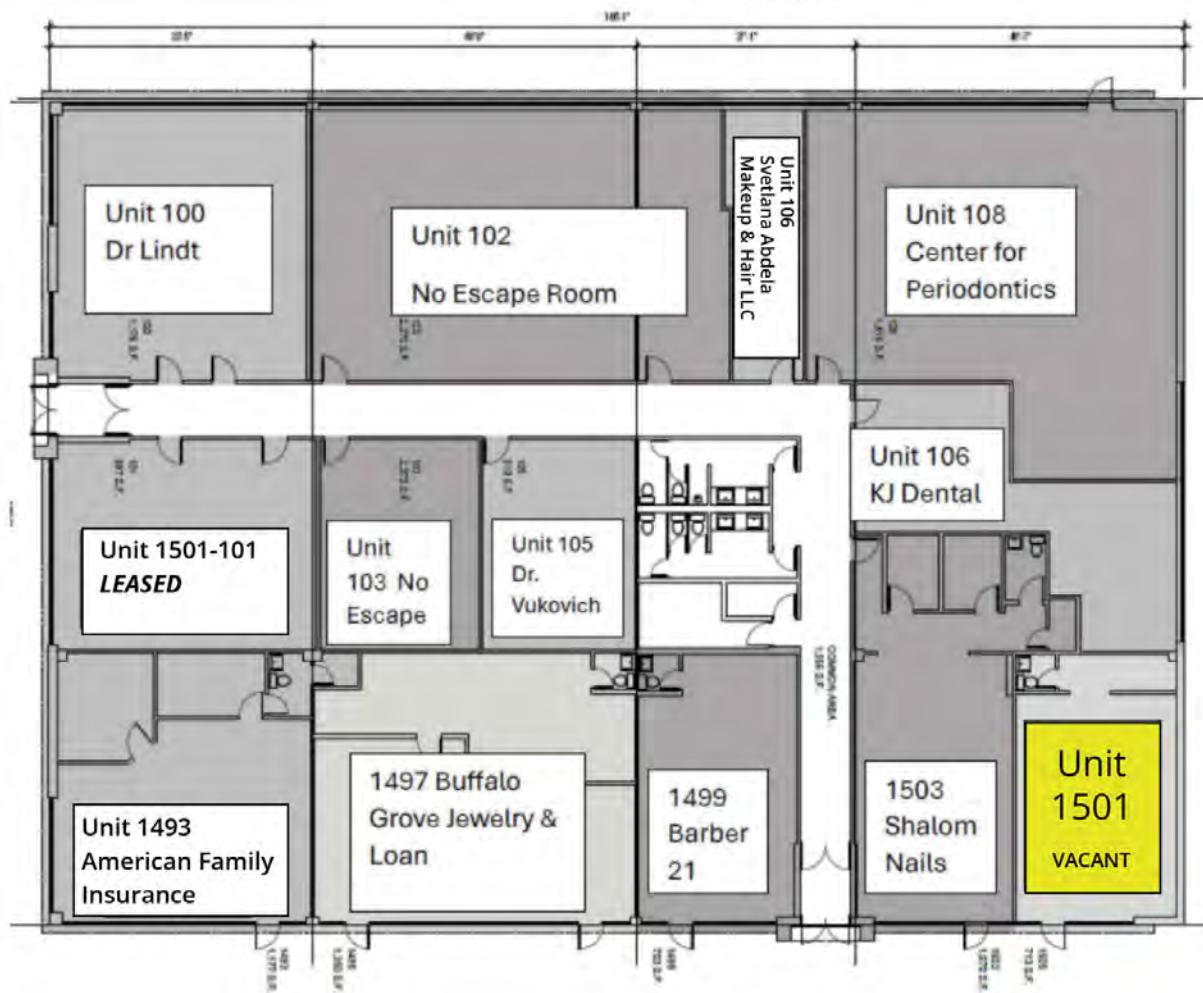
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1493-1501 BUILDING PLAN

