



LONG TERM LAND LEASE AVAILABLE  
PERFECTLY SUITED FOR NEW DEVELOPMENT & OWNER/OPERATORS

JAMESON.

9225 WEST GOLF ROAD

DES PLAINES, IL

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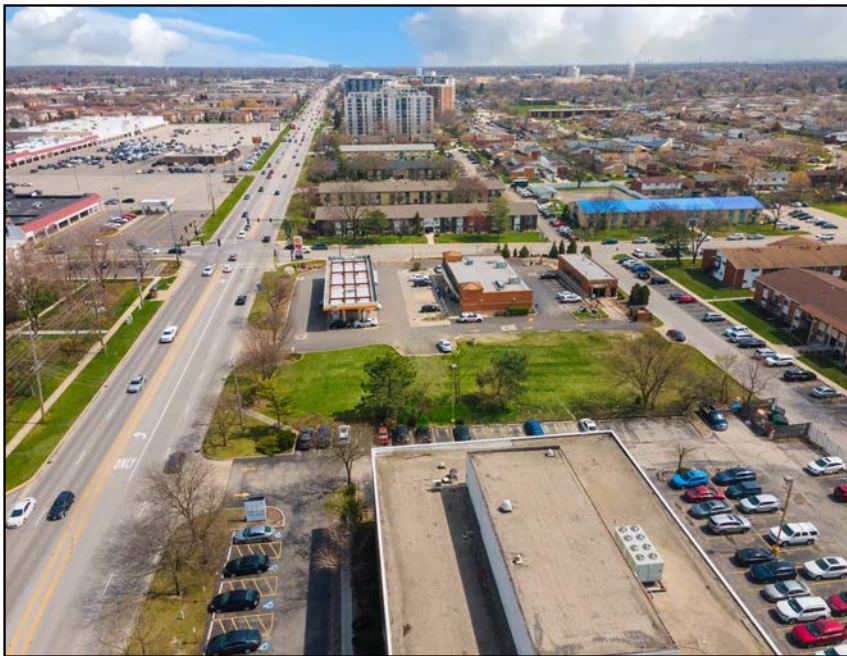


PROPERTY  
INFORMATION

# EXECUTIVE SUMMARY

Jameson Commercial is excited to present a unique commercial land leasing opportunity for a prime piece of vacant land located at the bustling stoplight corner of Dee and Golf Road in Des Plaines, Illinois. Adjacent to a high volume Shell Gas Station, Subway, and car wash.

This unique parcel offers approximately 28,000 SF of developable land, ideal for a developer or business looking to capitalize on a high-traffic location with excellent visibility, drive through accessibility, and strong co-tenancy. 50-100 year term available. Rental rate subject to offer.

