

RETAIL SPACE FOR LEASE IN DOWNTOWN PALATINE

32-60 W PALATINE ROAD, PALATINE, IL 60067



PROPERTY HIGHLIGHTS

- Recently Renovated Facade, New Parking Lot, and LED Lighting
- Abundant Parking Onsite with Public Lot Across Street
- High Visibility Corner Lot
- Over 13,000 VPD on Palatine Road, 1200 on Brockway
- 3 Blocks from Metra Station
- Surrounded by restaurants, bars and entertainment venues, and shops of Downtown Palatine.
- Prime End Cap Space with Full Basement Available!

LOCATION DESCRIPTION

Situated on almost a full acre near the heart of Downtown Palatine, on the northeast corner of Palatine Road and Broadway Street. Across the street from Garfield's Beverage Warehouse, and a public parking lot for over 65 cars, with Jewel-Osco just one block away.

END CAP / CORNER UNIT 2,324 SF FOR LEASE

Perfect visibility on the hard corner of Palatine Road and Brockway Street. This former Bank of America space offers high end finishes throughout, with 4 private offices, break room, abundant storage, and over 35 feet of glass storefront glass fronting to Palatine Road. Full basement provides additional 2,324 SF of usable storage space.

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DOWNTOWN PALATINE VILLAGE SQUARE