Svetlana Abdela
Makeup & Hair LLC



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ADDITIONAL PHOTOS



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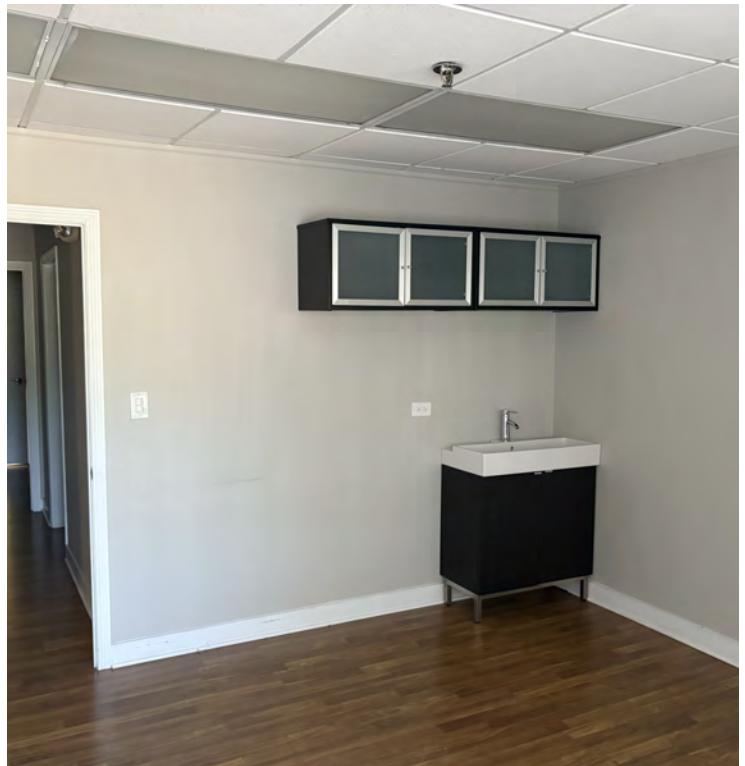
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MEDICAL/DENTAL SUITE 1401 - 202