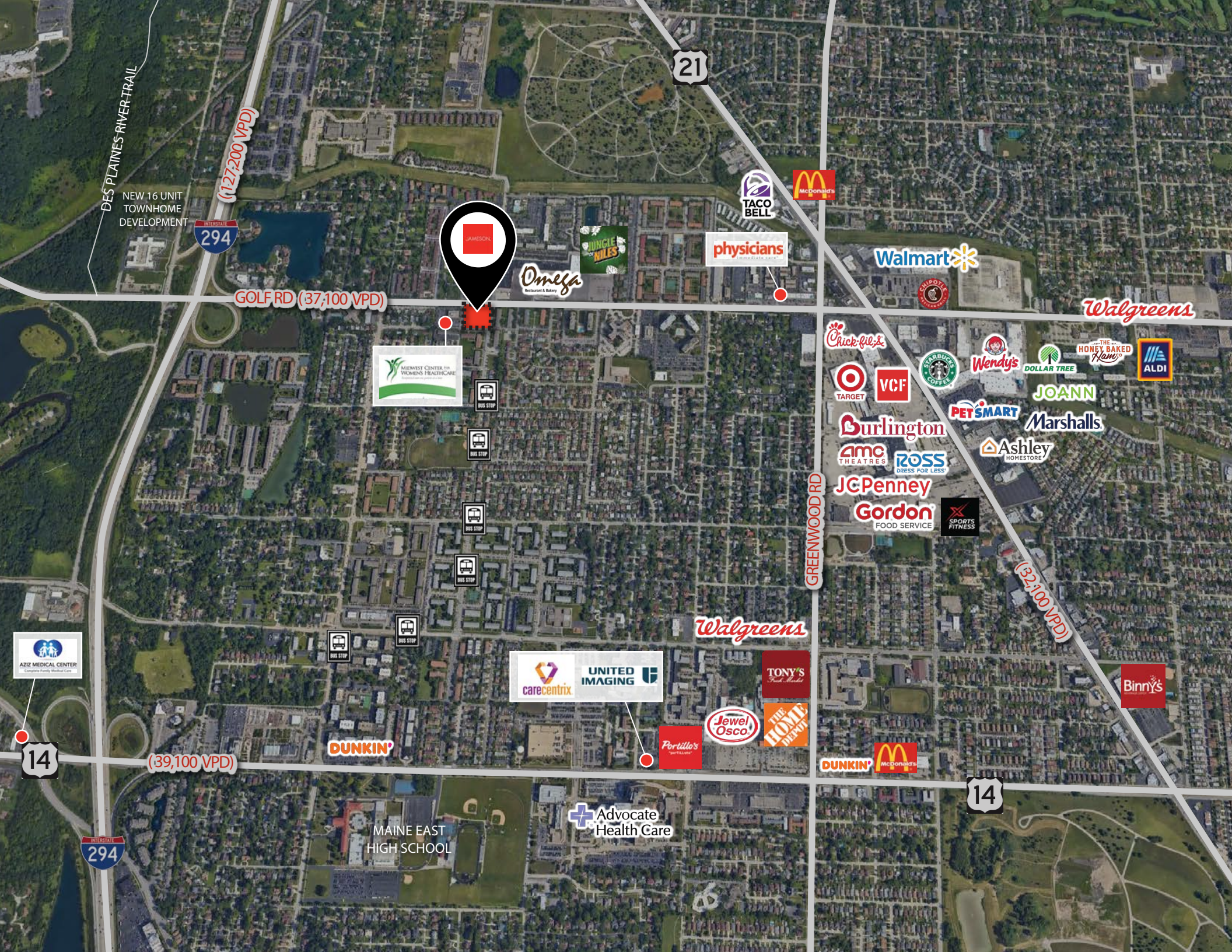


## PROPERTY HIGHLIGHTS:

- Approximately 28,000 SF site.
- Several possible development scenarios for 1-3 tenants on the site.
- C-4 Zoning - Allowing a variety of uses.
- Great Co-Tenancy from Shell, Car Wash, and Subway providing consistent traffic to the site.
- Stop Light Signage & Visibility.
- Ample On-Site Parking.

## KEY FEATURES:

- **STRATEGIC LOCATION:** Situated at a busy intersection, ensuring high visibility and easy access for any business.
- **AMPLE SPACE:** Approximately 28,000 square feet of land available for lease, offering flexibility for a variety of commercial uses and layouts.
- **STRONG TRAFFIC COUNTS:** Benefit from the high volume Shell Gas Station with heavy daily traffic along Dee and Golf Road, with over 30,000 cars passing by daily, including easy access to and from several major expressways, like I-294 North.
- **ADJACENT RETAIL AND AMENITIES:** Close to Market Place Shopping Center, Golf Plaza II, and Golf Glen Mart Plaza, enhancing the location's appeal to a broad customer base. Strong residential demographics with \$\$ in average household income.



DES PLAINES RIVER TRAIL

NEW 16 UNIT TOWNHOME DEVELOPMENT



(127,200 VPD)

GOLF RD (37,100 VPD)



(39,100 VPD)



