

MALLARD CROSSING SHOPPING CENTER  
1,200 SFT OPEN RETAIL/OFFICE SPACE

JAMESON.

FOR  
SUBLEASE



1548 NERGE RD,  
ELK GROVE VILLAGE IL

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# EXECUTIVE SUMMARY



## SPACE AVAILABLE

1,200 RSF

## SPACE

OPEN PLAN RETAIL/OFFICE SPACE WITH PRIVATE WASHROOM & KITCHENETTE

## SUBLEASE EXPIRATION

9/30/2027

## AVAILABILITY

IMMEDIATE

## CO-TENANTS

ROSS DRESS FOR LESS  
ALDI  
DOLLAR TREE  
ATI PHYSICAL THERAPY  
GREAT CLIPS  
WALMART

## FOR LEASE

NEGOTIABLE

## PROPERTY DESCRIPTION

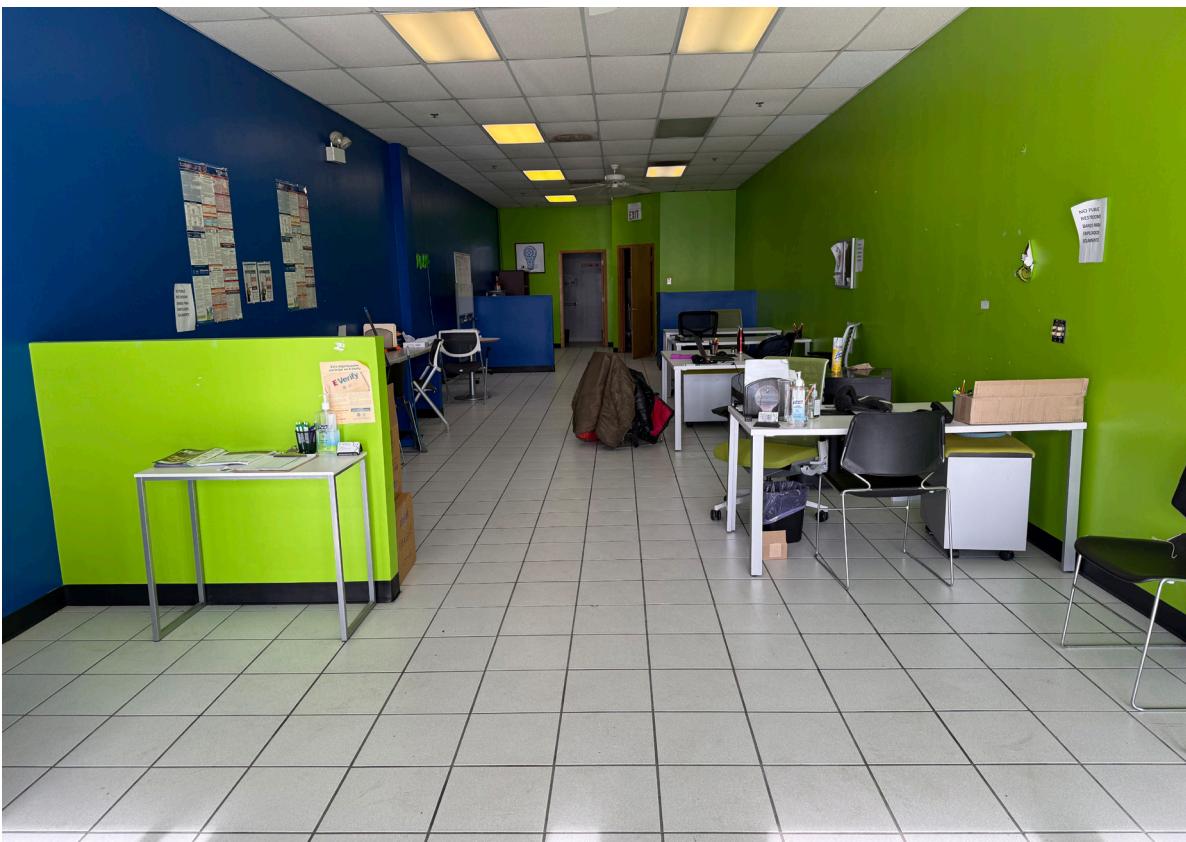
POSITION YOUR BUSINESS WITHIN THE WELL-ESTABLISHED MALLARD CROSSING SHOPPING CENTER AT 1548 NERGE ROAD IN ELK GROVE VILLAGE. THIS 1,200 RSF RETAIL/OFFICE SUBLEASE OPPORTUNITY OFFERS IMMEDIATE AVAILABILITY IN A HIGHLY VISIBLE, NEIGHBORHOOD-SERVING CENTER ANCHORED BY STRONG NATIONAL AND DAILY-NEEDS TENANTS. THE OPEN-PLAN LAYOUT PROVIDES FLEXIBILITY FOR A VARIETY OF RETAIL, MEDICAL, OR OFFICE USERS AND IS COMPLEMENTED BY A PRIVATE RESTROOM AND DEDICATED KITCHENETTE, ALLOWING FOR EFFICIENT AND SELF-CONTAINED OPERATIONS.

