

236 E NORTHWEST HWY, UNIT C FOR LEASE

232 EAST NORTHWEST HIGHWAY



OFFERING SUMMARY

LEASE RATE:	\$16 SF Modified Gross
LEASE TERM:	Negotiable
RENTABLE SF:	1,200 SF Total
AVAILABLE SF:	Unit C - 1,200 SF
BUILDOUT:	Professional Office
HVAC:	Central AC/GFA Heat
PARKING:	50+ open space
UTILITIES:	Gas, Electric, Water, Sewer, (tenant responsible)
ZONING:	Office Research/PUD

Property Highlights

Multi-tenant Professional Office Building
Unit C - 1,200 SF Available-Vacant
Private offices, reception, and waiting area, conf rm, in-unit restrooms
Ideal for Insurance, Legal, and Professional Uses
HVAC tenant controlled
Easy walk up entry from the parking area

Location Overview

1.2 miles from Palatine Metra
7.4 miles to I-90 tollway
18 miles to Ohare Airport
5.2 miles to Northwest Community Hospital

Population: 1 mile 13,423, 3 miles 108,815, 5 miles 241,246
Ave HH Income: 1 mile \$97,609, 3 miles: \$93,059, 5 miles: \$99,024



KW COMMERCIAL | SUCCESS REALTY
600 Hart Rd, Suite 105
Barrington, IL 60010

Each Office Independently Owned and Operated

JOSEPH HEFFERNAN
Senior Director
O: (847) 302-5550
C: (847) 302-5550
joeh@kwcommercial.com
475.128287, Illinois

236 E NORTHWEST HWY, UNIT C, PROPERTY PHOTOS

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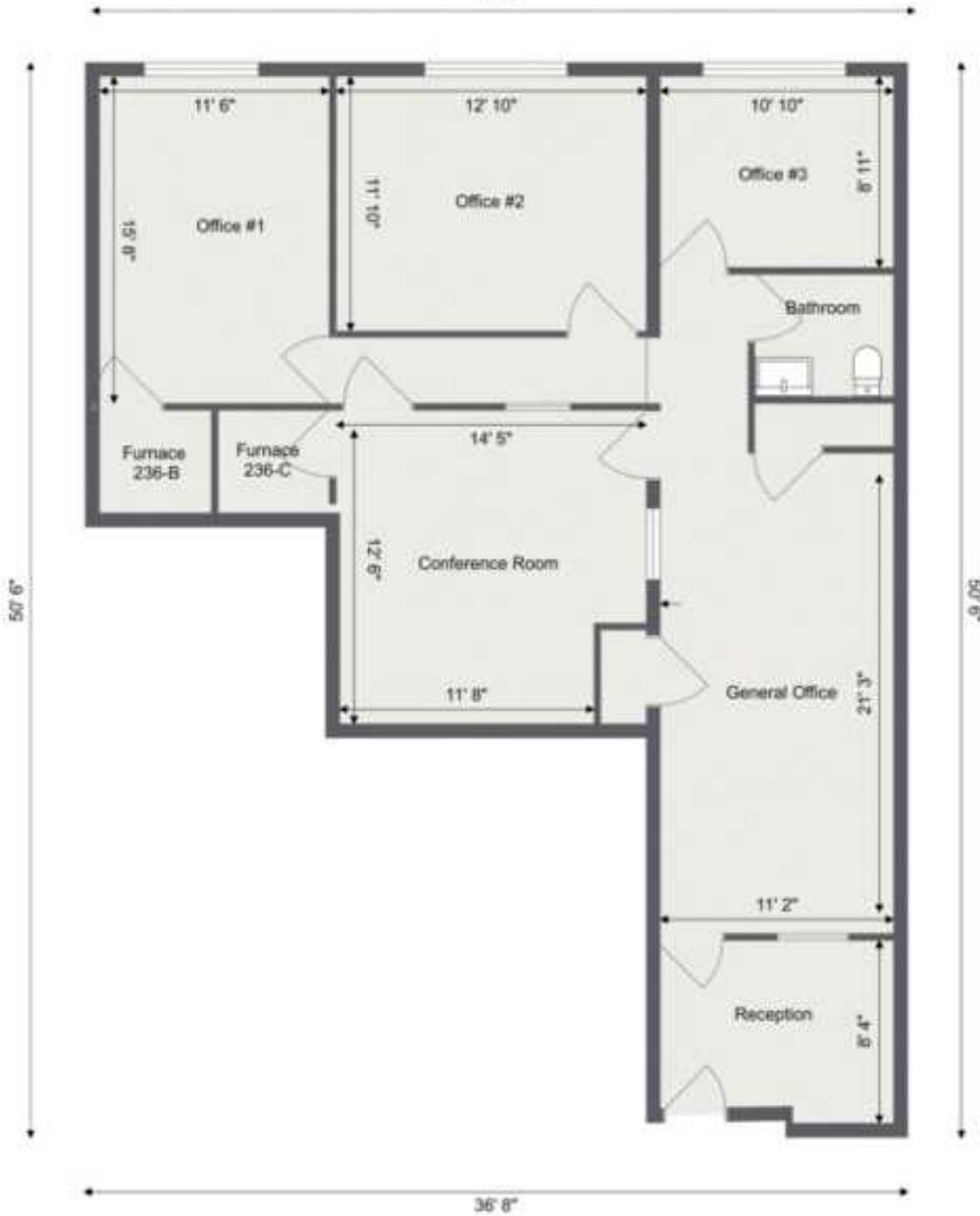
FLOOR PLAN UNIT C - 1200 SF

232 EAST NORTHWEST HIGHWAY



236-C E. Northwest Hwy 1. Floor

36' 8"



Approximately 1,200 sq. ft.
(all measurements are approximate)

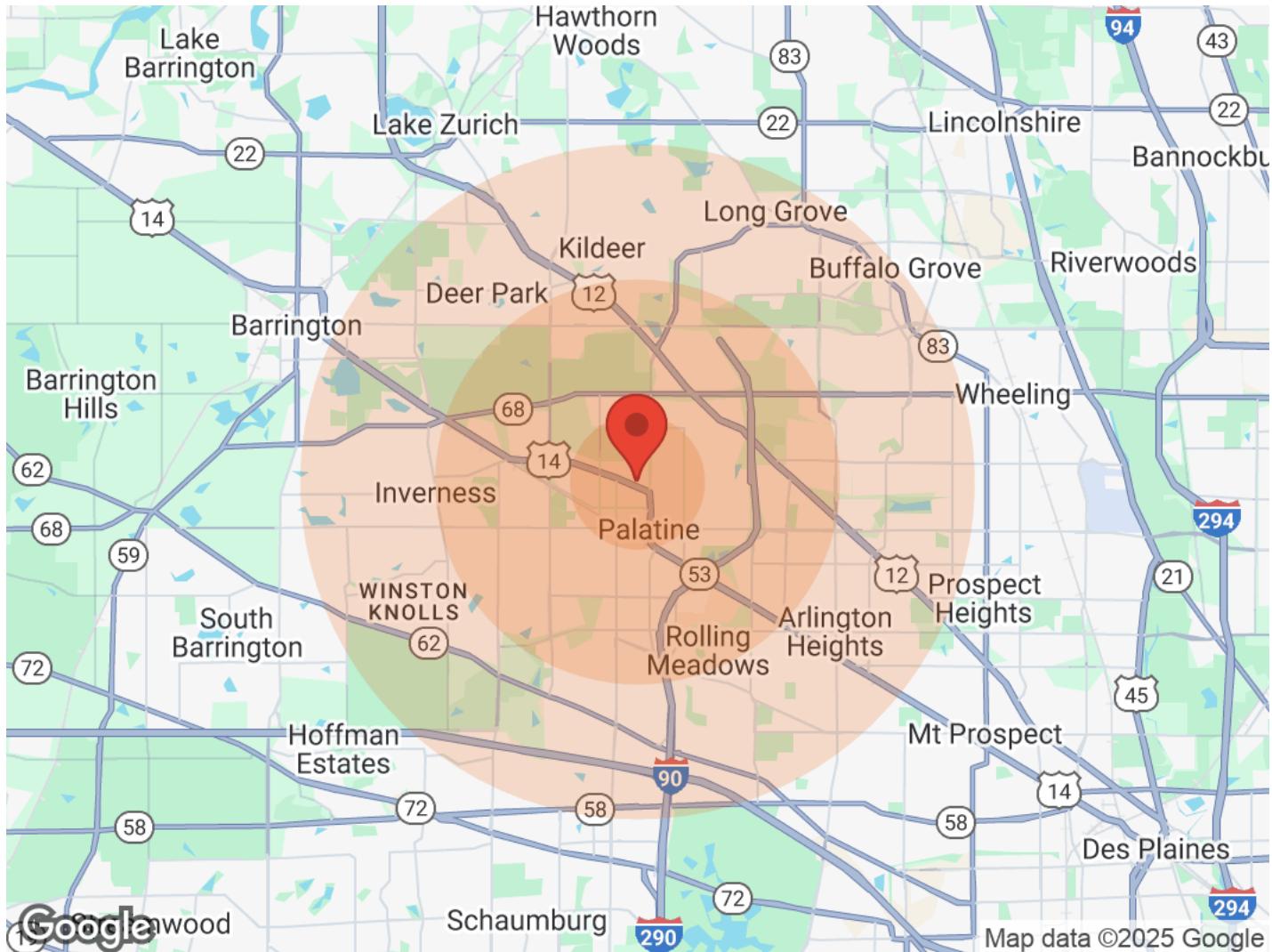
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	5,055	54,482	122,876	Median	\$91,764	\$79,134	\$82,243
Female	5,060	56,052	127,336	< \$15,000	148	2,455	5,534
Total Population	10,115	110,534	250,212	\$15,000-\$24,999	301	3,181	6,481
				\$25,000-\$34,999	249	3,367	6,881
				\$35,000-\$49,999	562	5,350	11,224
				\$50,000-\$74,999	829	7,625	16,915
				\$75,000-\$99,999	452	6,336	14,738
				\$100,000-\$149,999	900	8,040	17,784
				\$150,000-\$199,999	448	3,434	8,262
				> \$200,000	448	3,508	9,333
Age	1 Mile	3 Miles	5 Miles				
Ages 0-14	1,624	20,032	44,402				
Ages 15-24	1,232	14,291	32,922				
Ages 25-54	4,094	43,791	96,656				
Ages 55-64	1,485	14,353	33,486				
Ages 65+	1,680	18,067	42,746				
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	9,283	88,772	207,465	Total Units	4,533	45,797	103,337
Black	42	1,960	3,289	Occupied	4,272	42,975	97,540
Am In/AK Nat	N/A	88	168	Owner Occupied	3,352	31,233	74,681
Hawaiian	N/A	N/A	4	Renter Occupied	920	11,742	22,859
Hispanic	756	18,529	31,730	Vacant	261	2,822	5,797
Multi-Racial	602	20,142	32,386				

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