

0.41 ACRE OUTLOT FOR LEASE

VALLI PRODUCE SHOPPING CENTER

120 W HIGGINS ROAD | HOFFMAN ESTATES, IL



9450 WEST BRYN MAWR AVENUE | SUITE 550 | ROSEMONT, IL 60018
773.355.3000 (main) | www.lee-associates.com

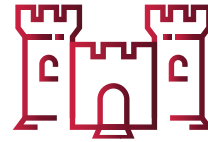
MICHAEL PETRIK | Senior Associate
mpetrik@lee-associates.com | 773.355.3048

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PROPERTY HIGHLIGHTS



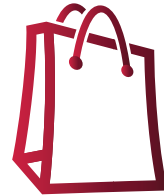
0.41 acres available
Outlot to Valli Produce Shopping Center



1.6 miles from Medieval Times Dinner & Tournament



Shadow anchored by Valli Fresh Market



2.5 miles from Woodfield Mall



108' frontage along Higgins Rd (Rt. 72)



1.5 miles from I-90
2.7 miles from I-290



High household income (\$135,000+) in surrounding communities



Golf Road: 32,100 VPD
Roselle Road: 35,800 VPD
Higgins Road: 44,600 VPD
I-90: 164,200 VPD



Nearby area retailers: ALDI, Binny's Beverage Depot, Bob's Discount Furniture, Burlington, Jewel-Osco, Jiffy Lube, TJ Maxx, Valli Fresh Market, Walgreens

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	15,679	43,841	102,440
# OF HOUSEHOLDS	6,227	16,759	40,189
HOUSEHOLD INCOME	\$114,266	\$135,302	\$130,965
DAYTIME POPULATION	12,941	55,918	115,381

[CLICK HERE TO VIEW FULL DEMOGRAPHICS REPORT](#)



827.5K

Annual Visits

46.5%

Bachelor's Degree+

26

Average Dwell Time (Minutes)

\$97.6K

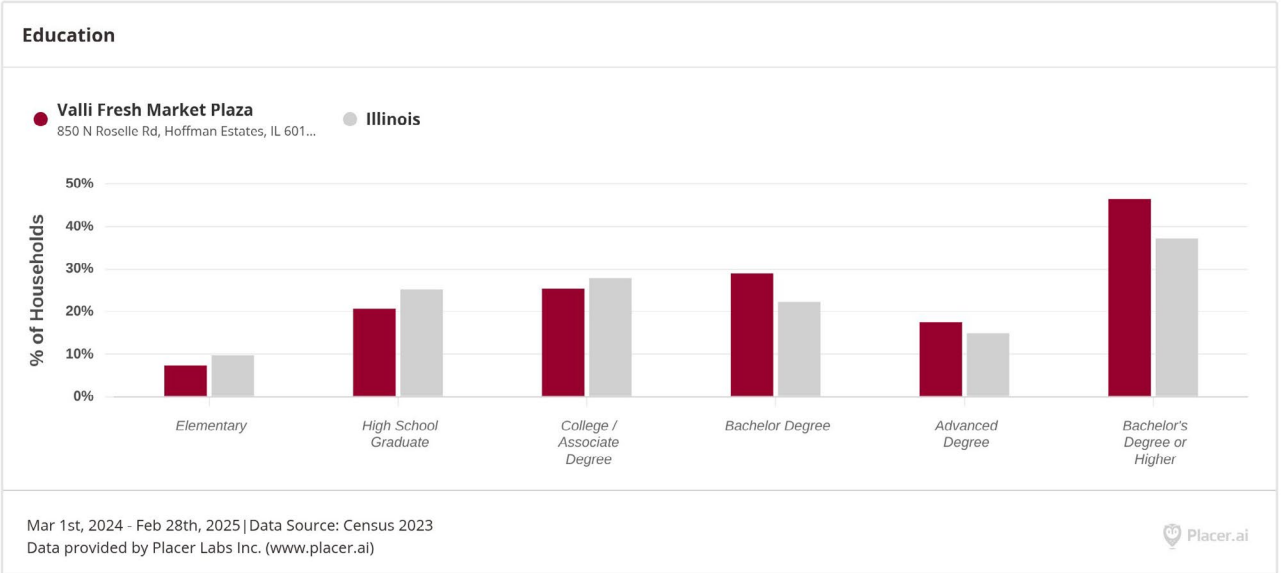
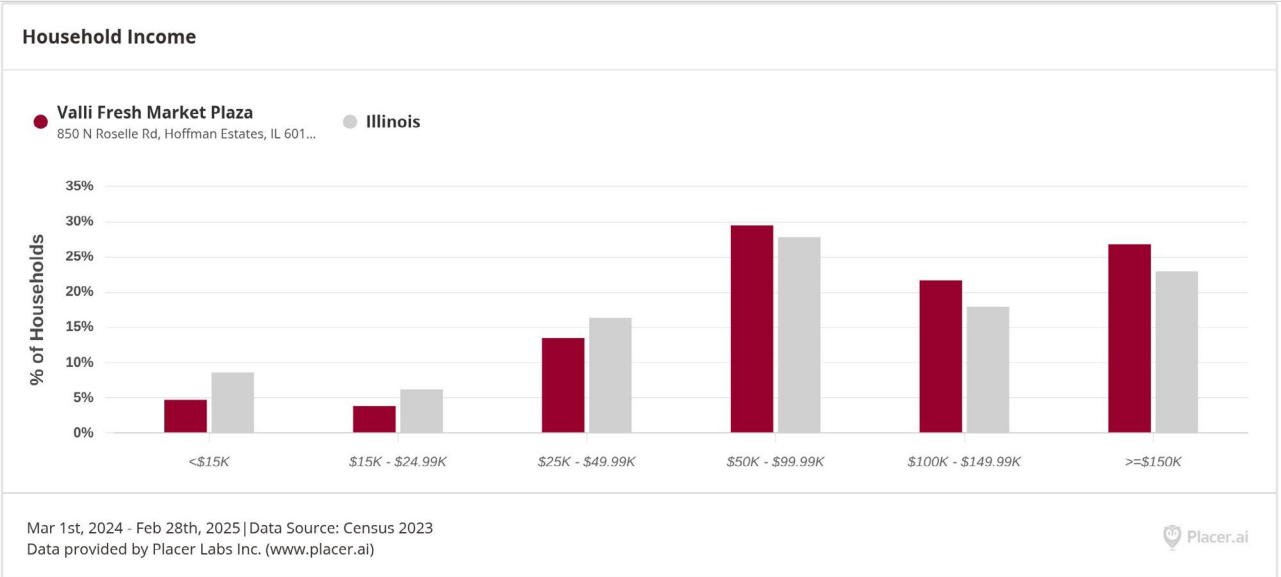
Median HH Income