THE SPACE BENEFITS FROM EXCELLENT ON-SITE PARKING AND STEADY FOOT TRAFFIC GENERATED BY CO-TENANTS SUCH AS ROSS DRESS FOR LESS, ALDI, DOLLAR TREE, ATI PHYSICAL THERAPY, GREAT CLIPS, AND WALMART. WITH A LEASE TERM IN PLACE THROUGH SEPTEMBER 30, 2027, THIS SUBLEASE PRESENTS AN ATTRACTIVE OPPORTUNITY FOR BUSINESSES SEEKING A TURNKEY LOCATION IN A PROVEN RETAIL CORRIDOR WITH BUILT-IN CUSTOMER DRAW AND CONVENIENT ACCESS FOR BOTH EMPLOYEES AND CLIENTS.

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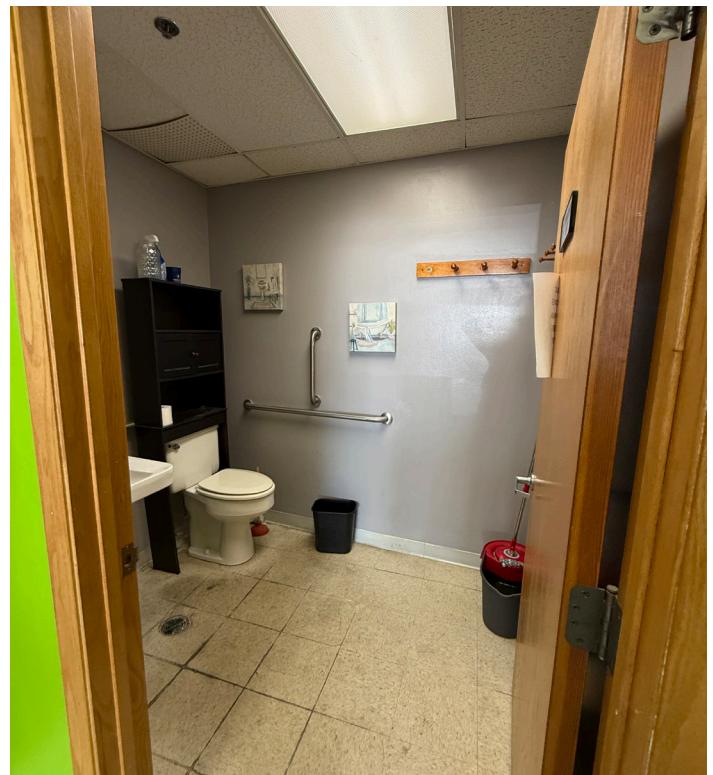
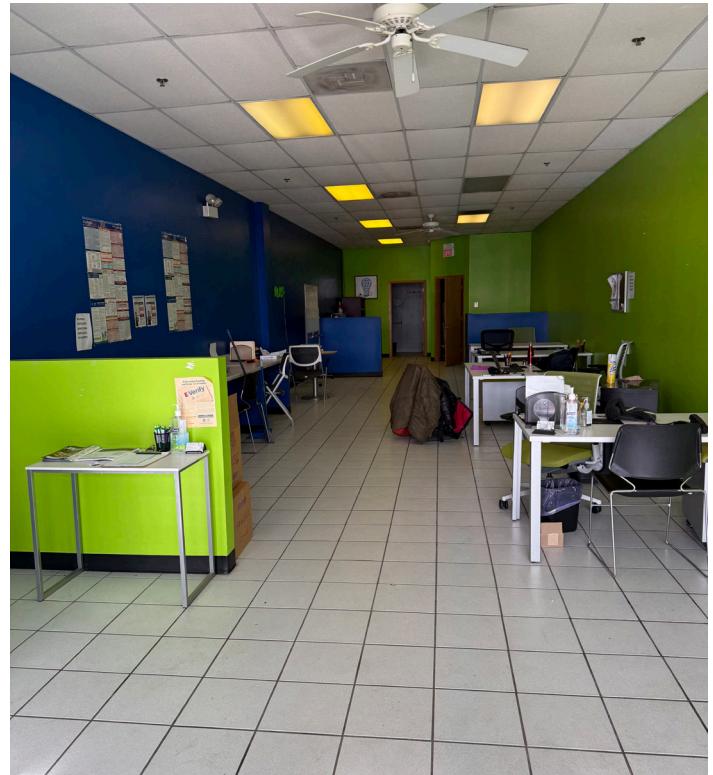
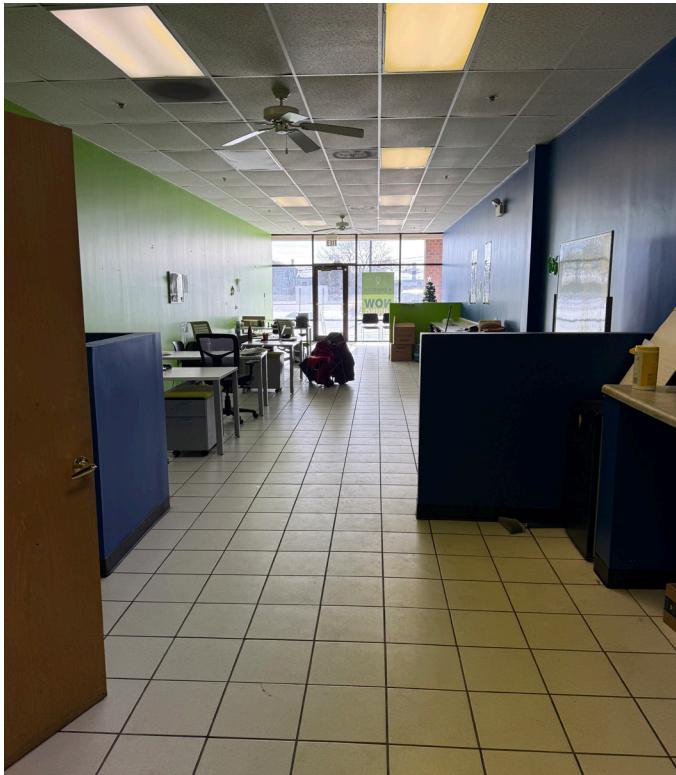
# PHOTOGRAPHY



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# TRANSPORTATION HIGHLIGHTS

COMMUTER RAIL	DRIVE	DISTANCE
Medinah Metra Station (MD-W Milwaukee District West Line)	5 min	2.0
Roselle Metra Station (MD-W Milwaukee District West Line)	7 min	2.6 mi

