

SALE

600 Spring Hill Ring Road

600 SPRING HILL RING ROAD

West Dundee, IL 60118

PRESENTED BY:

JEFFREY PISER

O: 847.233.1179

jeff.piser@svn.com

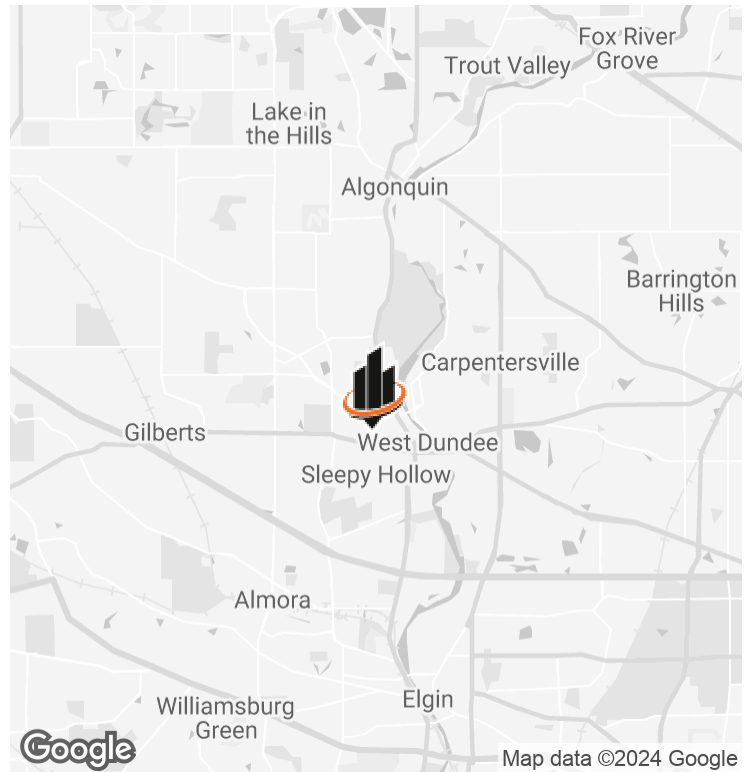
DAVID PERNICE

O: 847.233.1115

david.pernice@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,300,000
LOT SIZE:	1.01 Acres
BUILDING SIZE:	15,000 SF
CAP RATE:	7.5%

PROPERTY DESCRIPTION

Unlock the potential of your business with this exceptional commercial property at 600 Springhill Ring Rd., Dundee. This versatile space offers 15,000 SF of prime real estate, ideal for retail, office, or service-oriented ventures.

Featuring a modern layout, ample parking, and high visibility from major thoroughfares, this property is designed to attract customers and enhance your brand presence. Its flexible zoning allows for a variety of uses, making it a valuable investment opportunity.

Situated in a thriving area with a diverse mix of neighboring businesses and a strong residential community, 600 Springhill Ring Rd. guarantees a steady flow of traffic and growth potential. Don't miss your chance to own a piece of Dundee's dynamic commercial landscape. Contact us today for more details and to schedule a viewing!

