

1444 Algonquin Road Palatine, IL 60067

AVAILABLE SPACE:

- **1,500 - 4,950 SF**
w/ Drive Thru End Cap

4 MONTHS FREE RENT!!!
DRIVE THRU END CAP
\$39 per SF NET
EAST END CAP
\$29 per SF NET

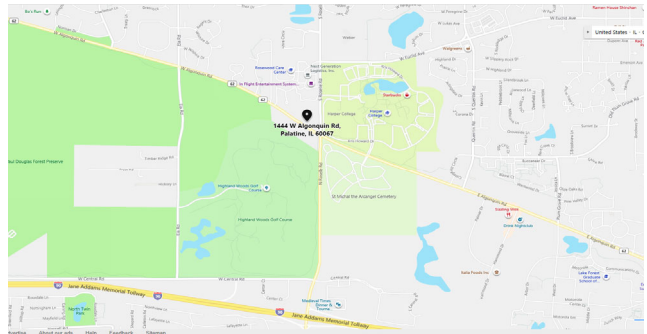


PROPERTY HIGHLIGHTS:

- **NEW** Development in Palatine
- Next Door to HIGH VOLUME **The PRIDE of Palatine BP**
- Approximately 1 Mile North of NEW I90 Roselle Road Ramp
- Directly across from **Harper College**
- Site has **FULL ACCESS** to Roselle Road and Algonquin Road
- West End Cap has **DRIVE THRU**

LOCATION:

- North West Corner of Algonquin Rd & Roselle Road
- Directly North of Roselle Road Exit on I94



DEMOGRAPHICS:

Radius:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	3,085	81,588	227,043
Avg. Income:	\$161,607	\$111,432	\$107,243

Traffic Count

- 62,900 vehicles per day

The PRIDE



bp

reg.

3.399

BP gasoline

with Invigorate

diesel

2.979

HIGH FLOW DIESEL

\$3 CAR WASH

URBAN COUNTER

Dogs. Burgers. Salads

tcbv frozen yogurt

BEER WINE

plus SPIRITS

TENANT PANEL

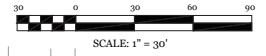
TENANT PANEL



THE PRIDE OF PALATINE GEOMETRIC PLAN

1400 W. ALGONQUIN ROAD, PALATINE, ILLINOIS

SITE BENCHMARK:
TOP OF RIM OF EXISTING
SANITARY SEWER MANHOLE
ELEVATION=783.02



LEGEND

EXISTING	PROPOSED

FOR BURIED AND OVERHEAD UTILITIES:
B-ELECTRIC, T-TELEPHONE, C-COMMUNICATIONS, G-GAS

FULL ACCESS

FULL ACCES

**RIGHT IN
RIGHT OUT**

CCHD NOTES:

- DURING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS ALONG ROSELLE ROAD, ROSELLE ROAD SHALL REMAIN OPEN TO ALL TRAFFIC AT ALL TIMES. IF ANY ACTIVITY THAT REQUIRES ENCROACHMENT INTO THE LANE OPEN TO TRAFFIC, THAT ACTIVITY SHALL BE RESTRICTED TO WITHIN THE HOURS OF 9:00 A.M. TO 3:00 P.M. FOLLOWING THE IDOT AND IDOT-DISTRICT 1 TRAFFIC CONTROL STANDARDS FOR DAYTIME OPERATIONS USING FLAGGERS.
- EXISTING PAVEMENT MARKINGS AND/OR SIGNING ALONG ROSELLE ROAD DISTURBED DUE TO THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS ALONG ROSELLE ROAD, THE CONTRACTOR SHALL REPLACE THE DISTURBED TRAFFIC CONTROL DEVICES FOLLOWING THE IDOT AND IDOT-DISTRICT 1 STANDARDS FOR PAVEMENT MARKINGS AND SIGNING.
- PROVIDE SIGNAGE AS INDICATED ON THIS THIS DRAWING IN ACCORDANCE WITH MUTCD, LATEST EDITION. ALL SIGNS WITHIN CCHD R.O.W. TO BE MOUNTED ON TELEPOPING STEEL SIGN SUPPORT (IDOT STANDARD 780001-01) AS SHOWN ON SHEET 12.