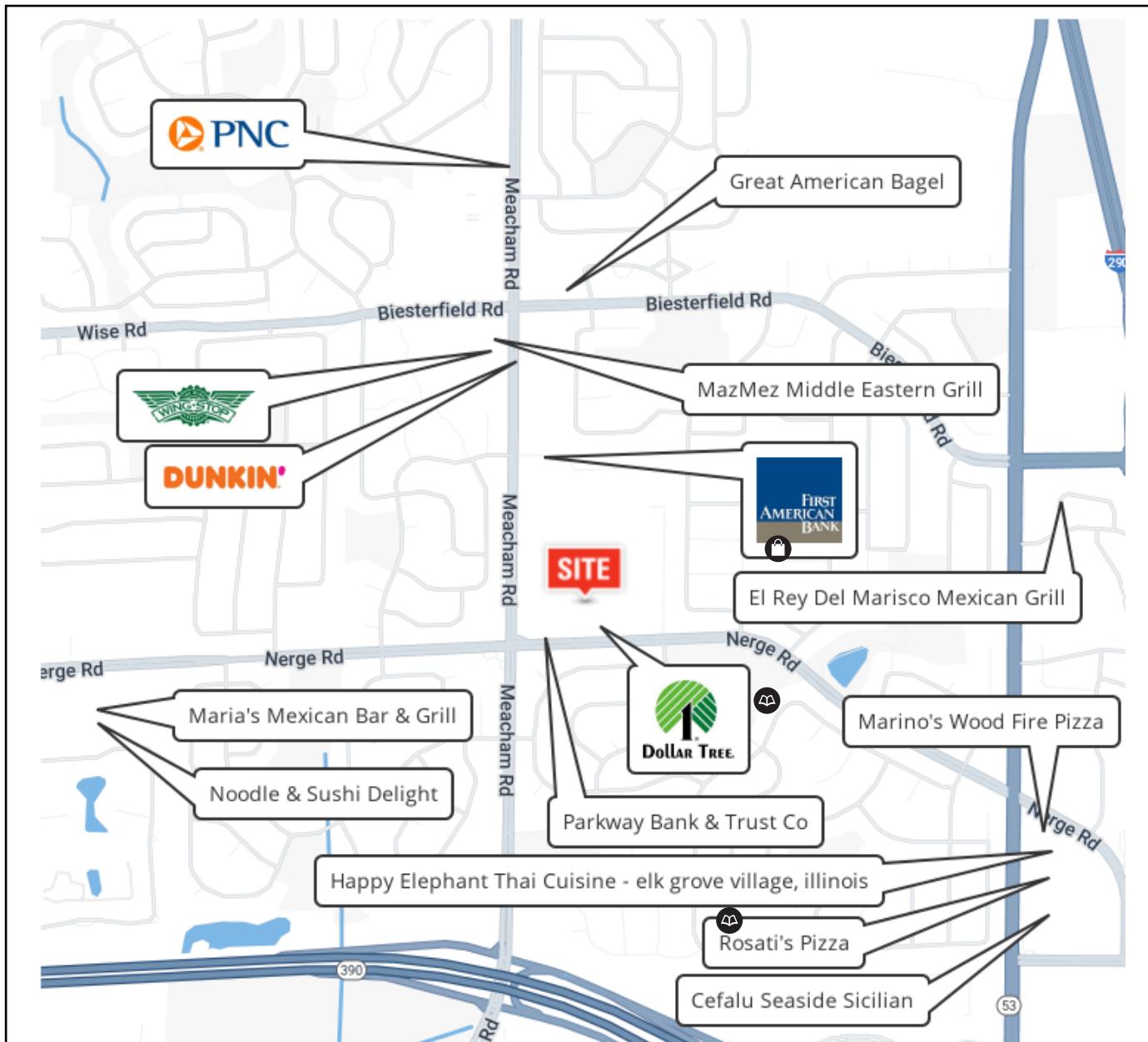
  

AIRPORT	DRIVE	DISTANCE
Chicago O'Hare International Airport	23 min	7 mi
Chicago Midway International Airport	38 min	26 mi



