



# SOUTH SHOPS

at Southpoint Shopping Center

30% OCCUPIED  
MULTI-TENANT RETAIL  
SIGNIFICANT REPOSITIONING  
OPPORTUNITY



SOUTHEAST CORNER OF RAND ROAD & PALATINE ROAD | ARLINGTON HEIGHTS (SUBURBAN CHICAGO), ILLINOIS

# INVESTMENT HIGHLIGHTS

Mid-America Real Estate Corporation has been retained on behalf of the owner to sell the 100% fee simple interest in the South Shops at Southpoint Shopping Center in Arlington Heights, IL. The offering represents an opportunity to acquire a 30% occupied 4-unit retail building with unmatched repositioning opportunity with direct exposure to Rand Road in the established upper-income Chicago suburb of Arlington Heights.

<b>Location:</b>	760 - 836 E Rand Road, Arlington Heights, IL
<b>Subject GLA:</b>	31,276 SF
<b>Lot Size:</b>	2.14 AC
<b>Occupancy:</b>	30%
<b>Tenants:</b>	ReMax Suburban, Tru Essence
<b>Year Built:</b>	1986
<b>Traffic Counts:</b>	Rand Road (U.S. 12) – 26,000 VPD Palatine Road – 32,700 VPD



	<h2>\$65,743</h2> <p>In-Place Net Operating Income</p>		<h2>\$505,448</h2> <p>Stabilized Net Operating Income</p>
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# KEY FEATURES



## VALUE ADD OPPORTUNITY | 30% OCCUPIED SMALL SHOP STRIP

The South Shops of Southpoint Shopping Center present a unique opportunity for an investor to reposition the property through lease up. At 30% leased, a buyer can increase NOI by \$439,000 by leasing up the two remaining vacancies. The suites both have multiple entrances allowing further demising of the spaces and an opportunity to increase rents on a per-square-foot basis.



## OUTSTANDING SHADOW ANCHORS | STRONG CROSS TRAFFIC

The subject offering features complementary shadow anchors including At Home, Floor & Décor, Dogtopia, Golf VX, Chipotle, AT&T, Dunkin', and Consumers Credit Union. As a whole, Southpoint Shopping Center draws 1,500,000 annual visitors, per Placer.ai. These co-tenants ensure regular daily consumer traffic to the site which benefits the subject offering significantly.



## LOCAL GOVERNMENT SUPPORT OF PROJECT

The subject offering is located in a Tax Increment Financing (TIF) district with potential government funding available to future investors in order to subsidize redevelopment efforts. Other parts of the Southpoint Shopping Center property were recently redeveloped with TIF funding from the local government, showing large support for the continued success of the development.



## STABLE IN-PLACE TENANCY

The South Shops at Southpoint Shopping Center feature a solid tenant line-up with ReMax Suburban and Tru Essence Cannabis Dispensary occupying 5,152 SF and 4,310 SF of the subject offering, respectively. ReMax Suburban opened in 2024 and is regarded as one of the leading franchisees of ReMax with more than 10 offices in Illinois and over 200 licensed agents and brokers serving the Chicagoland area. Tru Essence opened in 2025 and is operating on a long-term lease to 2035.



## THRIVING RETAIL MARKET

The Arlington Heights market is positioned along Rand Road. While the larger trade area extends for three miles reaching south to Randhurst Village, the critical mass is situated at the intersection of Palatine and Rand Roads. National retailers in the market include Target, Trader Joe's, Jewel Osco, Binny's, At Home, Floor & Décor, Burlington, Dick's Sporting Goods, LA Fitness, Marshalls, Ross Dress for Less, Best Buy, Petco, and Planet Fitness, amongst others.



## AFFLUENT DEMOGRAPHIC PROFILE

The subject property benefits greatly from the affluent demographics of the surrounding northwest suburbs of Chicago. Situated in Arlington Heights, the South Shops at Southpoint Shopping Center serve the neighboring towns of Prospect Heights, Palatine, Rolling Meadows, and Wheeling, among others. Within a three-mile radius, there are nearly 127,000 residents with an average household income of \$140,788. Average household income increased 25% within a one-mile radius of the center reflecting the incredibly affluent area.



## VISIBILITY AND ACCESSIBILITY

Southpoint Shopping Center is located at the southeast corner of Palatine Road (32,700 VPD) and Rand Road (U.S. 12, 26,000 VPD), two major thoroughfares in northwest Chicago, providing incredible local and regional access to customers. With two entrances to the shopping center available along Palatine Road and another two available along Rand Road, the shopping center is easily accessible.

## Strong Demographic Profile

WITHIN A 3-MILE RADIUS



**126,704**  
POPULATION



**113,470**  
DAYTIME POPULATION



**52,520**  
HOUSEHOLDS



**\$140,788**  
AVERAGE HH INCOME



**\$377,815**  
MEDIAN HOME VALUE



**43.2**  
MEDIAN AGE

# LEASING PLAN

Palatine Road: 32,700 VPD



— SUBJECT OFFERING

TENANT	UNIT	SQUARE FEET
Vacant	780-784	11,618
ReMax	786	5,125
Tru Essence	792	4,310
Vacant	816-836	10,223
<b>Total</b>		<b>31,276</b>



# WEST FACING AERIAL



 **PATTON ELEMENTARY SCHOOL** (415 students)

Annex of Arlington  
**TRADER JOE'S** **ULTA** **Binnys** **petco**  
**CHUCK E. CHEESE'S** **FedEx**  
**zarninali** **Kirkland's**  
**STARBUCKS** **DOLLAR TREE**