2.83

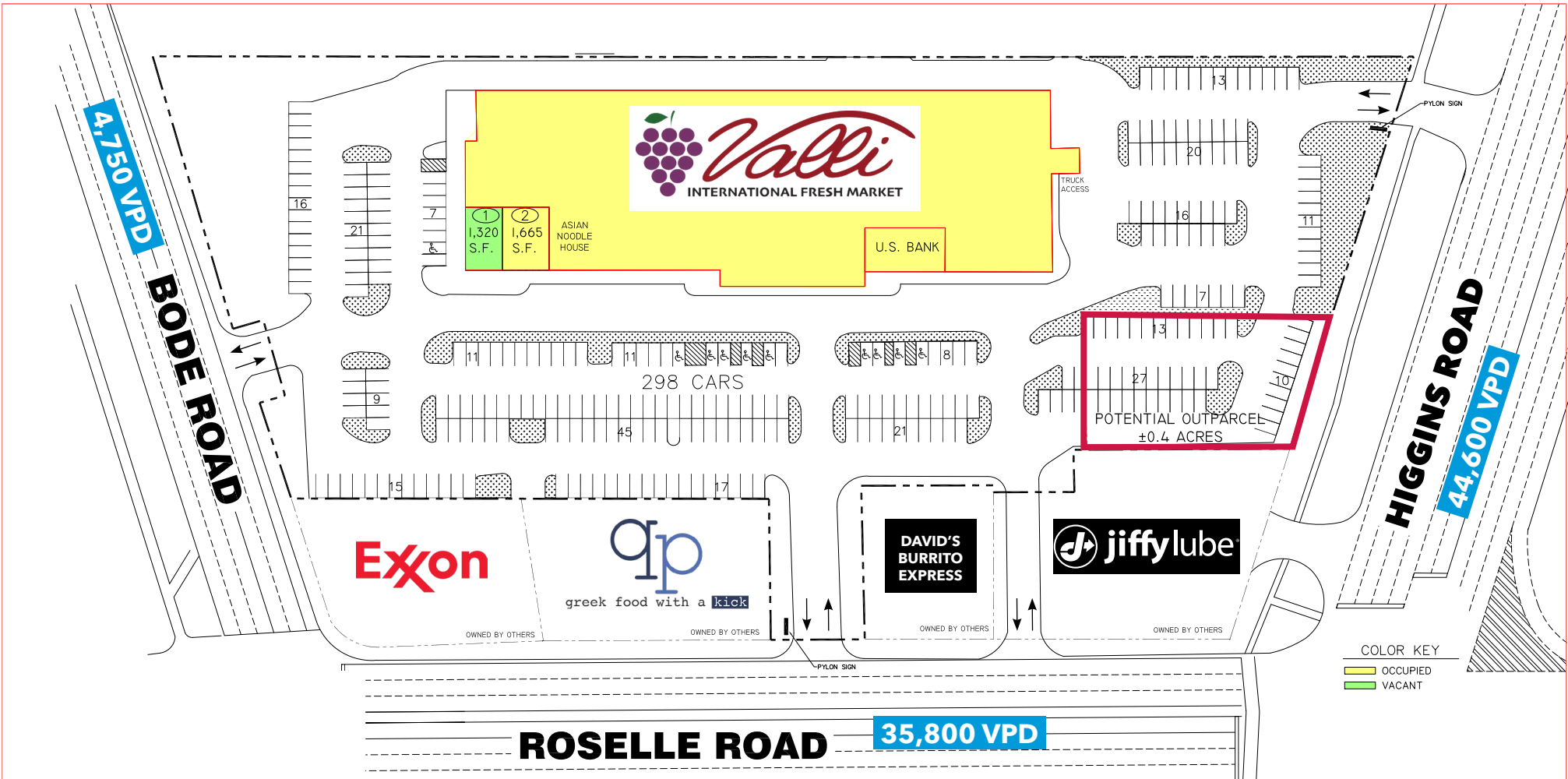
Annual Visits PSF

38.6

Median Age (Years)



SITE PLAN



DEMOGRAPHICS



1 MILE

