



# HIGGINS ROAD

FOR LEASE



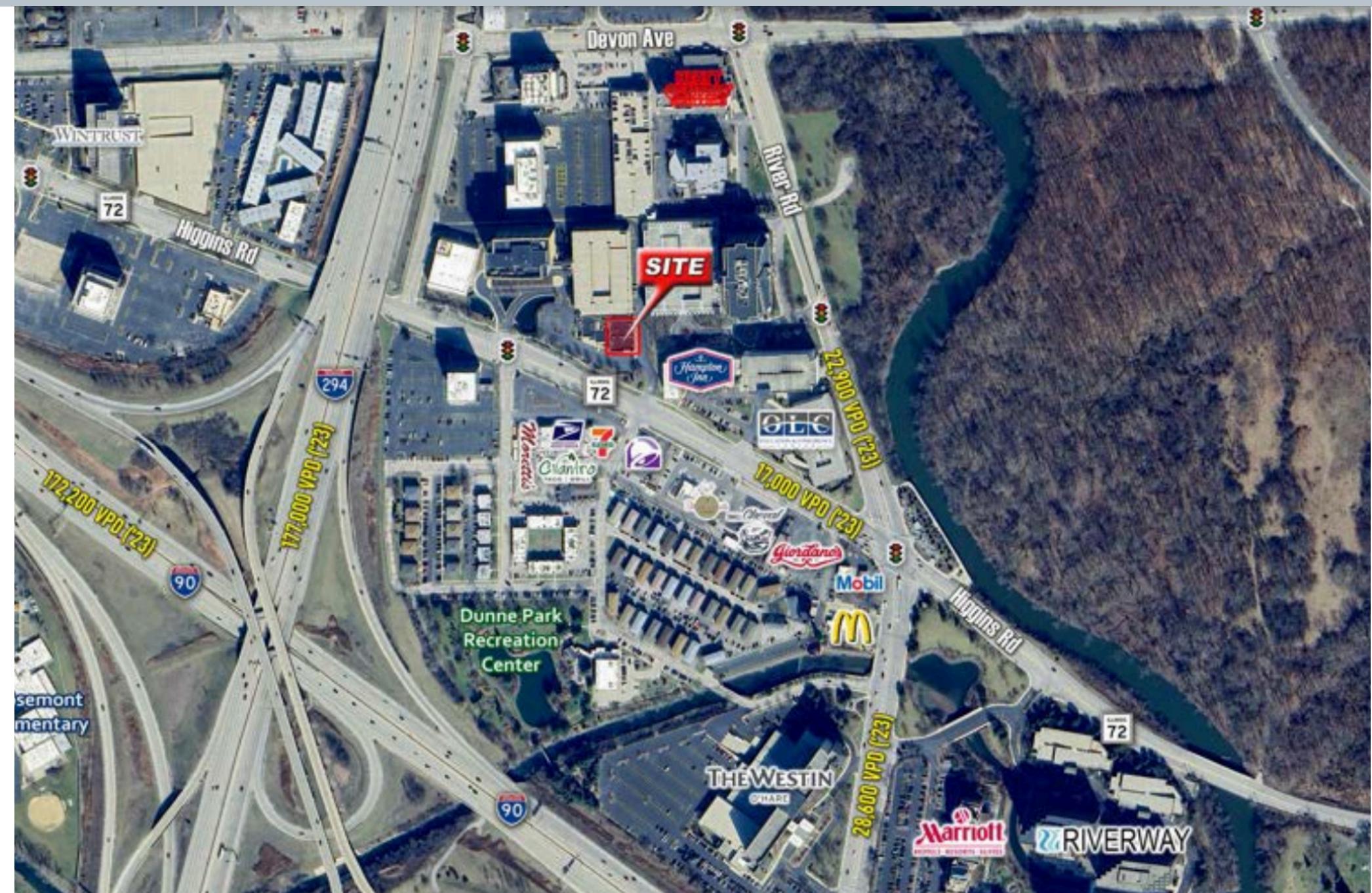
**3,550 SQUARE FEET AVAILABLE**

PRIME REAL ESTATE SPACE ALONG W  
HIGGINS RD

9500 - 9520 W Higgins Rd  
Rosemont, IL 60018

Segovia Partners

# AERIAL



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## FEATURES

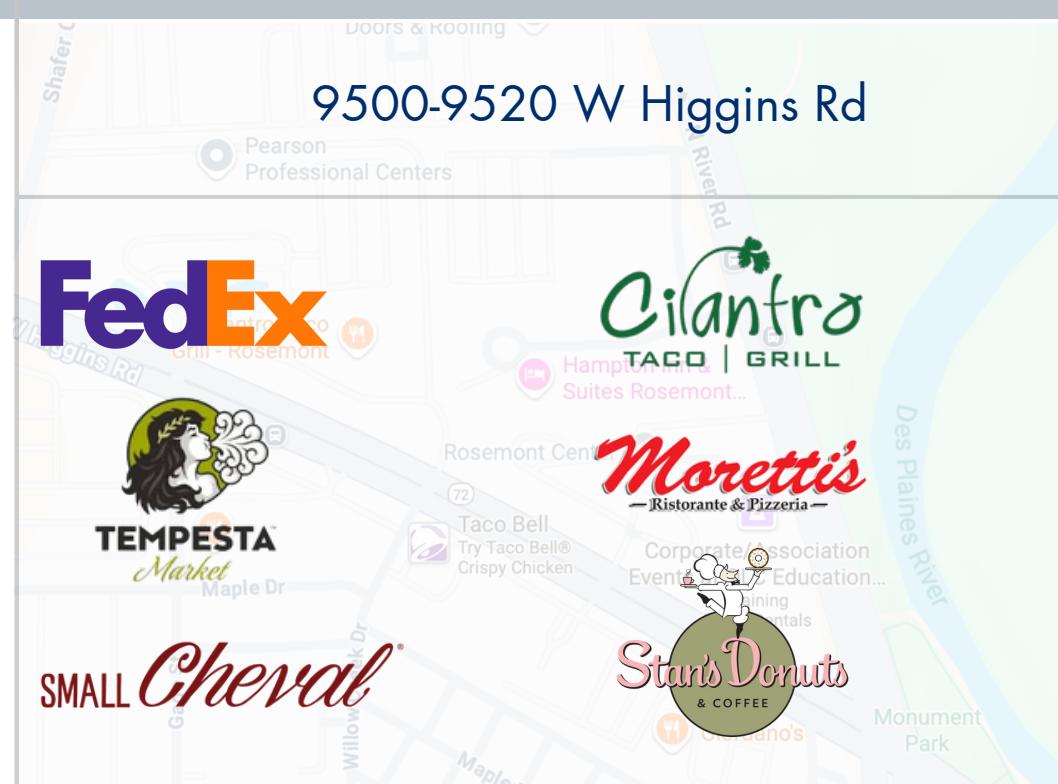
Join FedEx, Tempesta Market and Cilantro restaurant on one of the busiest roads in the O'Hare market

Second-generation space suitable for restaurant, retail, office, or medical use

Tenant improvement allowance available  
includes approximately 15 Million SF of office space and 12,000 hotel rooms