ENTRANCE SIGNAGE NOTE:
USE 30" SIGN IF TURNING ONTO MULTILANE ROAD WITH A SPEED LIMIT OF 40 MPH OR HIGHER. SEE 203-28-010 (STREET SIGN, R-1)

QUANTITIES:

PAVEMENT:
CURB AND GUTTER - 2,505 L.F.
CONCRETE LOADING AREA - 1,120 S.F.
CONCRETE SIDEWALKS, PATIO AND DUMPSTER PADS - 1,292 S.F.
CONCRETE APRONS - 1,558 S.F.
CONCRETE PUMP AREA - 11,227 S.F.
BITUMINOUS PAVEMENT - 53,957 S.F.

UTILITIES:

SANITARY SEWER - 266 L.F.
SANITARY SEWER MANHOLES - (4 REQ'D)
SANITARY SEWER CLEAN OUTS - (1 REQ'D)
STORM SEWER (12") - 642 L.F.
STORM SEWER (6") - 325 L.F.
STORM SEWER (4") - 75 L.F.
STORM SEWER MANHOLES - (6 REQ'D)
STORM SEWER INLETS - (4 REQ'D)
RESTRICTOR MANHOLE - (1 REQ'D)

8" WATERMAIN - 65 L.F.
6" WATERMAIN - 338 L.F.
FIRE HYDRANTS - (2 REQ'D)
VALVE VAULTS - (2 REQ'D)
B-BOXES - (4 REQ'D)

CONCRETE PADS,
SIDEWALKS AND CONCRETE
APPROACHES

PC CONCRETE WIDENING
4" GRANULAR SUB-BASE, 4" FC
CONCRETE REINFORCED W/ MESH,
OF 6" 6" WIDED WIRE MESH.

PERMEABLE PAVERS

NOTES:
1. SIDEWALK SURFACES WITHIN THE CLEARANCE AREA SHALL NOT HAVE A CROSS SLOPE STEEPER THAN 3:00, AND SHALL BE SLIP RESISTANT.
2. ALL PAVEMENT MARKINGS MUST BE POLYUREA AND IN ACCORDANCE WITH IDOT SPECIFICATIONS.

DEVELOPMENT DATA TABLE			
THE PRIDE OF PALATINE			
DESCRIPTION	VALUE	UNIT	DESCRIPTION
Tax Parcel identification numbers:	02-33-100-026, 02-33-100-027, 02-33-100-018		
Proposed Land Use: Commercial/Retail			
Total Property size:	2.6091	Acres	Buildings/Pavement: 92,021.33
Total Lot Coverage:	114,523.60	Square Feet	80.35
	92,021.33	Square Feet	Percent
	80.35	Percent	Landscaping: 122,528.90
		Percent	80.35
		Percent	79.65
Parking Spaces Provided:	Perpendicular: 21 spaces	Angled: 3 spaces	ADA: 4 spaces
Number of Buildings:	2	Number of Stories:	1
		Building Square Footage:	11,472 S.F. GFA: 11,472 S.F.

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
08-05-25	D.J.	REVIEW	08-05-25	D.J.	PER VILLAGE REVIEW
08-28-25	D.J.	REVISED SITE PLAN	08-28-25	D.J.	PER VILLAGE REVIEW
08-28-25	D.J.	PER VILLAGE REVIEW	08-28-25	D.J.	PER IDOT COMMENTS
08-29-25	D.J.	PER VILLAGE REVIEW	08-29-25	D.J.	PER IDOT COMMENTS
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08-29-25	D.J.	PER VILLAGE REVIEW	08-29-25	D.J.	PER IDOT COMMENTS

DRAWN BY: DJ DATE: 08-07-25
CHECKED BY: WMJ DATE: 08-07-25
APPROVED BY: WMJ DATE: 08-07-25

DJA CIVIL ENGINEERS & SURVEYORS
DAVE JOHNSON and ASSOCIATES, Ltd.
312 S. Hale Street, Wheaton, IL 60187
ph. 630.752.8600 fax. 630.752.9556
e-mail: DJA@DJA-engineers.com

CLIENT: **CIMA DEVELOPER'S, INC.**
30W180 BUTTERFIELD ROAD
WARRENVILLE, ILLINOIS

TITLE: **GEOMETRIC PLAN
THE PRIDE OF PALATINE
1400 W. ALGONQUIN ROAD
PALATINE, ILLINOIS**

SCALE: 1" = 30"
DATE: 08-29-25
JOB NO: 284
SHEET 3 OF 19