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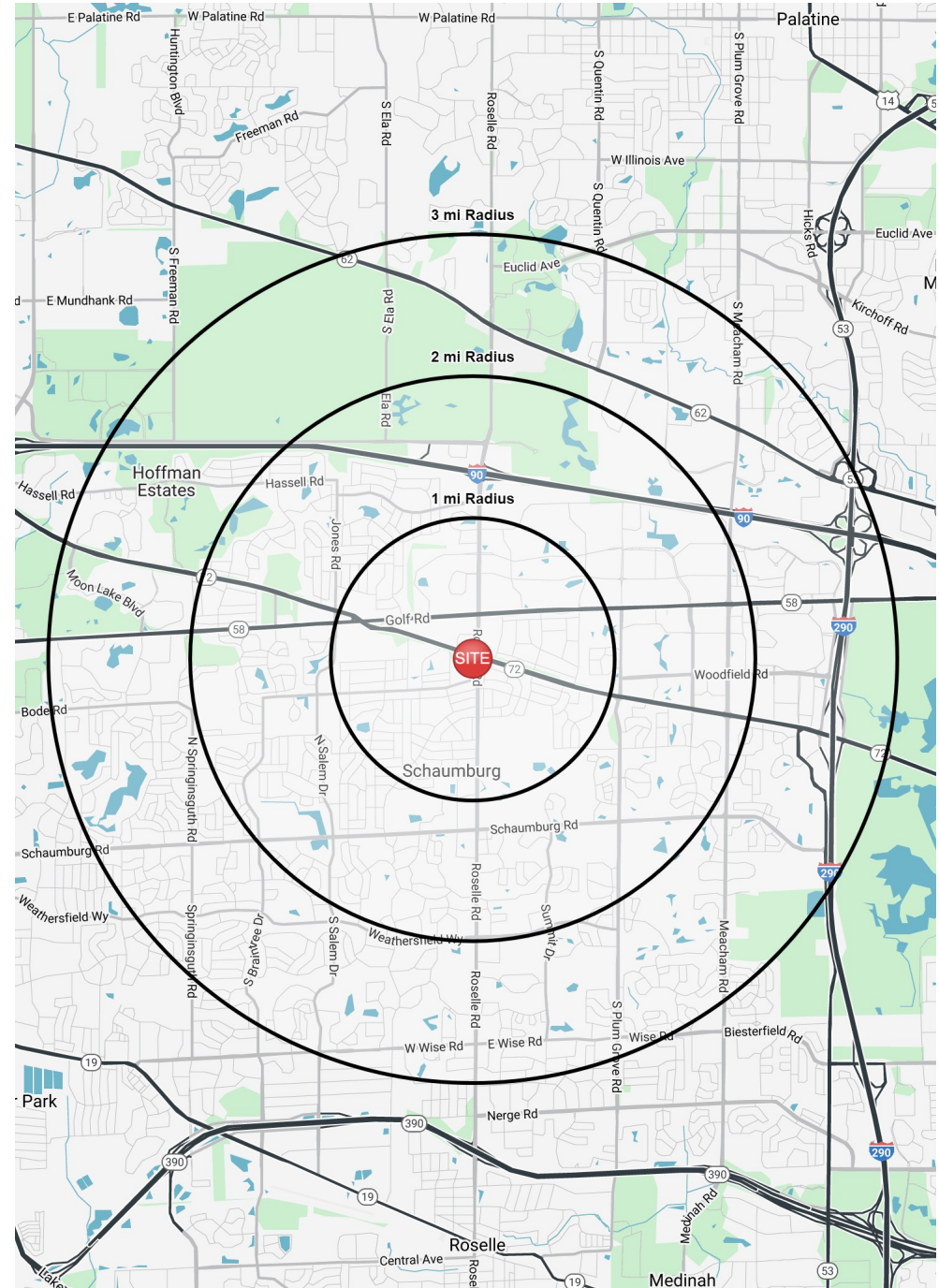
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