

FOR SALE

Multi-Tenant Retail Center: Value-Add Opportunity
Arlington Heights, IL 60004 (Chicago MSA)



RETAIL PROPERTY FOR SALE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Frontline Real Estate Partners, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Frontline Real Estate Partners, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Frontline Real Estate Partners, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Frontline Real Estate Partners, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Frontline Real Estate Partners, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Frontline Real Estate Partners, LLC in compliance with all applicable fair housing and equal opportunity laws.

CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	8
FINANCIAL ANALYSIS	12
DEMOGRAPHICS	14
ADVISOR BIOS	16

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Andrew Picchietti
Vice President

847.602.2005
apicchietti@frontlinerepartners.com

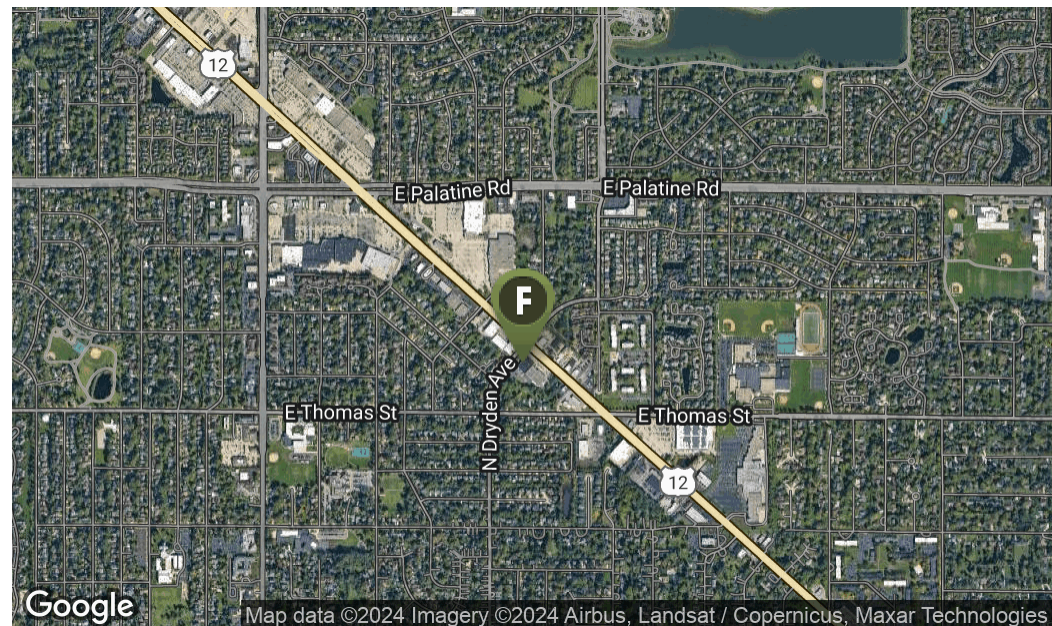
Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

An aerial photograph of a commercial property complex. A yellow outline highlights the main building and its parking lot. A large green number '1' is overlaid on the image. The property includes an AutoZone store, a Crest Furniture store, and a building with a 'Crest Furniture' sign. A road with traffic is visible in the foreground.

1

PROPERTY INFORMATION



Offering Summary

Sale Price:	Negotiable
Building Size:	27,712 SF
Occupancy:	53%
Available SF:	12,982 SF
Lot Size:	1.72 Acres
Year Built:	1996
Zoning:	B-2: General Business District
Market:	Arlington Heights
Traffic Count:	Approx. 26,700 VPD

Property Overview

1213-1221 E Rand Road is a multi-tenant retail center located along the southwest side of Rand Road in Arlington Heights, Illinois (Chicago MSA). The Property was constructed in 1996 and totals 27,712 square feet across three (3) units. The center is 53% occupied with tenants AutoZone and Crest Furniture, providing potential buyers an opportunity to add value through lease-up. AutoZone occupies 8,125 square feet and is on a NNN lease with term through September 2033. The Property features a large on-site parking lot totaling over 80 spaces and dual-sided monument signage along Rand Road featuring visibility and exposure to approx. 26,700 VPD. The center is conveniently located two (2) miles east of Illinois Route 53 and five (5) miles from both Interstate-90 and Interstate-94 and is situated within a dense commercial corridor with neighboring tenants including Jewel-Osco, Tony's Fresh Market, ALDI, Trader Joe's, Target, LA Fitness, Walgreens, Burlington, JoAnn Fabric & Crafts, Ross Dress For Less, Marshalls, Party City, Dollar Tree, Petco, Binny's Beverage Depot, At Home, Floor & Décor, Sherwin Williams, Raising Cane's, and Starbucks, among several others.