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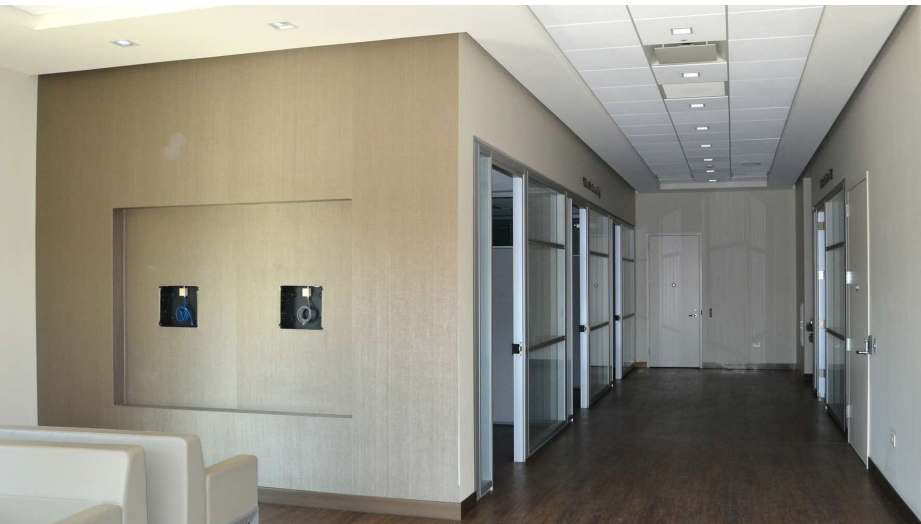
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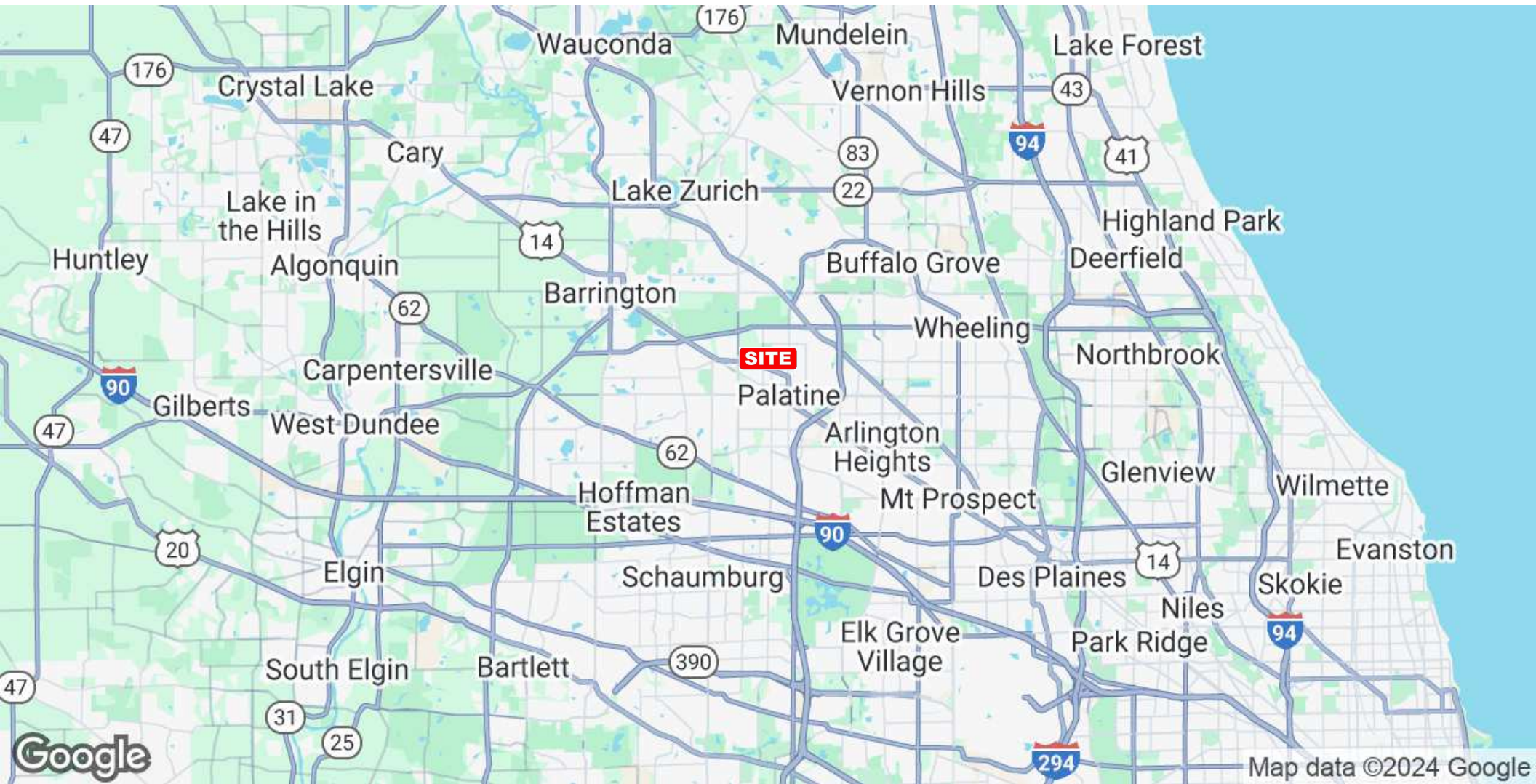
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TROY COMMERCIAL
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VILLAGE SQUARE - DOWNTOWN PALATINE

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	600 - 2,324 SF	Lease Rate:	\$24.00 - \$27.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
60 W Palatine Road	Available	2,324 SF	Gross	\$27.00 SF/yr	-
4 N Bothwell	Available	600 SF	Gross	\$24.00 SF/yr	-