 **STONEBRIDGE OF ARLINGTON HEIGHTS** (586 units)

 **THE FOUNTAINS OF ARLINGTON** (108 units)

Town and Country Center  
**DICK'S SPORTING GOODS** **BEST BUY** **RALLY HOUSE**  
**Burlington Walgreens**  
**LAIFITNESS** **Cane's**

 **THOMAS MIDDLE SCHOOL** (992 students)

**AT&T**  
**CHIPOTLE**  
**BIBIBOP** asian grill

Southpoint Shopping Center  
**T-Mobile** **SUBWAY**  
**PEARLE OOVISION**

**chili's**  
**E Rand Rd (26,000 VPD)**

Arlington Plaza  
**planet fitness** **urbanAir**  
**First Northwest Bancorp**  
**Community Threads** **HARVEST MARKET**

**MATTRESS Warehouse**

**Habitat for Humanity ReStore**

Arlington Heights Promenade  
**Domino's**  
**American Mattress** Family Owned & Operated

The UPS Store **UPS**  
**Wild Birds Unlimited** Nature Store  
**omni DENTAL**

Northpoint Shopping Mall  
**ROSS DRESS FOR LESS** **Jewel Osco** **brunch Cafe**  
**Office DEPOT** **Marshalls** **M**  
**xfinity** **FIVE BELOW**  
**popshelf** **the paper store**  
**LENSCRAFTERS** **ATI** PHYSICAL THERAPY

**DUNKIN'**

**consumers** credit union

**Olive Garden**

**SOUTH SHOPS**  
 at Southpoint Shopping Center

Southpoint Shopping Center  
**at home** **FLOOR DECOR**  
**dogtopia** **GOLF VIX**

**E Palatine Rd (32,700 VPD)**

# PROPERTY DESCRIPTION

- The South Shops at Southpoint Shopping Center is made up of 31,276 square feet and is situated on 2.14 acres of land.
- The subject offering's main access is located at Jane Avenue along Rand Road. The center also shares access with the larger Southpoint Shopping Center with two more curb cuts along Rand Road and two along Palatine Road.
- Shadow anchored by Floor & Décor, At Home, Golf VX, Dogtopia, Chipotle, AT&T, BIBIBOP Asian Grill, Chili's, Pearle Vision, Subway, Olive Garden, and T-Mobile, South Shops at Southpoint Shopping Center benefits from incredible cross-traffic. *These separate parcels are all separately owned and not part of the subject offering.*



# TENANCY

- The South Shops at Southpoint Shopping Center is 30% leased to two service-oriented and specialty retailers.
  - **ReMax Suburban** is the largest real estate brokerage firm in Illinois. The company has been serving the Chicagoland area for more than 40 years with 10 locations and over 200 brokers across Arlington Heights, Glen Ellyn, Wheaton, Schaumburg, Mount Prospect, Buffalo Grove, Crystal Lake, Algonquin, Lake Zurich, and Libertyville.
  - **Tru Essence Dispensary** offers recreational and medical marijuana products to consumers. The tenant opened their Arlington Heights location in August 2025. A subsidiary of Nirvana Center, a group of family-owned and operated state licensed marijuana dispensaries, Tru Essence is part of a group of dispensaries with more than 20 locations in Illinois, Arizona, Michigan, and Maryland with plans to expand into South Dakota, Ohio, and New Jersey markets.
- A buyer can increase NOI by \$439,000 by leasing up the two remaining vacancies at the subject offering. The suites both have multiple entrances allowing further demising of the spaces and an opportunity to increase rents on a per-square-foot basis.





✈ CHICAGO EXECUTIVE AIRPORT  
(77K flights per year)

🎓 MACARTHUR MIDDLE SCHOOL  
(374 students)

🏠 ARLINGTON GLEN CONDOMINIUMS  
(256 units)

🎓 JOHN HERSEY HIGH SCHOOL  
(2,041 students)

Prospect Crossing Shopping Center  
TONY'S Fresh Market JIMMY JOHN'S DQ  
SHERWIN-WILLIAMS. Allstate.

target

Southpoint Shopping Center  
at home FLOOR DECOR  
dogtopia. GOLF VX

SOUTH SHOPS  
at Southpoint Shopping Center

AutoZone  
Goodwill

ALDI

DUNKIN'

zenLEAF

THE SALVATION ARMY

MATTRESS Warehouse

Habitat for Humanity  
ReStore

AT&T  
BIBIBOP asian grill

consumers credit union

E Rand Rd (26,000 VPD)

Southpoint Shopping Center  
T-Mobile SUBWAY  
PEARLE OOVISION

CHIPOTLE MEXICAN GRILL

chili's

E Palatine Rd (32,700 VPD)

Olive Garden  
ITALIAN RESTAURANT

Town and Country Center  
DICK'S SPORTING GOODS BEST BUY RALLY HOUSE  
Burlington Walgreens  
LAIFITNESS. Cane's

*For further information contact owner's exclusive representatives.*

The Wrigley Building  
410 N Michigan Ave, Suite 1100  
Chicago, Illinois 60611  
Direct: 630.954.7300

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**Emily Gadomski**  
Vice President  
Direct: 630.261.6962  
egadomski@midamericagr.com

**George Ghattas**  
Senior Vice President  
Direct: 630.954.7398  
gghattas@midamericagr.com

**Nick Kohlmann**  
Vice President  
Direct: 630.954.7329  
nkohlmann@midamericagr.com

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