



PARA GROUP DEVELOPERS

4151 McCoy Drive , Ste : 147 , Aurora , IL 60504



HAMILTON CENTRE

236 W NORTHWEST HWY , PALATINE , IL 60067

CAFE 236

2
3
6



PROPERTY OVERVIEW

Ideal For:

Coffee shop , Boba Store , Dessert place , Carry out restaurant
& Wings place

Convenience:

Ample On-Site Parking

High-Traffic Corner Location

Situated at the Signalized Intersection of W Northwest Hwy & N
Smith St

Nearby Amenities (All within approximately 0.2-0.3 miles)

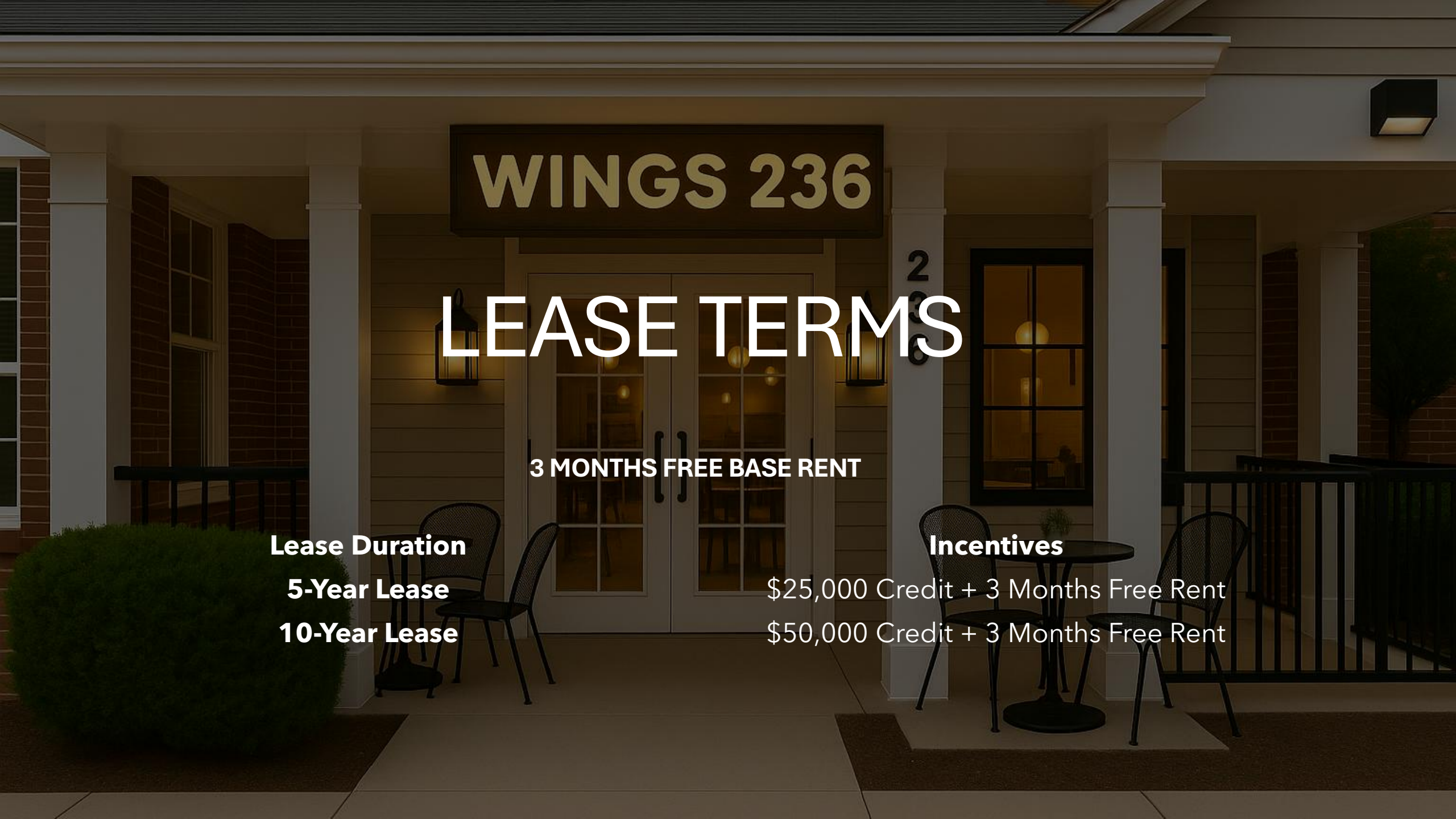
CVS Pharmacy – ~0.2 mi (1-minute drive)

Chase Bank – Very short walk (~0.1-0.2 mi)

