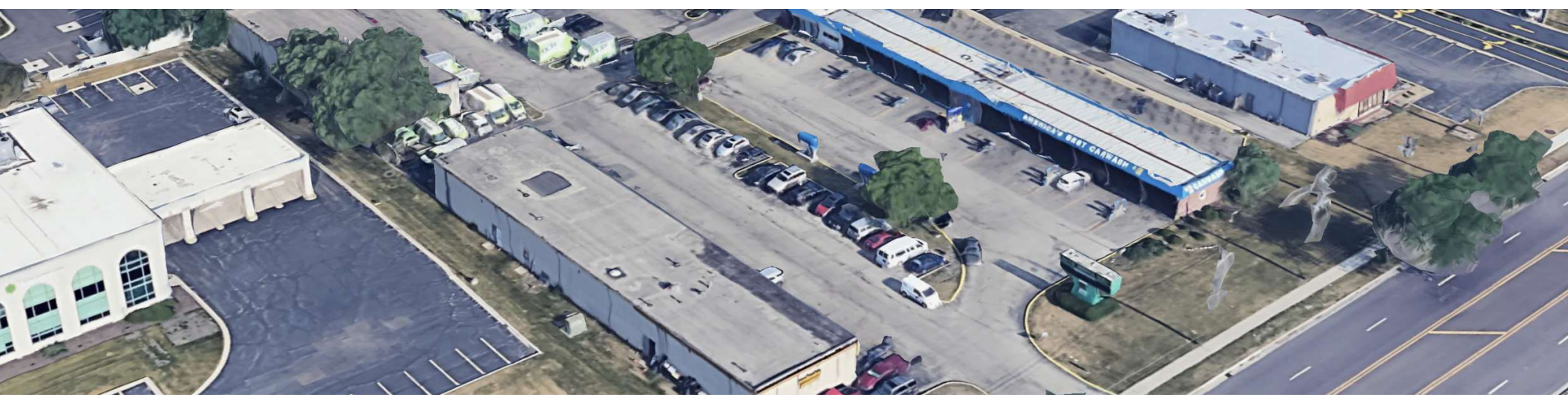


AUTO MALL

2000 S ELMHURST RD, MOUNT PROSPECT, IL 60056



PROPERTY DESCRIPTION

Welcome to an exceptional opportunity in the heart of a bustling auto mall! This prime property, currently offers various lease opportunities. One being a 11 bay self-wash car wash operation. The other is a former Meineke consisting of three bays, reception area and prime exposure along Elmhurst Road.

PROPERTY HIGHLIGHTS

- High traffic location
- Well-maintained property
- Large parking area
- Easy access from the road
- Proximity to major highways

OFFERING SUMMARY

Lease Rate:	STO
Number of Units:	16
Available SF:	2,030 - 6,000 SF
Lot Size:	3.72 Acres
Building Size:	34,289 SF

