

1355 W. Dundee Rd., Buffalo Grove, IL

\$17.00/SF NNN



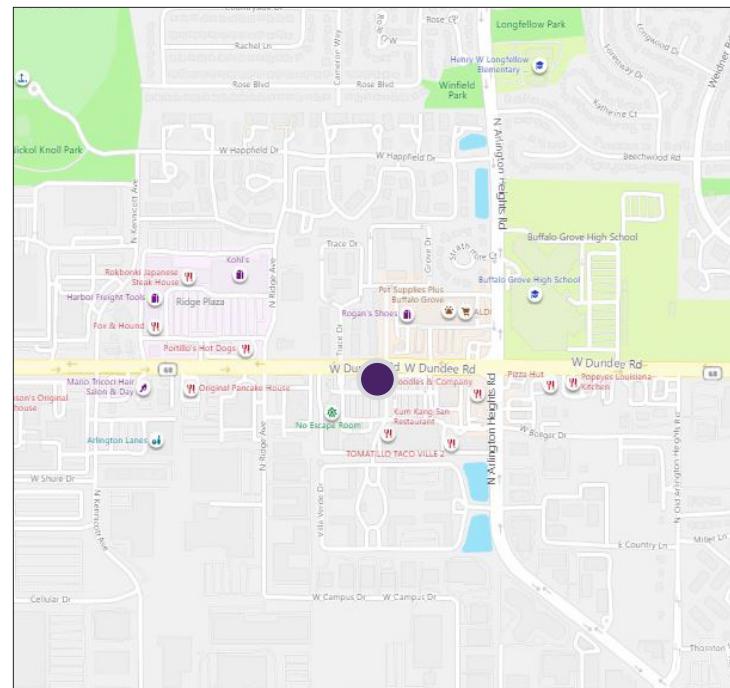
### Property Highlights

- 6,883 SF freestanding bank building with three drive-through service lanes
  - Formerly leased to Bank of America
- Ample parking available
- CAM/taxes: \$11.85/SF
- Great location on busy Dundee Road
- Nearby retailers include Walgreens, XSport Fitness, Spa LUX, ALDI, Pet Supplies Plus, Pizza Hut, Portillo's, Noodles & Company, several shops and restaurants and more
- Zoning: B-3 Planned Business Center District

### Property Overview

Well-located on Dundee Road near N. Arlington Heights Road, a 6,883 square foot freestanding property is available for lease. The building is built out as a bank and was formerly leased to Bank of America. The property has three drive-through service lanes and ample parking. Excellent access to major roads and expressways. Nearby retailers include Walgreens, XSport Fitness, Spa LUX, ALDI, Pet Supplies Plus, Pizza Hut, Portillo's, Noodles & Company, several shops and more.

Buffalo Grove is an affluent community in the northwest suburbs of Chicago. There are a number of places for shopping and dining around Dundee and Arlington Heights Rd.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	12,326	132,331	258,761
Households	5,053	50,638	101,078
Average Income	\$113,436	\$111,542	\$117,998

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