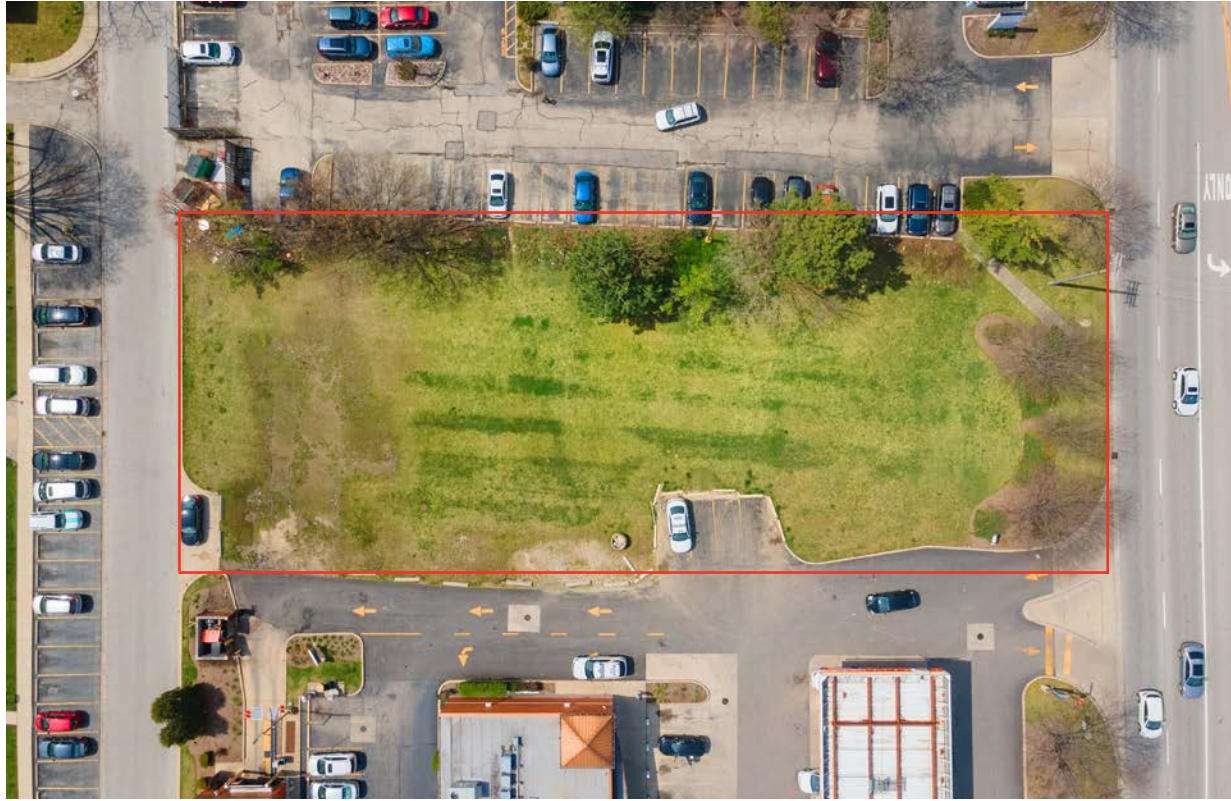
MAINE EAST HIGH SCHOOL



(32,100 VPD)