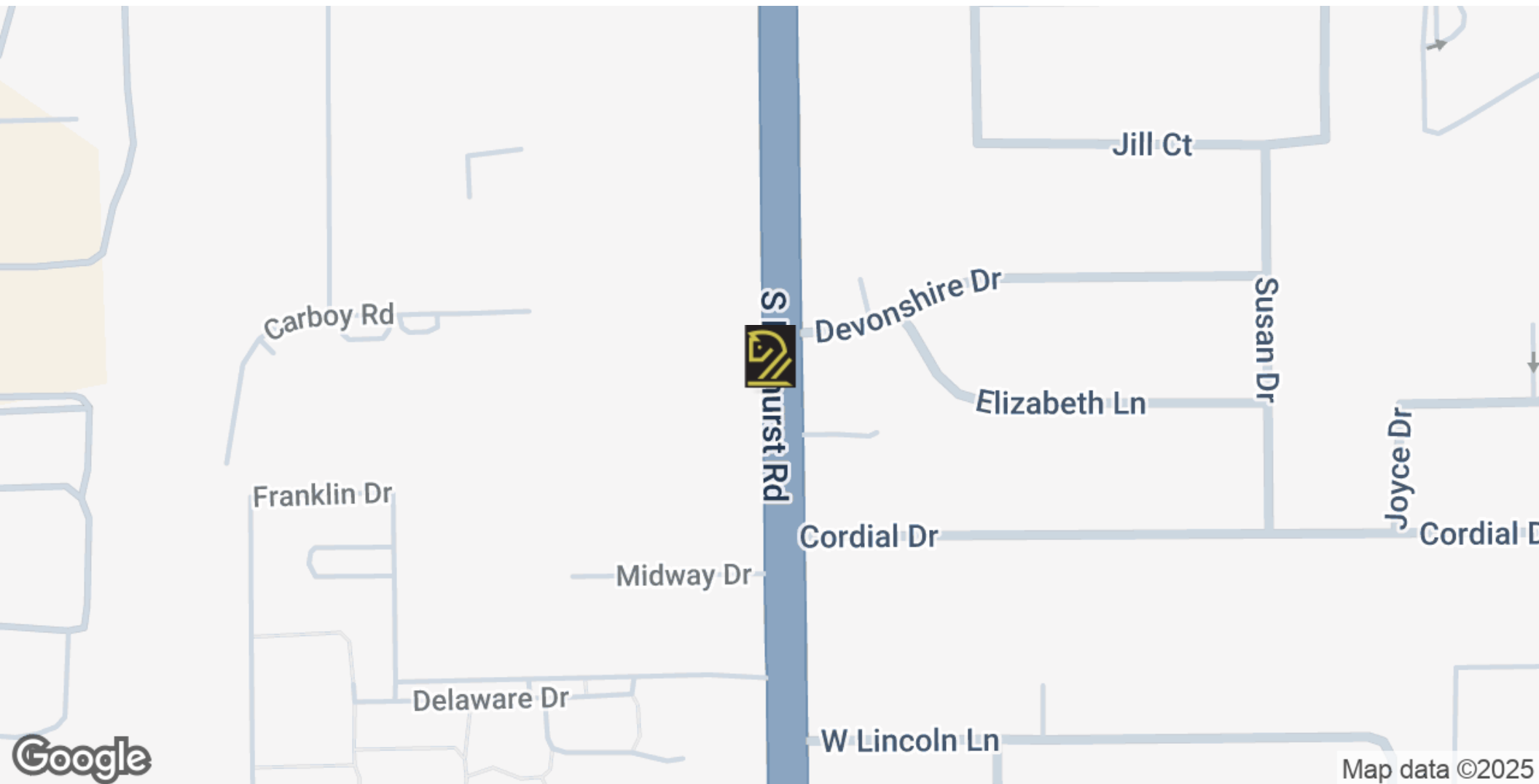
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,933	98,794	494,968
Total Population	12,816	240,195	1,236,943
Average HH Income	\$63,286	\$95,447	\$102,597

STEVE CIOROMSKI | 773.792.3000 x302 | 847.612.8716 | stephen@troyrealtyltd.com
ALEX RAMIREZ | 773.792.3000 x238 | 312.439.8272 | alex@troyrealtyltd.com
6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice.

AUTO MALL

2000 S ELMHURST RD, MOUNT PROSPECT, IL 60056



STEVE CIOROMSKI | 773.792.3000 x302 | 847.612.8716 | stephen@troyrealtyltd.com

ALEX RAMIREZ | 773.792.3000 x238 | 312.439.8272 | alex@troyrealtyltd.com

6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice.