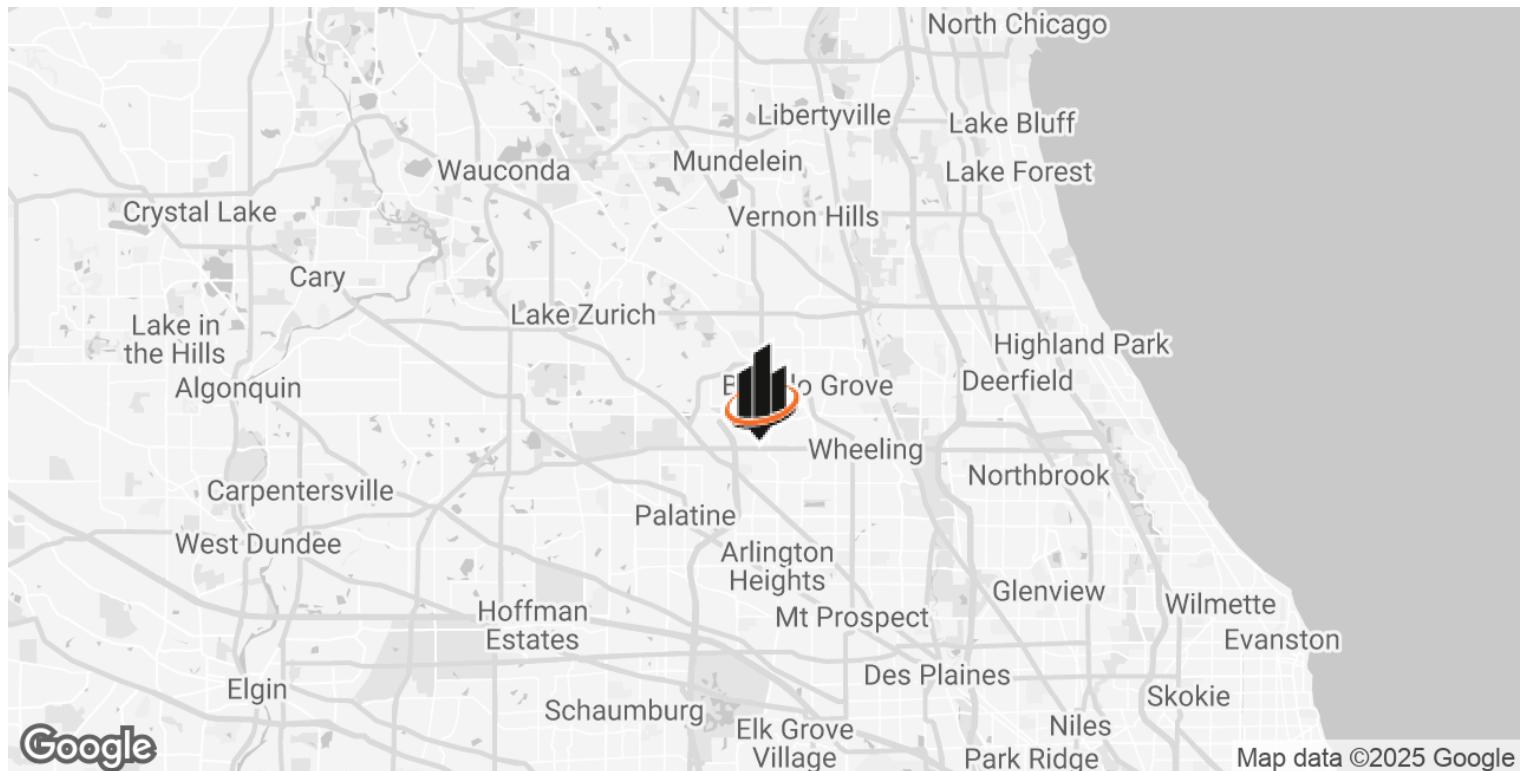


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LOCATION & AERIAL MAPS



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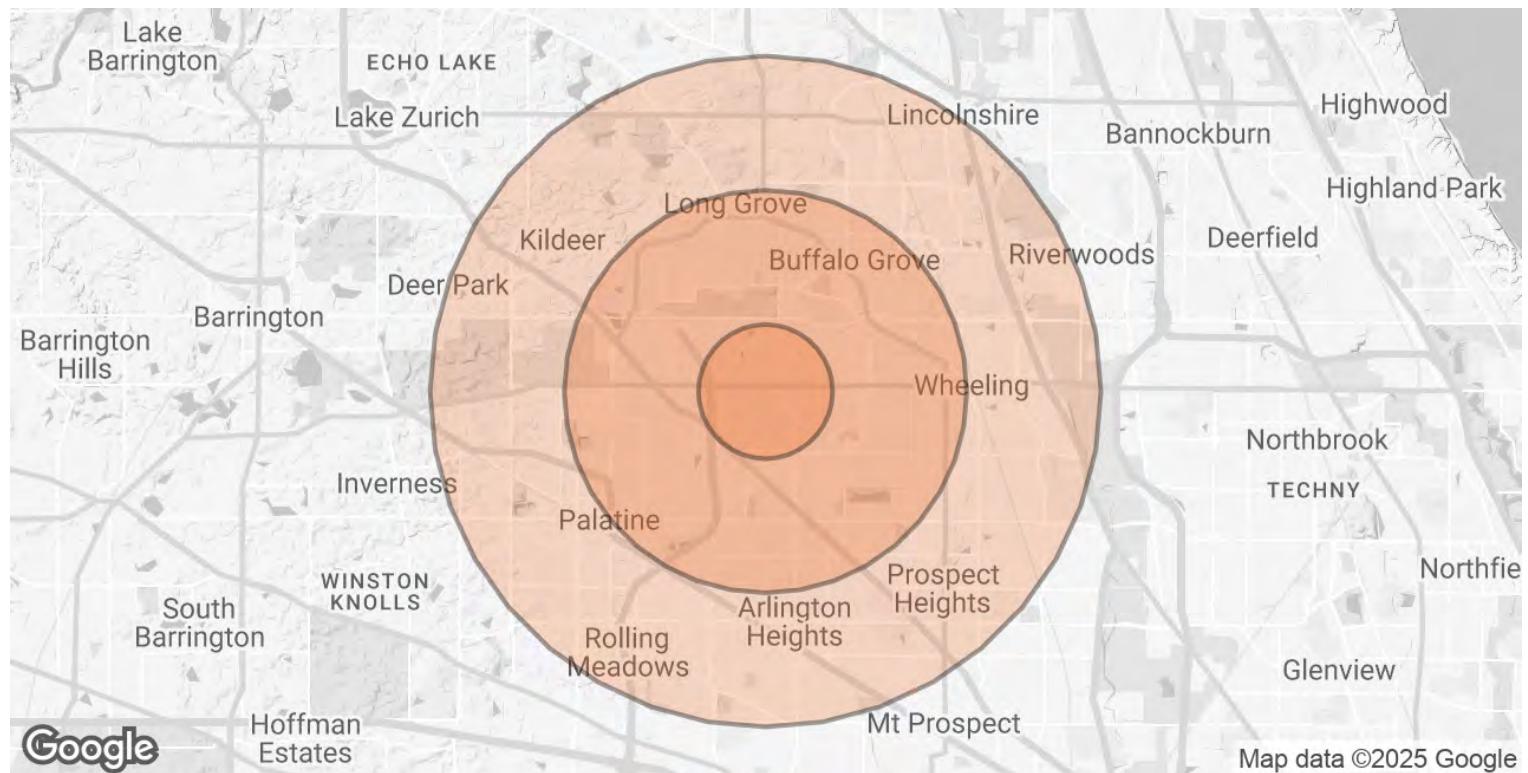
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,212	126,142	267,046
AVERAGE AGE	43	42	42
AVERAGE AGE (MALE)	41	41	41
AVERAGE AGE (FEMALE)	43	43	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,424	49,150	105,560
# OF PERSONS PER HH	2.4	2.6	2.5
AVERAGE HH INCOME	\$140,041	\$133,869	\$148,659
AVERAGE HOUSE VALUE	\$377,947	\$380,350	\$430,147

Demographics data derived from AlphaMap

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