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# POINTS OF INTEREST

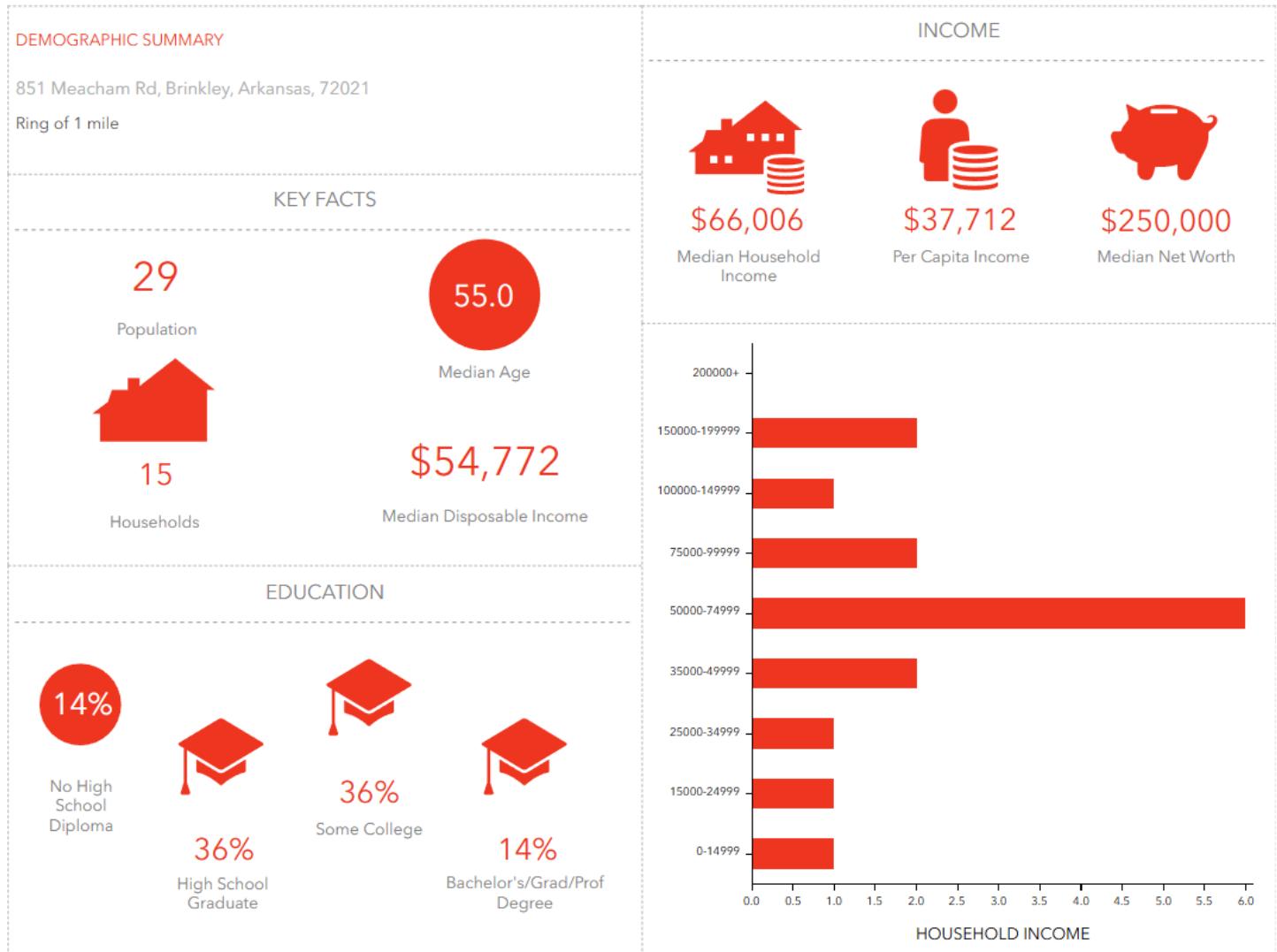


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# DEMOGRAPHIC INSIGHTS

## 851-933 MEACHAM RD

### ELK GROVE VILLAGE



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