AUTO MALL

2000 S ELMHURST RD, MOUNT PROSPECT, IL 60056



STEVE CIOROMSKI | 773.792.3000 x302 | 847.612.8716 | stephen@troyrealtyltd.com

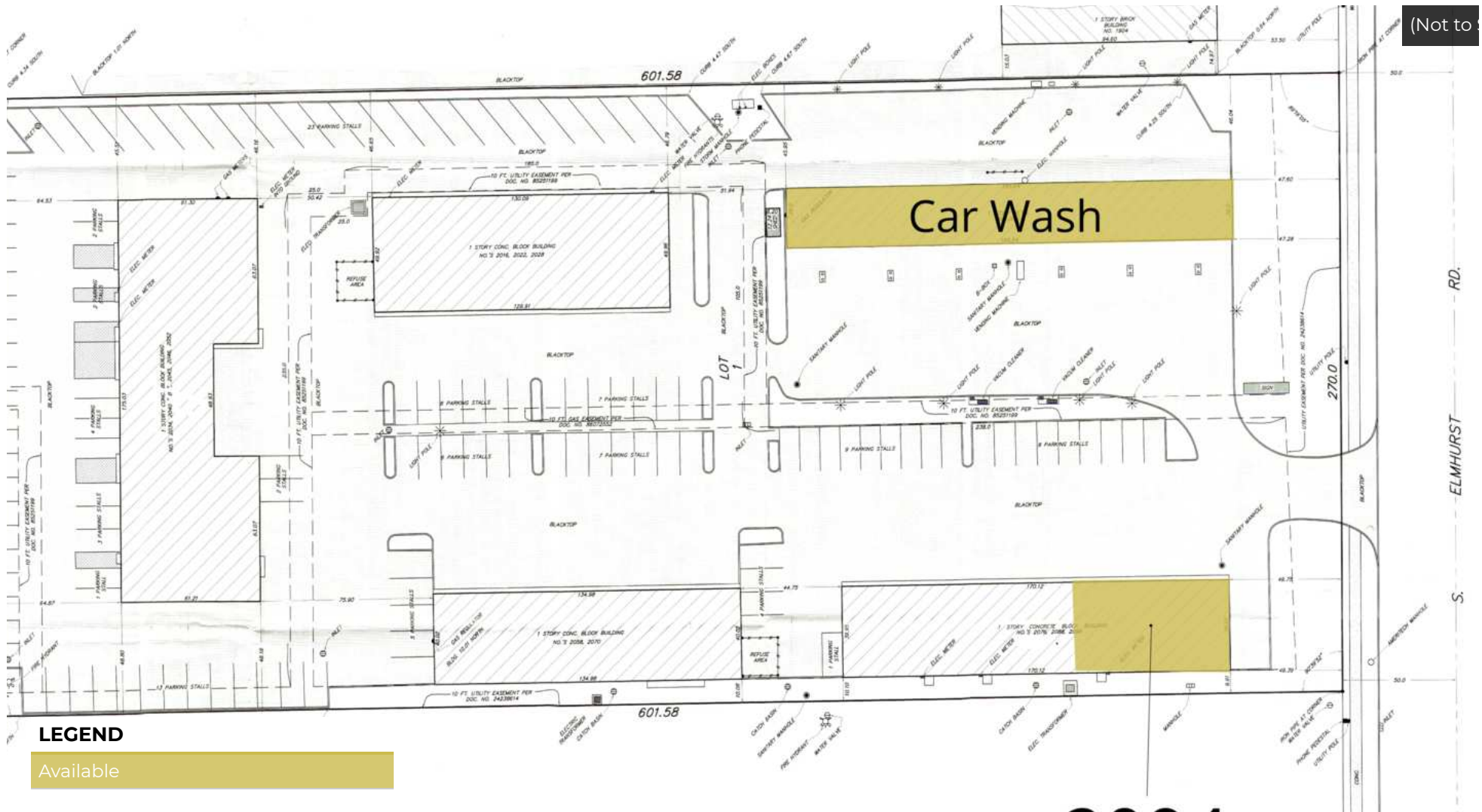
ALEX RAMIREZ | 773.792.3000 x238 | 312.439.8272 | alex@troyrealtyltd.com

6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice.

AUTO MALL

2000 S ELMHURST RD, MOUNT PROSPECT, IL 60056



STEVE CIOROMSKI | 773.792.3000 x302 | 847.612.8716 | stephen@troyrealtyltd.com
 ALEX RAMIREZ | 773.792.3000 x238 | 312.439.8272 | alex@troyrealtyltd.com

6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice.

AUTO MALL

2000 S ELMHURST RD, MOUNT PROSPECT, IL 60056



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,030 - 6,000 SF	Lease Rate:	\$32.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Car Wash	Available	6,000 SF	NNN	Subject To Offer	11 bay self service car wash available. Exciting opportunity alert! Whether you're an existing car wash owner, aspiring entrepreneur, or savvy investor, don't miss out on this gem. For lease: a spacious 5,265.9 sqft car wash space in a bustling auto mall. Perfect for those seeking a turnkey operation or diving into a new venture. Act now and make waves in the automotive business landscape!
2094	Available	2,030 SF	NNN	\$32.00 SF/yr	Three bay auto shop. Best exposure in the entire auto mall, faces Elmhurst Road.

STEVE CIOROMSKI | 773.792.3000 x302 | 847.612.8716 | stephen@troyrealtyltd.com
 ALEX RAMIREZ | 773.792.3000 x238 | 312.439.8272 | alex@troyrealtyltd.com

6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice.