McDonald's – ~0.1 mi

Dunkin' Donuts – ~0.05-0.1 mi

Pep Boys (Auto Service & Tire) ~0.2 mi



WINGS 236

LEASE TERMS

3 MONTHS FREE BASE RENT

Lease Duration

5-Year Lease

10-Year Lease

Incentives

\$25,000 Credit + 3 Months Free Rent

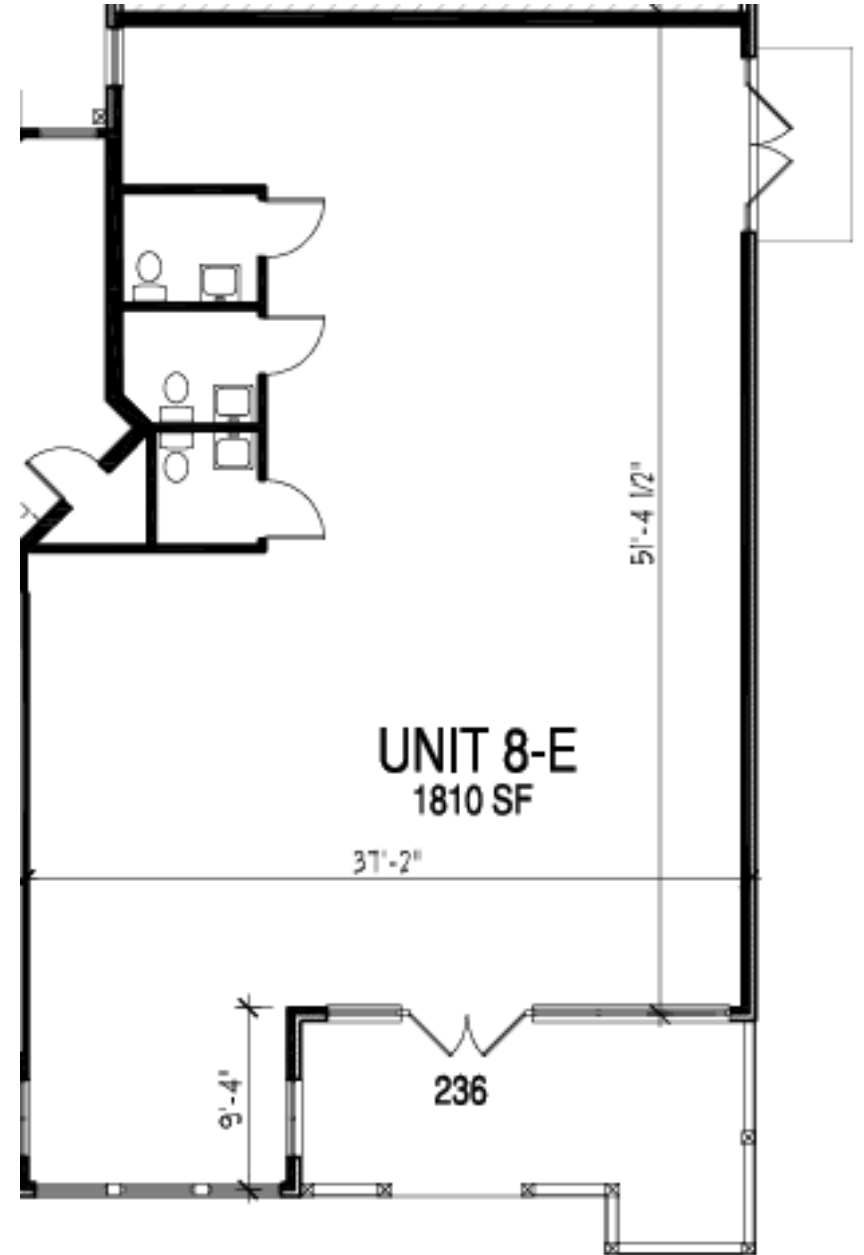
\$50,000 Credit + 3 Months Free Rent

CATEGORY	DETAILS
Total Population (3-Mile Radius)	90,000+
Population Density	~4,300 per sq. mile
Median Age	~39.6 years
Median Household Income	~\$95,950
Per Capita Income	~\$59,800
Total Spending Categories	Dining, Retail, Health & Wellness, Fitness, Beauty
Popular Business Types	Restaurants, Cafés, Dessert Shops, Sports Centers, Boutiques, Salons, Médical Offices
Commute Behavior	Avg. commute ~29 minutes; high demand for convenient drive-through and quick-service options
Retail & Shopping Trends	Strong demand for local boutiques, specialty shops, and lifestyle brands
Food & Beverage Demand	High demand for casual dining, ethnic cuisine, coffee, and dessert shops
Health & Wellness Market	Growing interest in fitness centers, salon suites, day spas, and medical wellness
Employment Sectors	Retail, Healthcare, Education, Finance, Professional Services
Traffic Flow	Heavy from Northwest Hwy, Route 53, and nearby Business Parks; strong daily drive-by visibility

• **DEMOGRAPHICS**

Unit 236 W - 1,810 SQ.FT

- Spacious layout - ideal for Coffee Shop, Boba Tea, or Carry Out restaurant.
- Build-out flexibility with open floor plan
- Bathrooms already finished - saves time and cost on setup
- Located in a high-traffic corridor with strong daily visibility
- Excellent for retail or service-oriented businesses







HAMILTON CENTRE : 236W NORTHWEST HWY , PALATNE , IL 60067

Located in the heart of Palatine along Northwest Highway, Hamilton Centre offers prime visibility and easy accessibility from major roads. Just minutes from Route 53 and Palatine Metra Station, this address ensures strong commuter and local traffic. Surrounded by shopping centers, banks, restaurants, and service businesses, it provides a convenient hub for both customers and employees. With direct access to nearby neighborhoods and a central suburban location, Hamilton Centre is perfectly positioned for retail, dining, and professional services.



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