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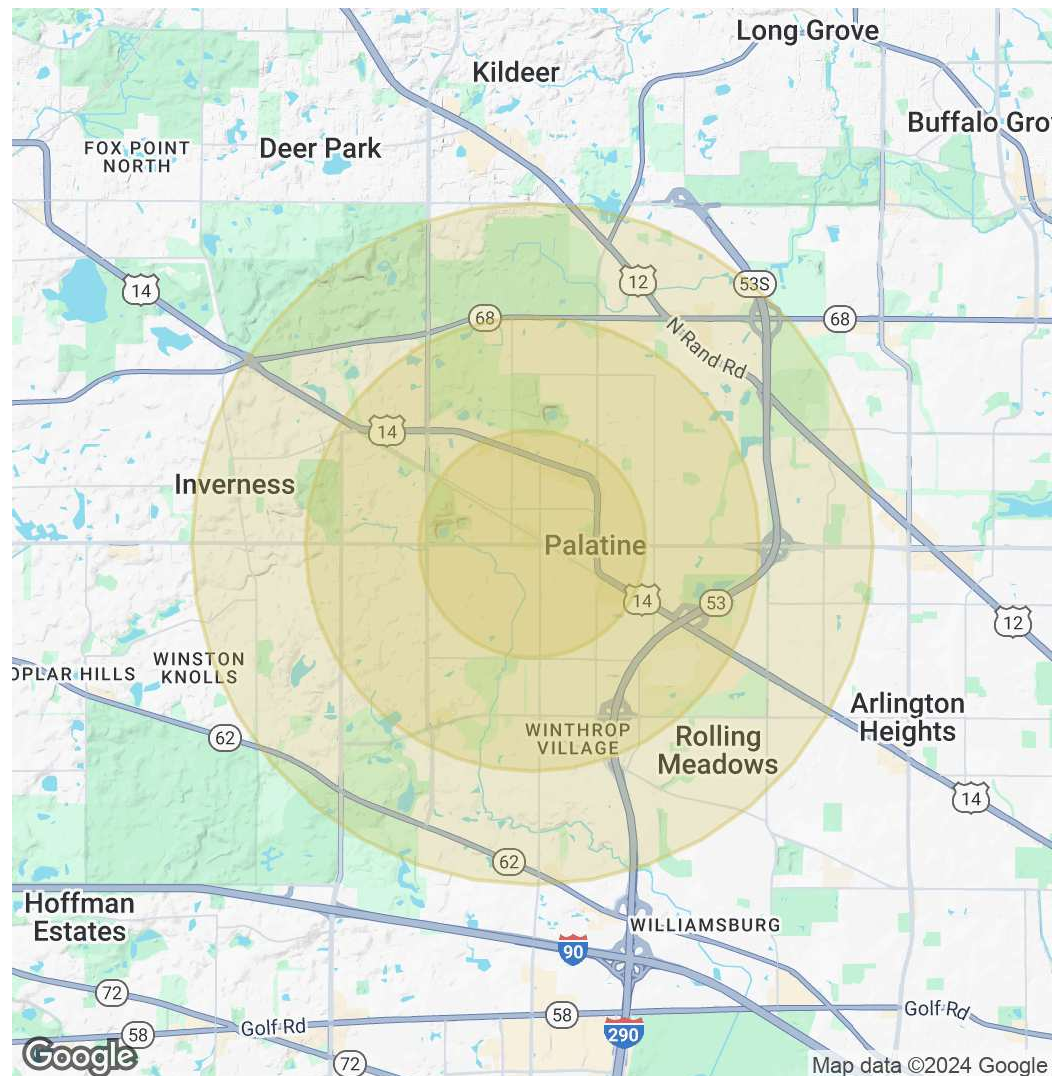
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	12,329	42,336	97,182
Average Age	43	44	42
Average Age (Male)	42	42	41
Average Age (Female)	45	45	43

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,451	17,746	39,577
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$160,156	\$156,824	\$142,659
Average House Value	\$410,241	\$428,883	\$412,881

Demographics data derived from AlphaMap



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PETER KARLIS

VP Investment Properties

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PROFESSIONAL BACKGROUND

Peter L. Karlis is an investment properties advisor with over 20 years of commercial real estate experience. His brokerage practice is devoted to representing owners and investors of commercial properties and development sites. He has a diverse background ranging from developing retail centers and brokering investment properties, to consulting for financial institutions and government entities on commercial real estate matters. Earlier in his career, Peter represented clients as an attorney in real estate transactions and business litigation. His academic background includes a Bachelor's degree in economics and risk management from Illinois Wesleyan University, and a Juris Doctor from Loyola University Chicago School of Law.

EDUCATION

BA - Economics and Financial Risk Management - Illinois Wesleyan University
 Juris Doctor - Loyola University Chicago School of Law

MEMBERSHIPS

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 National Association of Realtors
 Chicago Association of Realtors

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 Chicago, IL 60631

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