AUTO MALL

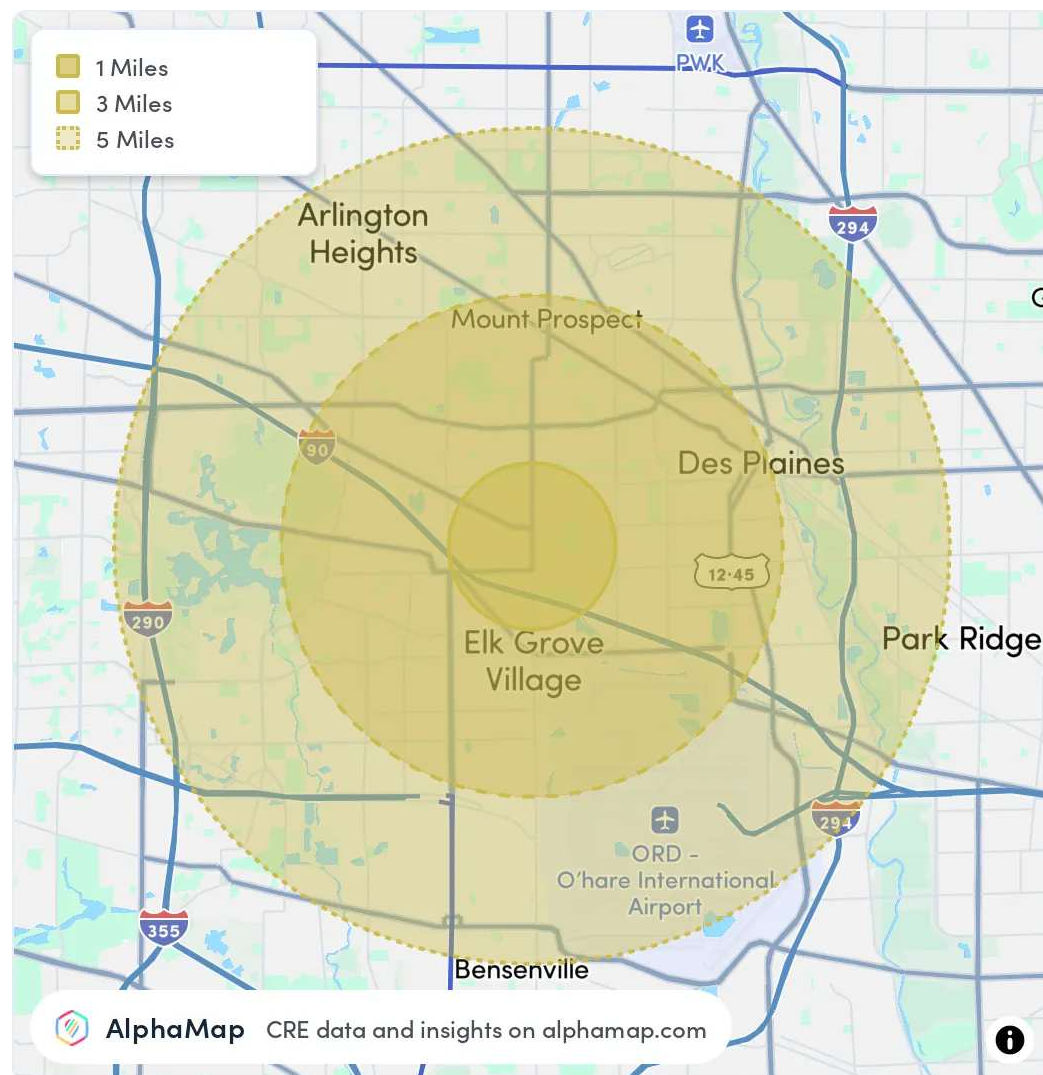
2000 S ELMHURST RD, MOUNT PROSPECT, IL 60056



TROY COMMERCIAL
REAL ESTATE LTD.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,351	98,910	236,542
Average Age	39	42	43
Average Age (Male)	38	41	41
Average Age (Female)	39	43	44

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,600	39,032	92,385
Persons per HH	2.7	2.5	2.6
Average HH Income	\$82,305	\$111,589	\$123,303
Average House Value	\$214,586	\$335,913	\$381,555
Per Capita Income	\$30,483	\$44,635	\$47,424



STEVE CIOROMSKI | 773.792.3000 x302 | 847.612.8716 | stephen@troyrealtyltd.com
ALEX RAMIREZ | 773.792.3000 x238 | 312.439.8272 | alex@troyrealtyltd.com

6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice.