



Retail/Stores

Status: **ACTV**

Area: **5**

Address: **1530 E Hintz Rd , Arlington Heights, IL 60004**

Directions: **INTERSECTION OF BUFFALO GROVE ROAD AND HINTZ ROAD, ANCHOR TENANTS 7-ELEVEN**

Sold by:

Closed Date:

Off Mkt Date:

Township: **Wheeling**

Zoning Type: **Commercial**

Actual Zoning: **B2**

Subtype: **Shopping Center**

Lot Dimensions: **300X600**

Apx. Tot. Bldg SF:

Land Sq Ft: **180000**

Net Rentable Area:

Mobility Score: -

MLS #: **12414024**

List Date: **07/08/2025**

List Dt Rec: **07/08/2025**

Mkt. Time (Lst./Tot.): **150/150**

Contract:

Concessions:

Unincorporated: **No**

Subdivision:

Year Built: **1985**

Relist:

List Price Per SF: **\$0**

Sold Price Per SF: **\$0**

Lot Size Source: **Other**

Stories: **1**

Gross Rentbl. Area:

Tenants: **18**

Estimated Cam/Sf: **\$4.50**

List Price:

Orig List Price:

Sold Price:

Rented Price:

Lease Price SF/Y: **\$13**

Mthly. Rnt. Price:

CTGF:

County: **Cook**

PIN #:

Multiple PINs:

Min Rentbl. SF: **1150**

Max Rentbl. SF: **1400**

Units: **18**

Unit SF: **1150** (Leasable Area)

Units: **Square Feet**

Lease Type: **Net**

Est Tax per SF/Y: **\$10.50**

Remarks: ***** Formal Established Dental Office End Unit! *** Equipment are included. *** Corner of Hintz Rd and Buffalo Grove Rd. Excellent location, shopping center. Plenty of parking. Anchor tenants are 7-eleven, Rosati's Pizza, Real Estate office and restaurant. Over 200 parking spaces. *** New 11 Ft. Windows and Door *** Free Standing Corner Signage**

Frontage Acc: **City Street, Signal Intersection**

Current Use: **Commercial**

Known Encumbrances:

Location: **Commercial Business Park**

Drive in Doors: **0**

Trailer Docks: **0**

Ceiling Height: **11**

Construction: **Brick**

Exterior: **Brick**

Foundation: **Concrete**

Roof Structure: **Flat**

Roof Coverings:

Docks:

Parking Spaces: **200**

Indoor Parking:

Outdoor Parking: **Over 100 Spaces**

Parking Ratio:

Extra Storage Space Available: **No**

Misc. Inside: **Accessible Entrance**

Floor Finish: **Carpet, Concrete**

Air Conditioning: **Central Air**

Electricity: **Circuit Breakers**

Heat/Ventilation: **Forced Air**

Fire Protection: **Alarm On Site, Sprinklers-Wet**

Water Drainage: **Drain Tiles**

Utilities To Site: **Electric to Site, Gas to Site**

Tenant Pays: **Air Conditioning, Electric, Heat**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Backup Info:

Sale Terms:

Possession:

Financial Information

Gross Rental Income: **\$0**

Annual Net Operating Income: **\$0**

Real Estate Taxes: **\$0**

Tax Year: **2023**

Special Assessments: **No**

Fuel Expense (\$/src): /

Trash Expense (\$/src): /

Operating Expense Includes:

Individual Spaces (Y/N):

Total Income/Month:

Net Operating Income Year:

Total Annual Expenses: **\$0**

Expense Source:

Frequency: **Not Applicable**

Electricity Expense (\$/src): /

Insurance Expense (\$/src): /

Total Building (Y/N):

Total Income/Annual: **\$0**

Cap Rate:

Expense Year:

Loss Factor:

Water Expense (\$/src): /

Other Expense (\$/src): /

Broker Private Remarks:

Internet Listing: **Yes**

VOW AVM: **Yes**

Listing Type: **Exclusive Right to Lease**

Display of Listing on IDX?: -

Remarks on Internet?: **Yes**

VOW Comments/Reviews: **Yes**

Address on Internet: **Yes**

Broker Owned/Interest: **Yes**

Lock Box:

Call for Rent Roll Info:

Cont. to Show?:

Expiration Date: **07/08/2026**

Information: **24-Hr Notice Required**

Showing Inst: **Click showing Assist**

Broker: **USA Real Estate Ltd. (25528) / (847) 640-6800**

List Broker: **Joe Zivoli, CCIM (81665) / (847) 640-6800 / joezivoli@joezivoli.com; joezivoli@gmail.com**

CoList Broker:

More Agent Contact Info:

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MLS #: 12414024

Prepared By: Joe Zivoli, CCIM | USA Real Estate Ltd. | 12/04/2025 03:14 PM