Property Highlights

- Anchored by AutoZone who is on a NNN lease with term through September 2033
- 53% leased, providing a value-add opportunity through lease-up or for an owner/user to purchase and occupy the vacancy
- Large on-site parking lot and dual-sided monument signage along Rand Road providing visibility and exposure to approx. 26,700 VPD

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Andrew Picchiatti
Vice President

847.602.2005
apicchiatti@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

RETAIL PROPERTY FOR SALE

PROPERTY DESCRIPTION



Location Description

The Property is located at 1213-1221 E Rand Road in Arlington Heights, Cook County, Illinois. Arlington Heights is a densely populated and affluent suburb with a population of over 127,000 within three (3) miles, along with an average household income of over \$140,000 within one (1) mile. The building is located approximately five (5) miles north of Interstate-90 and five (5) miles west of Interstate-294. Additionally, the center is located approx. two (2) miles east of Illinois Route 53 and 1.5-miles north of the Arlington Heights Metra Station. The Property is situated within a dense commercial surrounded by national tenants including Jewel-Osco, Tony's Fresh Market, ALDI, Trader Joe's, Target, LA Fitness, Walgreens, Burlington, JoAnn Fabric & Crafts, Ross Dress For Less, Marshalls, Party City, Dollar Tree, Petco, Binny's Beverage Depot, Ulta Beauty, At Home, Floor & Décor, Sherwin Williams, Goodwill, Salvation Army, Zen Leaf, Raising Cane's, Starbucks, Dunkin', Subway, and Burger King, among several others.

Property Highlights

- Anchored by AutoZone who is on a NNN lease with term through September 2033
- 53% occupied providing potential buyers an excellent opportunity to add value through lease up or for an owner/user to purchase and occupy the vacancy
- Part of a larger development with co-tenant Goodwill, who occupies 20,000+ SF adjacent to Crest Furniture
- Large on-site parking lot and dual-sided monument signage along Rand Road providing visibility and exposure to approx. 26,700 VPD
- Located in a strong commercial corridor with neighboring tenants including Jewel-Osco, Tony's Fresh Market, ALDI, Trader Joe's, Target, LA Fitness, Walgreens, Burlington, JoAnn Fabric & Crafts, Ross Dress For Less, Marshalls, Party City, Dollar Tree, Petco, Binny's Beverage Depot, Ulta Beauty, At Home, Floor & Décor, Sherwin Williams, Goodwill, Salvation Army, Zen Leaf, Raising Cane's, Starbucks, Dunkin', Subway, and Burger King among others.

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Andrew Picchiatti
Vice President