GREENWOOD RD













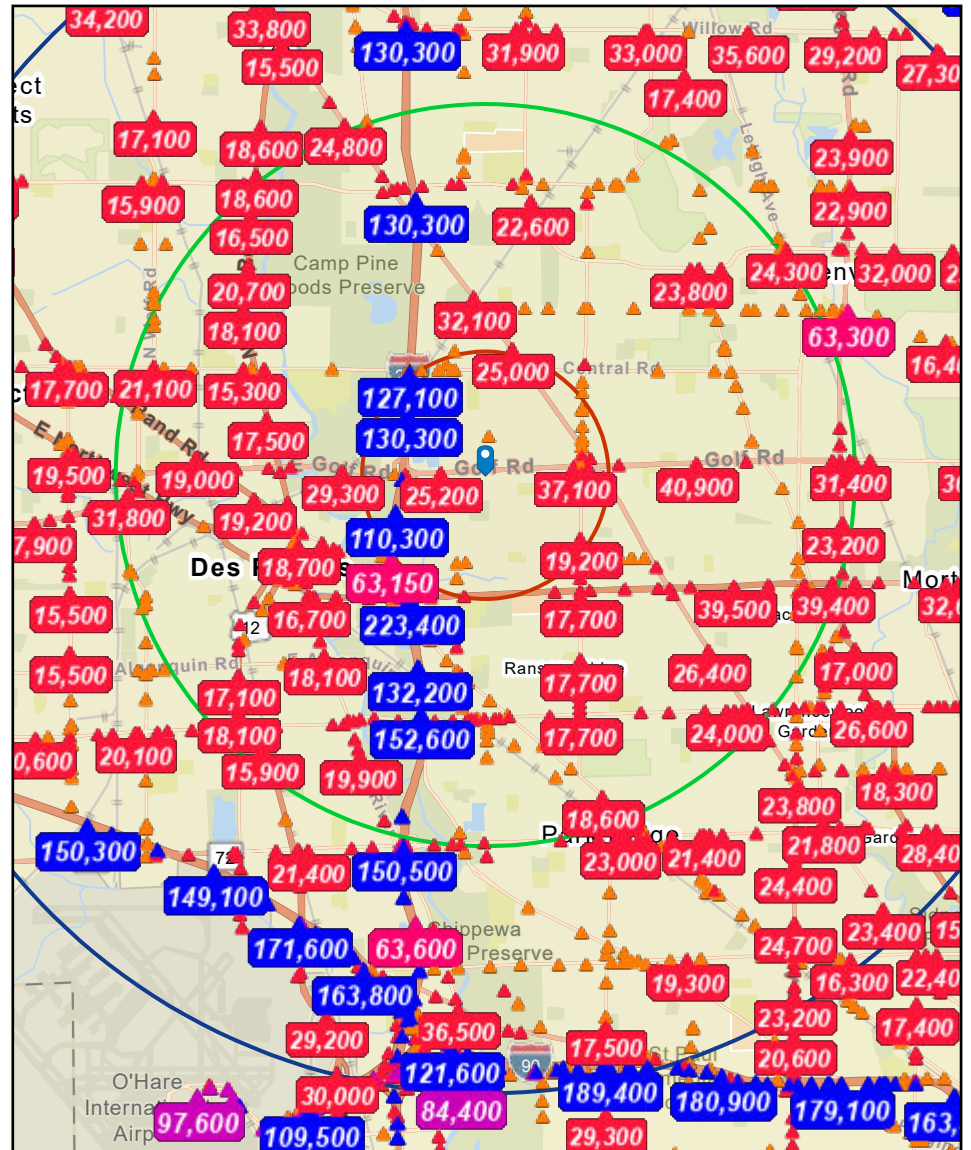
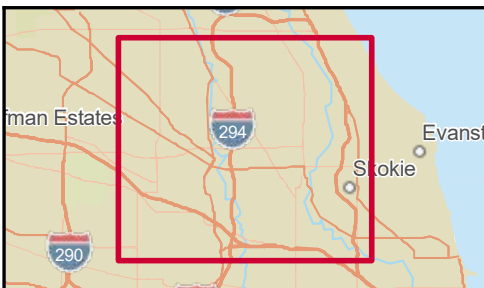
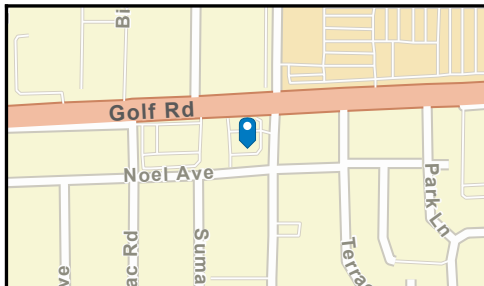




# TRAFFIC COUNT MAP

## AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



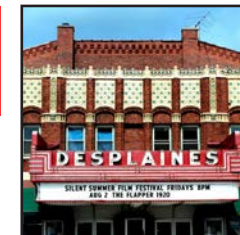


MARKET  
INFORMATION

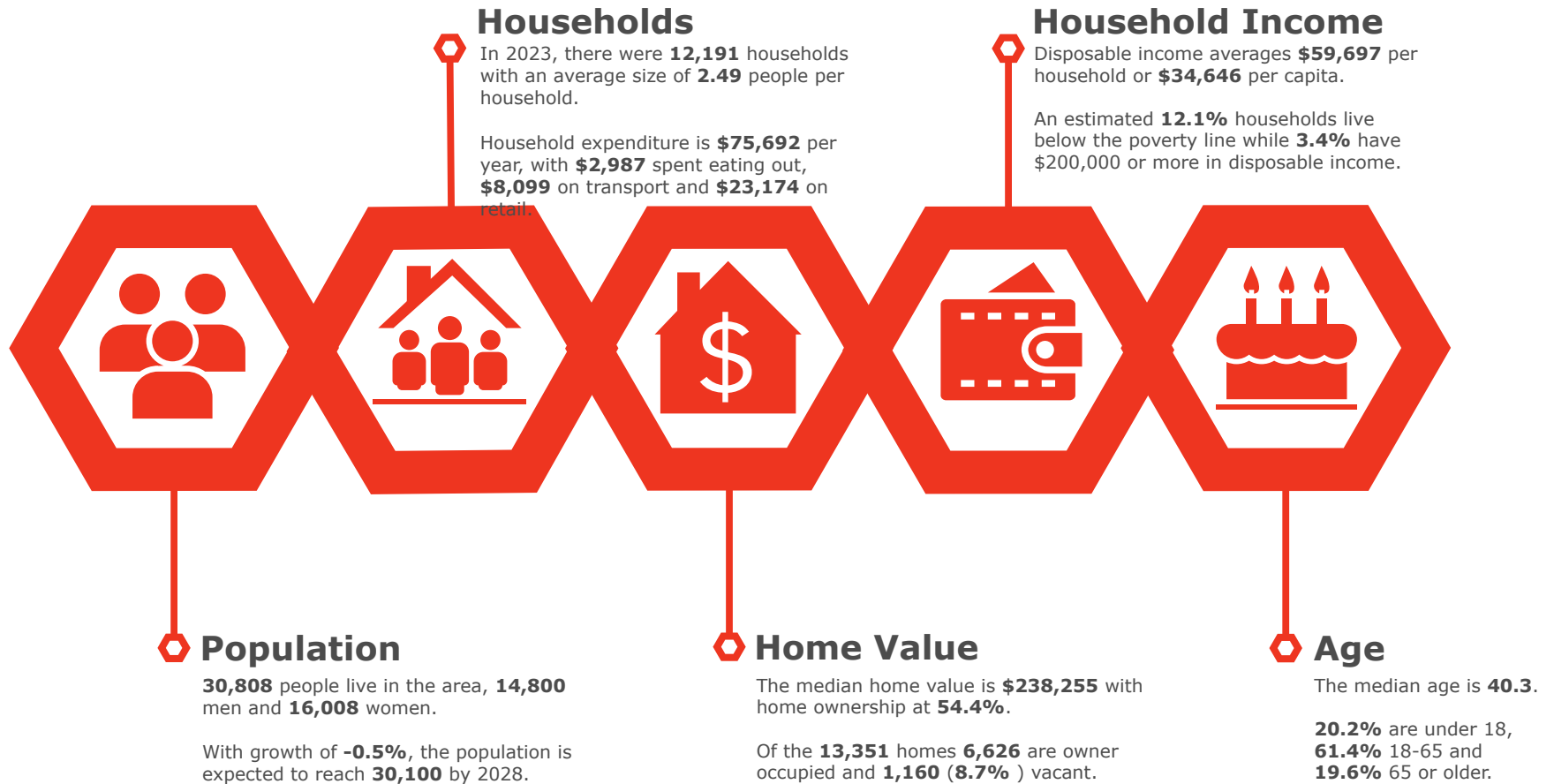
# DES PLAINES, IL

Des Plaines, Illinois, is a vibrant suburban community situated just northwest of Chicago. With a diverse population of approximately 58,000 residents as of the latest census data, Des Plaines offers a rich tapestry of cultural backgrounds, making it an ideal locale for businesses seeking to tap into varied consumer demographics. The city boasts a balanced mix of age groups, with a median age of around 41 years old. This demographic diversity provides businesses with ample opportunities to cater to a wide range of consumer preferences and needs. Additionally, Des Plaines is strategically positioned near major transportation arteries, including several highways and O'Hare International Airport, further enhancing its appeal as a commercial hub.

Owning a business or leasing real estate in Des Plaines offers numerous benefits derived from its well-populated environment. Firstly, the sizable population ensures a steady flow of potential customers, providing businesses with a built-in customer base from which to draw. Moreover, the city's proximity to Chicago facilitates access to a larger metropolitan market, amplifying the reach and visibility of businesses operating in Des Plaines. Additionally, the diverse demographics of the population enable businesses to tailor their products or services to meet the specific preferences and demands of various consumer segments, fostering greater customer loyalty and satisfaction. Furthermore, the city's robust infrastructure and supportive business environment, coupled with its thriving economy, make Des Plaines an attractive destination for entrepreneurs and investors looking to establish or expand their ventures. Overall, the dynamic demographics of Des Plaines contribute to a fertile environment for business growth and prosperity.



# DEMOGRAPHIC PROFILE



# CHICAGOLAND MARKET DATA

**9.5 MILLION+**

population - 3rd largest in the United States

**3RD LARGEST**

gross metropolitan product exceeding \$680 BN

**4.5 MILLION+**

employees-3rd largest labor pool in the U.S.

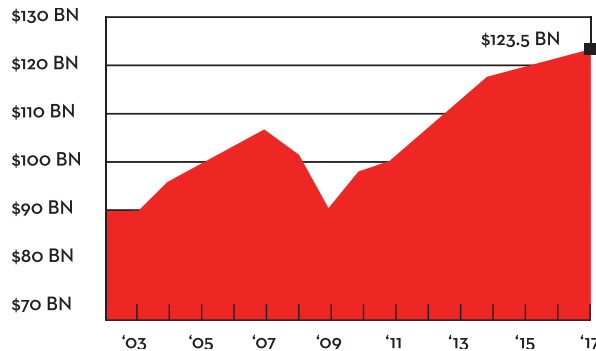
## THE ECONOMY

Home to an unrivaled talent pool, Chicago features a strong, globally diverse economy - larger than that of many countries, has a uniquely friendly and welcoming business community, and boasts one of the best quality-of-life to cost-of-living ratios in the nation.

Chicago is located at the center of global trade, transit and data networks. The city is an economic powerhouse, home to more than 400 major corporate headquarters, including 36 in the Fortune 500. Among the most diversified economies in the nation, Chicago is a key player in every sector from risk management innovation to manufacturing to information technology to health services. Chicago's industry possesses no single economic engine employing more than 12% of its workforce. The metro also hosts 1,800 foreign-based companies, with more than \$100 billion in foreign direct investments.

### CHICAGO METRO RETAIL SALES

\$123.5 BN, the HIGHEST Retail Sales in Chicagoland History



**12%**  
**DIVERSIFIED WORKFORCE**

the largest portion of the workforce employed by any single industry

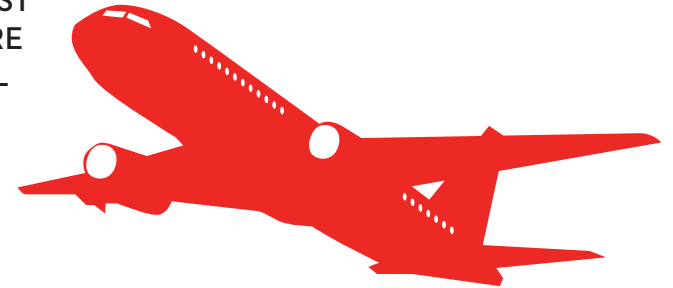
## EDUCATION + TRANSPORTATION

Chicago provides easy access to the world with more than 1,400 daily departures (between O'Hare + Midway) to more than 250 cities worldwide. The city serves as a hub for six of the nation's seven Class 1 North American railroads, as well as six major U.S. Interstates. Virtually every major data network in the world intersects in Chicago.

**WORLD'S BUSIEST AIRPORT: O'HARE INTERNATIONAL AIRPORT**

79,828,183 passengers

903,000 flights



The CTA, one of three service boards within the Regional Transportation Authority, operates the second largest public transportation system in the United States. Metra trains provide service to and from downtown Chicago with 241 stations over 11 hours.

**303 MILES OF BIKE LANES**

2nd highest percentage of commuters riding their bikes to work

**714K**



people with bachelor's degrees or greater live in the City of Chicago

**145K**



annual graduates from 138 degrees-granting colleges & universities

## CULTURE + REC

Chicago was the second most visited city in the United States with 57.6 million domestic and international visitors, behind the 62 million visitors to New York City in 2018. Chicago is home to 2,720,546 residents (9,504,753 Chicago metro) in 50 wards, 77 community areas, and 100 neighborhoods.

**8,200+ RESTAURANTS**

26 Michelin-Starred  
40 James Beard Awards

**167+ BREWERIES & DISTILLERIES**

more than any other city in the United States

## WORLD CLASS SPORTS

Chicago has won championships in each of the four major professional leagues.



CHICAGO WHITE SOX  
ESTABLISHED 1901

CHICAGO CUBS  
ESTABLISHED 1903

CHICAGO BEAR  
ESTABLISHED 1937

CHICAGO BLACKHAWKS  
ESTABLISHED 1976

CHICAGO BULLS  
ESTABLISHED 1967

HIGH PROFILE LAND LEASE: 9225 GOLF ROAD, DES PLAINES





ADDITIONAL  
INFORMATION

# WHY WORK WITH US

1

## THE PLACE INVESTORS GO TO GET "OFF MARKET" & "FIRST-TO-MARKET" DEALS

We transact a large number of "off market" deals and actively market these opportunities to our database of past and prospective clients. Our "off market" inventory is created through our comprehensive farming, unique marketing and lead generation, social media, strong developer relationships, and collaboration with the residential real estate agents of Jameson Sotheby's International Realty.