JEFFREY PISER

O: 847.233.1179

jeff.piser@svn.com

DAVID PERNICE

O: 847.233.1115

david.pernice@svn.com

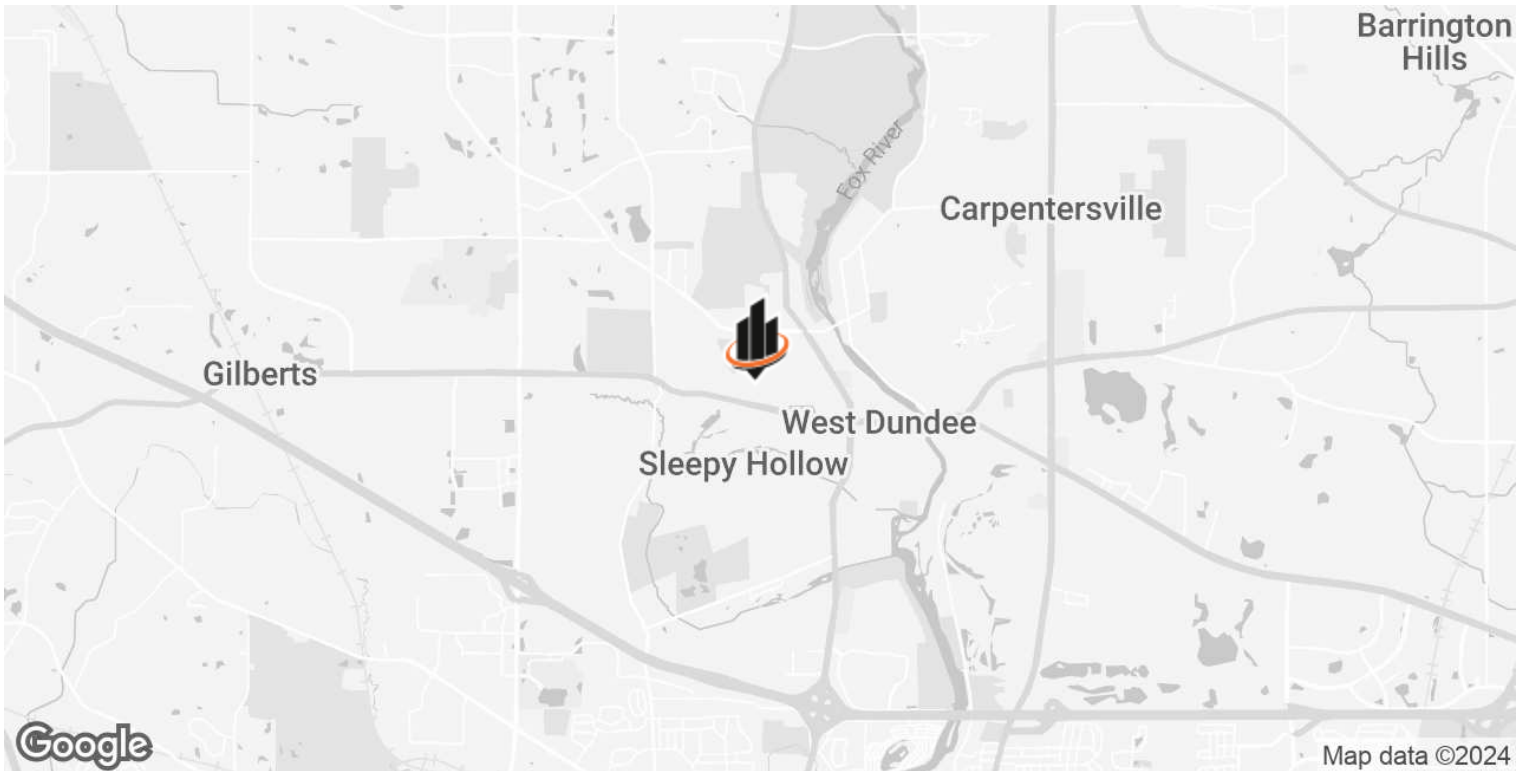
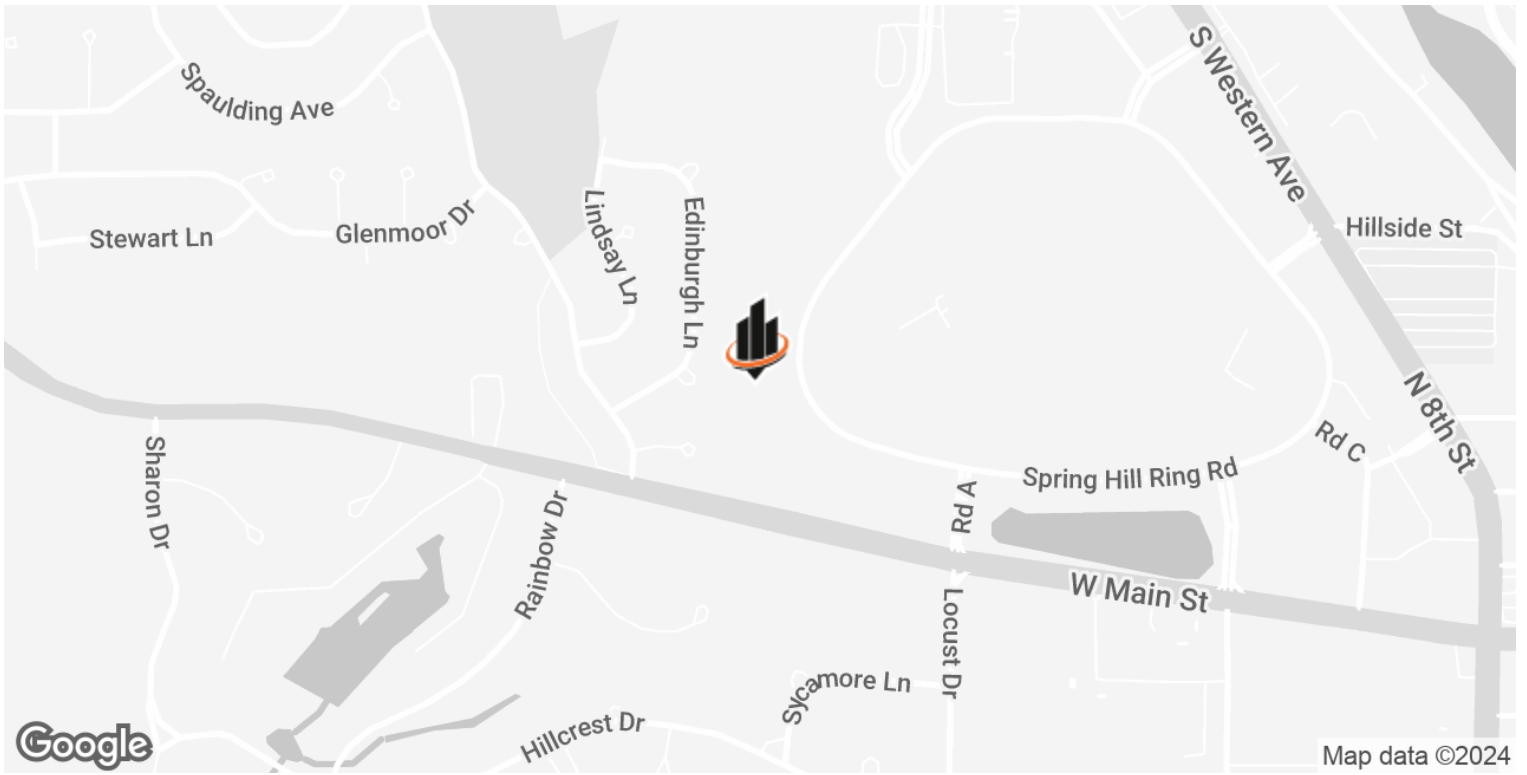
RETAILER MAP



JEFFREY PISER
O: 847.233.1179
jeff.piser@svn.com

DAVID PERNICE
O: 847.233.1115
david.pernice@svn.com

LOCATION MAPS



JEFFREY PISER

O: 847.233.1179

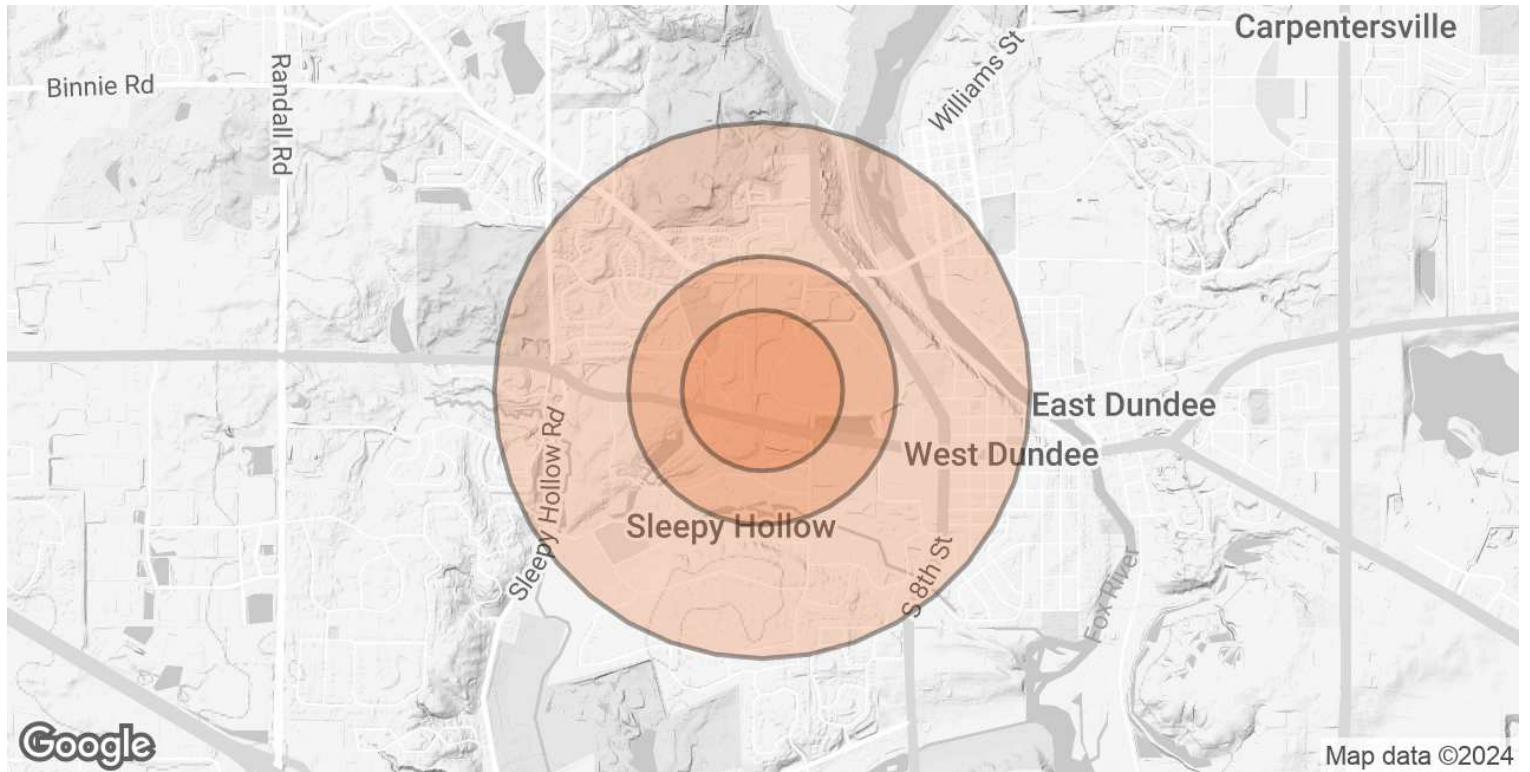
jeff.piser@svn.com

DAVID PERNICE

O: 847.233.1115

david.pernice@svn.com

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	255	1,002	5,989
AVERAGE AGE	41	41	42
AVERAGE AGE (MALE)	40	41	41
AVERAGE AGE (FEMALE)	42	42	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	94	371	2,284
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$140,914	\$137,544	\$132,768
AVERAGE HOUSE VALUE	\$350,557	\$347,844	\$345,794

Demographics data derived from AlphaMap

JEFFREY PISER **DAVID PERNICE**
 O: 847.233.1179 O: 847.233.1115
 jeff.piser@svn.com david.pernice@svn.com

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

JEFFREY PISER **DAVID PERNICE**
O: 847.233.1179 O: 847.233.1115
jeff.piser@svn.com david. Pernice@svn.com