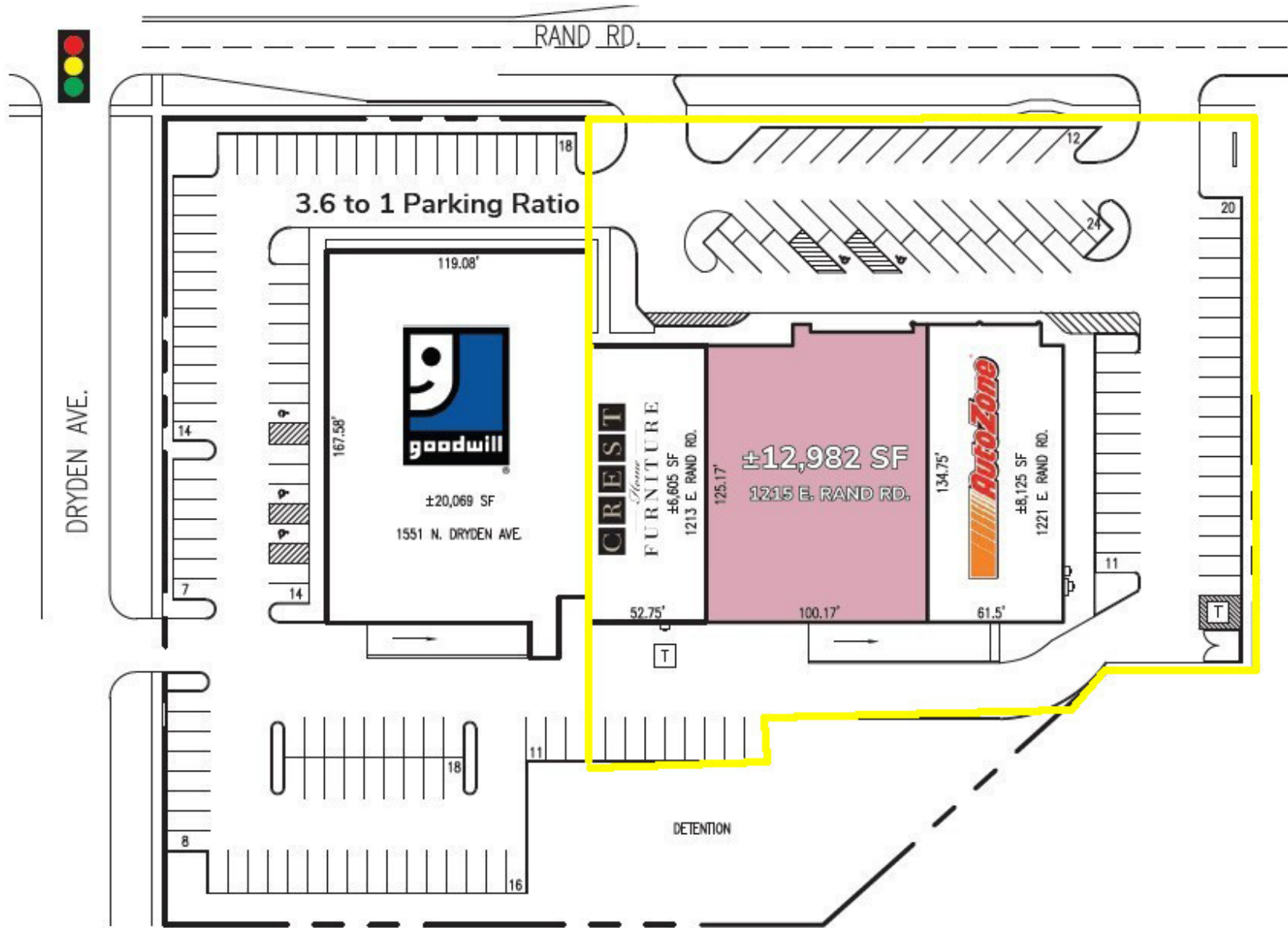
847.602.2005
apicchiatti@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

RETAIL PROPERTY FOR SALE

SITE PLAN



Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Andrew Picchiatti
Vice President
847.602.2005
apicchiatti@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

RETAIL PROPERTY FOR SALE

ADDITIONAL PHOTOS



Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Andrew Picchiatti
Vice President

847.602.2005
apicchiatti@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com



LOCATION INFORMATION

RETAIL PROPERTY FOR SALE

REGIONAL MAP



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Andrew Picchiatti
Vice President