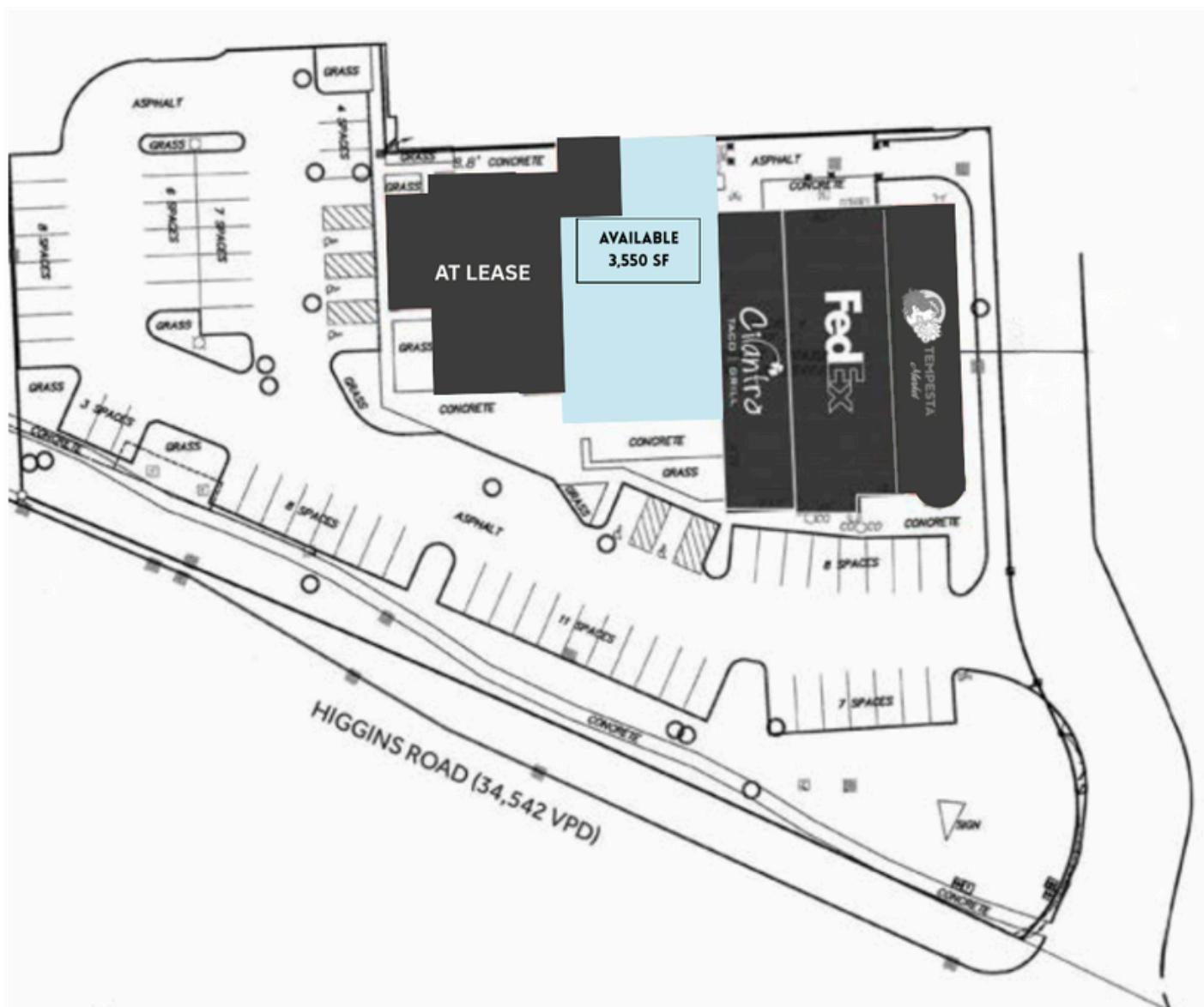
67 surface parking spaces with additional parking  
available in free six-story parking garage behind the center

Approximate to Giordano's, Small Cheval, Stan's donuts,  
and others



1 Mile	POPULATION	6,466	HOUSEHOLDS	2,890	Avg HH Income	\$134,178
3 Mile	POPULATION	111,212	HOUSEHOLDS	44,041	Avg HH Income	\$141,056
5 Mile	POPULATION	362,587	HOUSEHOLDS	142,532	Avg HH Income	\$120,710

# SITE PLAN



# SAMPLE DEMISING PLAN



TENANT SPACES 2 AND 3 CAN BE COMBINED



**SEGOVIA**  
PARTNERS

**MARC OFFIT**

**847-757-5959**

**MARC@SEGOVIAPARTNERS.COM**

**BRADY OFFIT**

**847-313-8036**

**BRADY@SEGOVIAPARTNERS.COM**