2

## STRONG RELATIONSHIPS WITH DEVELOPERS

We identify land and building opportunities for developments, underwrite them, and advise on floor plans, unit mix, amenities, pricing, and absorption rate. We also connect developers with lenders, investors, architects and builders. Finally, we help the developer sell or lease the development. With over 350 developments sold, we have a track record that is unrivaled in the Chicago real estate industry.

3

## WE LEVERAGE THE SOTHEBY'S INTERNATIONAL REALTY BRAND

Sotheby's International Realty is a globally recognized residential real estate brand with over 25,000 agents in 1,000 offices across 77 countries and territories worldwide. Our relationship with Jameson Sotheby's International Realty gives our Jameson Commercial agents access to 430+ local residential agents between 6 offices on Chicago, the North Shore, Hinsdale and Barrington, as well as opportunities to tap into their network of high net worth clients. This relationship provides a remarkable source for lead generation and client support between Jameson Commercial and Jameson Sotheby's International Realty agents.

4

## AN ACCOMPLISHED BUSINESS BROKERAGE DIVISION

Our Business Brokerage Division generates numerous bar, nightclub, and restaurant listings. Our experience in Municipal licensing and the transferring of liquor licenses within the City of Chicago is second to none.



5

## DOMINANT RETAIL SHOP PRESENCE IN CHICAGO'S MOST MERCANTILE AREAS

Our retail shop signage creates extensive call volume, lead generation, and substantial retail presence in Chicago's most mercantile areas. This presence gives us insider expertise on current market trends in the local marketplace.

6

## WE SPECIALIZE IN \$2-20M DEALS

We close over \$150M in commercial properties annually on average with a focus on investment sales in the middle market ranging from \$2-20M.

7

## TRAINED TEAM OF TALENT

The technological and marketing resources we provide are unrivaled. Nowhere else - within real estate or outside of it - can an agent receive support like we provide. Our marketing team is filled with creative, daring, and innovative specialists who take our brand and our agents to a whole new level. We create semi-custom to fully custom marketing strategies for every single agent. Our technology interface allows us to implement marketing seamlessly; company-wide, resources are easily accessed on-line and are mobile-optimized. With the highest staff-to-agent ratio in our market, our team is available to all of our agents to facilitate the success of their business.

# ABOUT YOUR AGENT



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## ■ ABOUT STEVE

In the realm of commercial real estate, where obstacles and challenges are par for the course, having a seasoned broker advisor with a blend of real estate acumen and business savvy is crucial. However, it's the touch of creative problem-solving that truly distinguishes the exceptional. Enter Steve Goldstein, a creative force in commercial real estate, renowned for his diverse experience and "Outside the Building Thinking" that permeates every project he undertakes.

For over three decades, Steve has been a pillar in the Chicago commercial real estate market, specializing in office, medical and retail tenant representation and commercial buyer representation. His consultancy spans a diverse array of clients, from small business owners to large corporations with intricate facility requirements. What sets Steve apart is not only his extensive experience in Chicago's commercial real estate arena but also his decades of expertise, profound market knowledge, and an expansive network of connections to brokers, managers, property owners and industry consultants.

Clients engaging with Steve discover a unique value proposition. Far from the realm of "cookie-cutter" transactions, Steve's ability to envision imaginative solutions distinguishes him. His philosophy of "Thinking Outside the Building" becomes the driving force behind each transaction, endowing his clients with a distinct advantage.

As an innovative thinker, Steve excels in generating creative alternatives and options, bolstering negotiating positions and propelling clients toward their goals. His practical approach is evident in various aspects, from devising attention-grabbing marketing strategies for spaces to helping clients reimagine raw spaces as their future corporate homes. Steve is a constant wellspring of "out-of-the-building" ideas and solutions.

Steve is affiliated with prestigious organizations, including Provisors, CAR, NSBAR, NAR Jameson Sotheby's International Realty, OfficeFinder.com, Real Estate Connectors, CoStar/LoopNet, and MRED/MLS and the North Shore Networking Group.



JAMESON.

**JAMESON COMMERCIAL REAL ESTATE**

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[JAMESONCOMMERCIAL.COM](http://JAMESONCOMMERCIAL.COM)