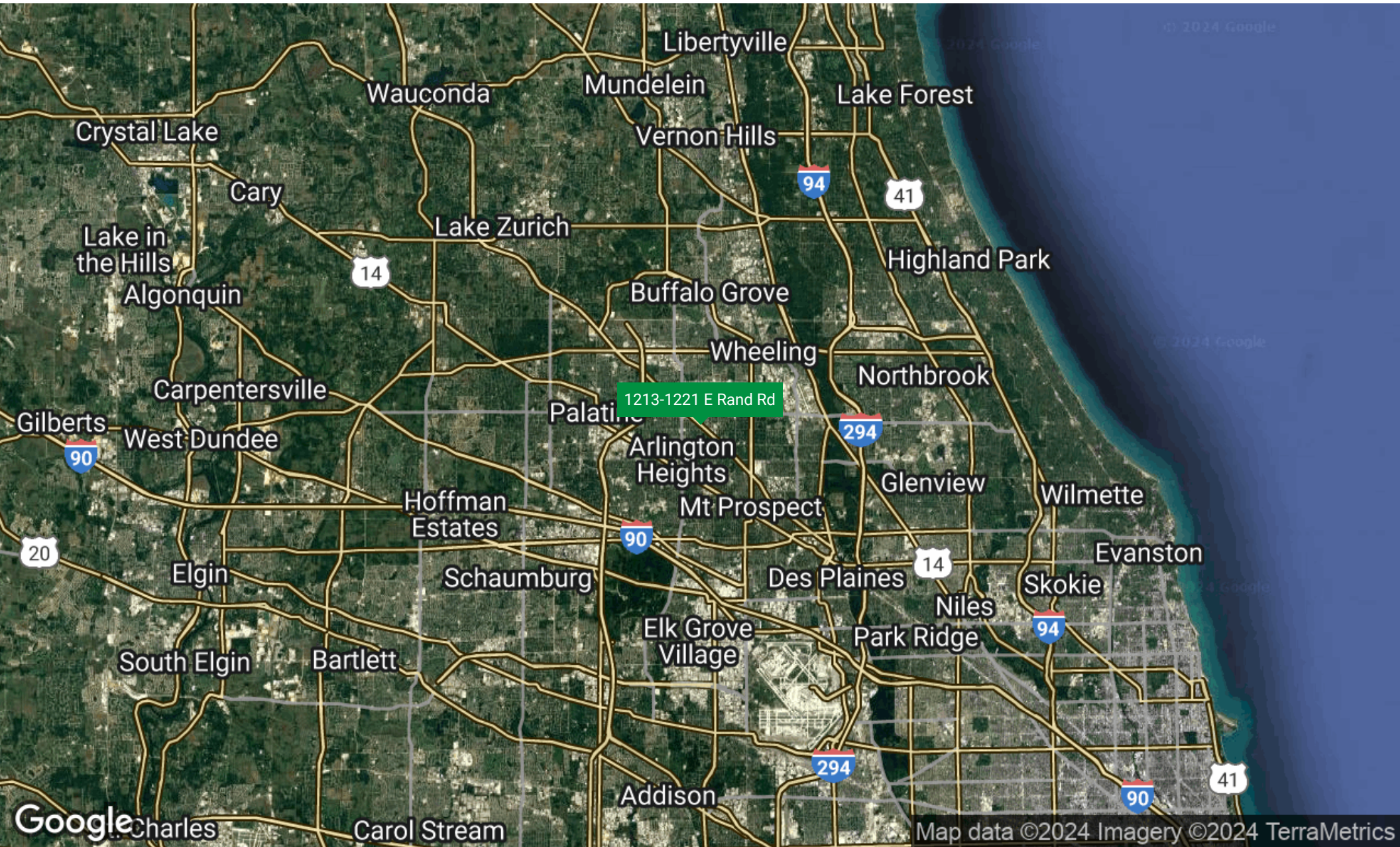
847.602.2005
apicchiatti@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

RETAIL PROPERTY FOR SALE

LOCATION MAP



Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Andrew Picchietti
Vice President
847.602.2005
apicchietti@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com



3

FINANCIAL ANALYSIS

RETAIL PROPERTY FOR SALE

RENT ROLL

Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Annual Rent	Lease Start	Lease End
1213	Crest Furniture	6,605 SF	23.83%	\$11.63	\$76,800	11/27/2019	05/31/2025
1215	Vacant	12,982 SF	46.85%	-	-	-	-
1221	AutoZone	8,125 SF	29.32%	\$10.08	\$81,900	10/01/2008	09/30/2033
Totals		27,712 SF	100%		\$158,700		

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Andrew Picchietti
Vice President

847.602.2005
apicchietti@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com



DEMOGRAPHICS

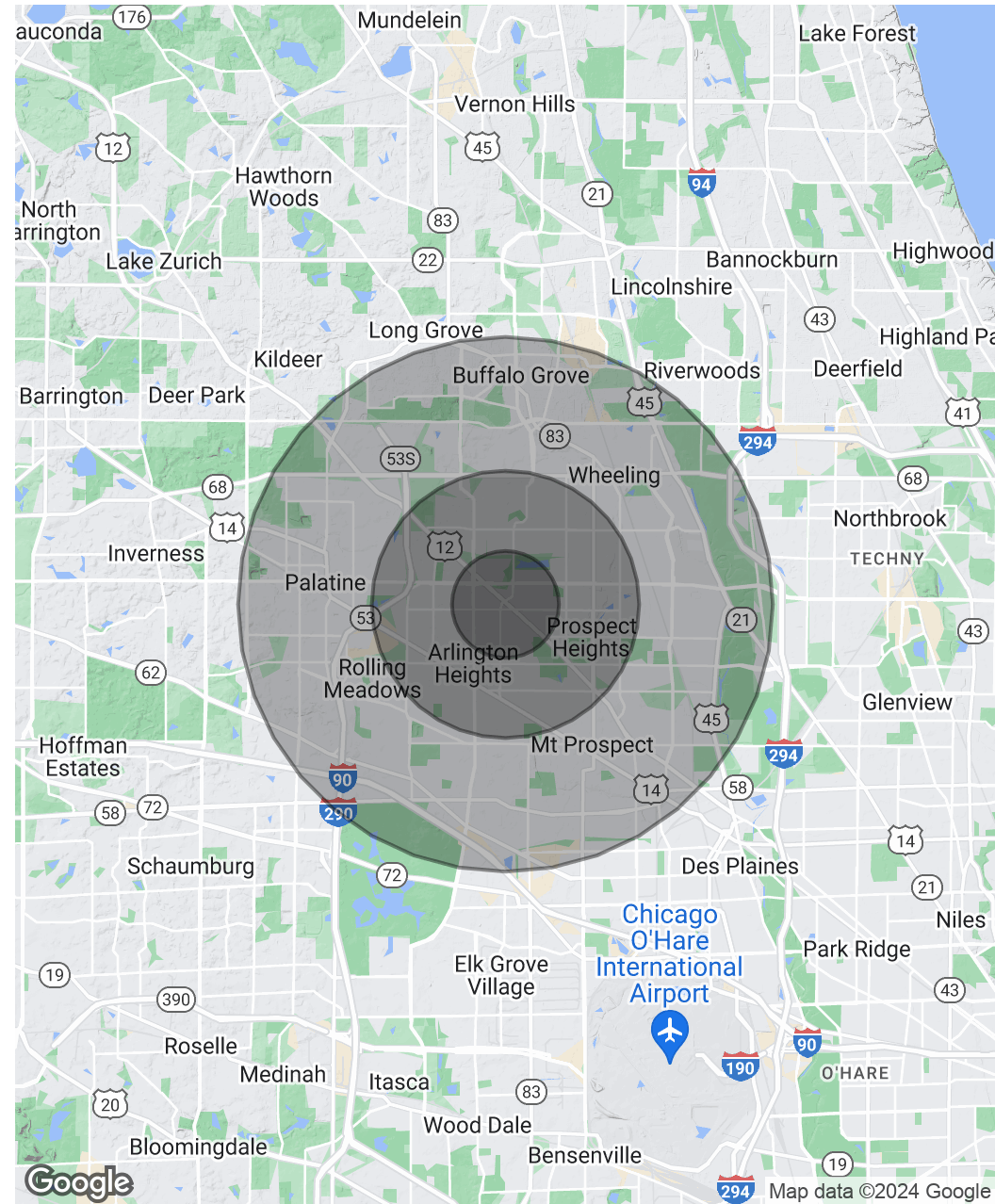
RETAIL PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT

Population	1 Mile	2.5 Miles	5 Miles
Total Population	12,625	89,860	331,988
Average Age	43	44	42
Average Age (Male)	42	42	41
Average Age (Female)	44	45	43

Households & Income	1 Mile	2.5 Miles	5 Miles
Total Households	4,814	35,970	131,850
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$168,397	\$147,320	\$133,753
Average House Value	\$484,197	\$439,647	\$393,976

Demographics data derived from AlphaMap



Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Andrew Picchiatti
Vice President

847.602.2005
apicchiatti@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

An aerial photograph of a commercial strip center. A yellow outline highlights a specific section of the building. A large green number '5' is overlaid on the image. The background shows a road with traffic and a line of trees.

5

ADVISOR BIOS

RETAIL PROPERTY FOR SALE

MEET THE TEAM



Matthew Tarshis

Principal

Direct: 847.780.8063 **Cell:** 847.542.9058
mtarshis@frontlinerepartners.com



Andrew Rubin

Executive Vice President

Direct: 224.628.4005 **Cell:** 224.628.4005
arubin@frontlinerepartners.com

IL #475.156642



Andrew Picchietti

Vice President

Direct: 847.602.2005 **Cell:** 847.602.2005
apicchietti@frontlinerepartners.com

IL #475-181270



Zack Pearlstein

Senior Vice President

Direct: 847.275.6106 **Cell:** 847.275.6106
zpearlstein@frontlinerepartners.com

IL #475168541

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Andrew Picchietti
Vice President

847.602.2005
apicchietti@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Frontline Real Estate Partners, LLC

477 Elm Place, Highland Park, IL 60035

main: 847.780.8065

fax: 847.919.3816

frontlinerepartners.com

1213-1221 E RAND RD

Arlington Heights, IL 60004



Frontline Real Estate Partners

Matthew Tarshis
Principal

O: 847.780.8063
C: 847.542.9058
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

O: 224.628.4005
C: 224.628.4005
arubin@frontlinerepartners.com

Andrew Picchiatti
Vice President

O: 847.602.2005
C: 847.602.2005
apicchiatti@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

O: 847.275.6106
C: 847.275.6106
zpearlstein@frontlinerepartners.com