

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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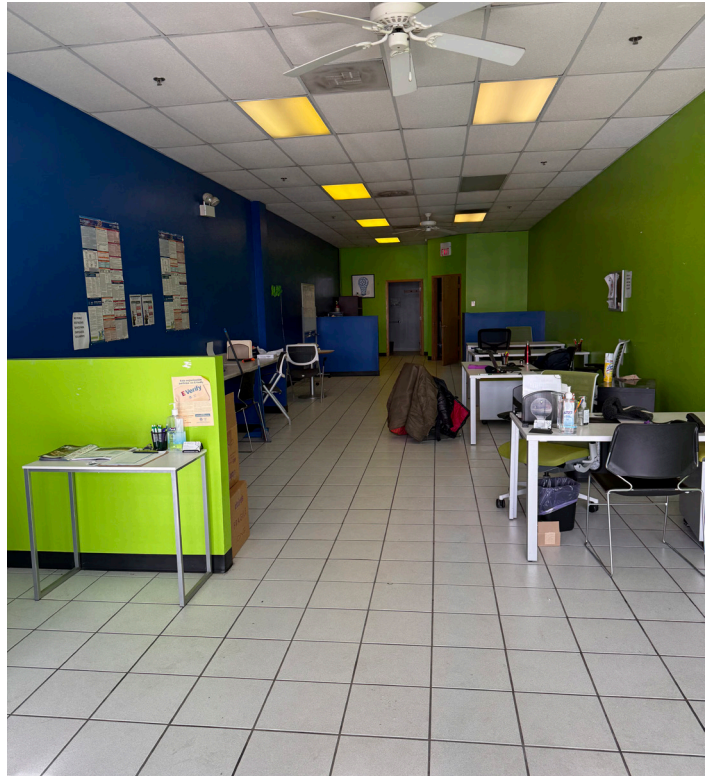
PHOTOGRAPHY



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PHOTOGRAPHY



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TRANSPORTATION HIGHLIGHTS

COMMUTER RAIL

Medinah Metra Station
(MD-W Milwaukee District West Line)

DRIVE

5 min

DISTANCE

2.0

Roselle Metra Station
(MD-W Milwaukee District West Line)

7 min

2.6 mi

AIRPORT

Chicago O'Hare International Airport

DRIVE

23 min

DISTANCE

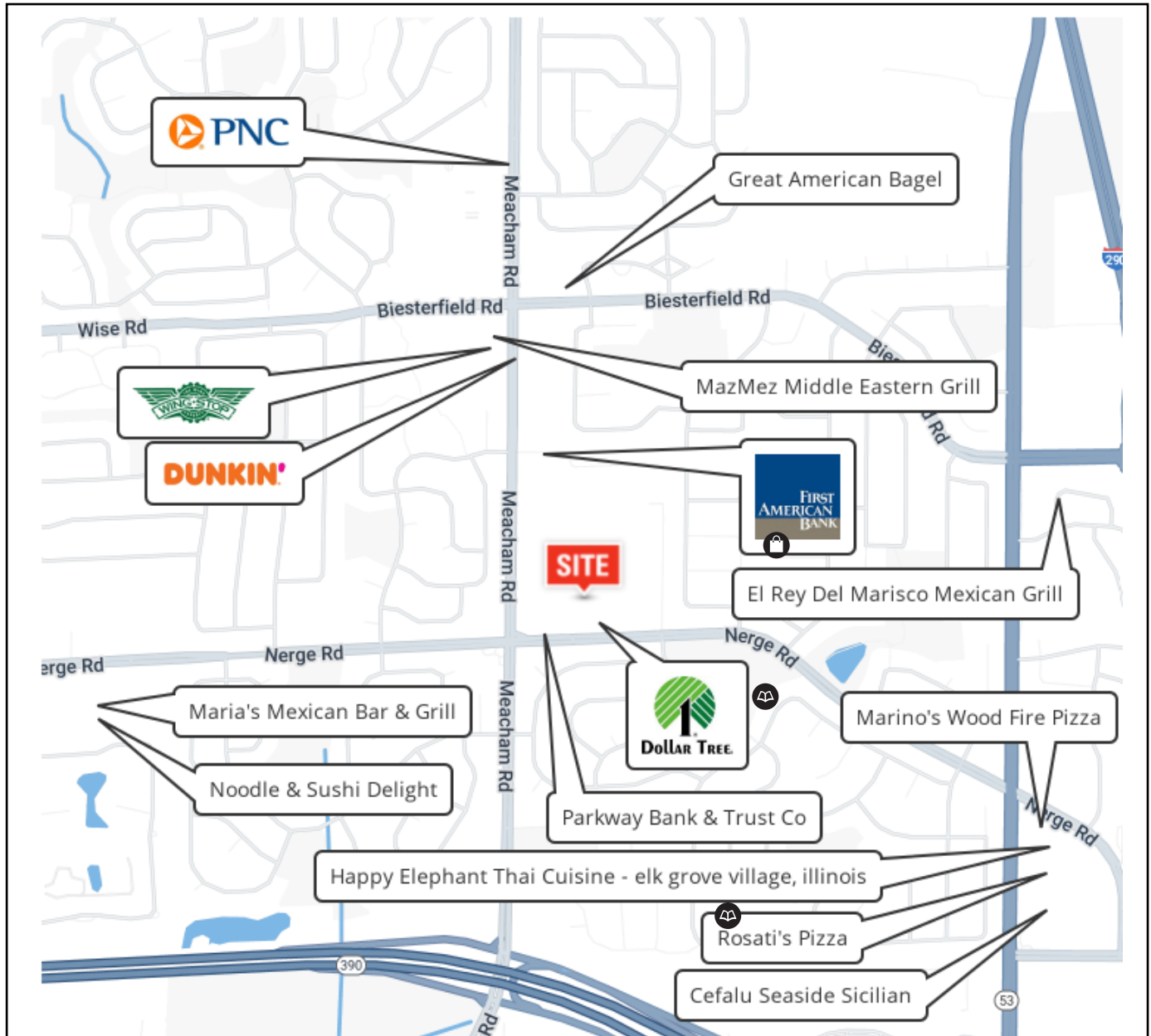
7 mi

Chicago Midway International Airport

38 min

26 mi

POINTS OF INTEREST



DEMOGRAPHIC INSIGHTS

851-933 MEACHAM RD

ELK GROVE VILLAGE

DEMOGRAPHIC SUMMARY

851 Meacham Rd, Brinkley, Arkansas, 72021

Ring of 1 mile

KEY FACTS

29

Population



15

Households

55.0

Median Age

\$54,772

Median Disposable Income

EDUCATION

14%

No High School Diploma



36%

High School Graduate



36%

Some College



14%

Bachelor's/Grad/Prof Degree

INCOME



\$66,006

Median Household Income



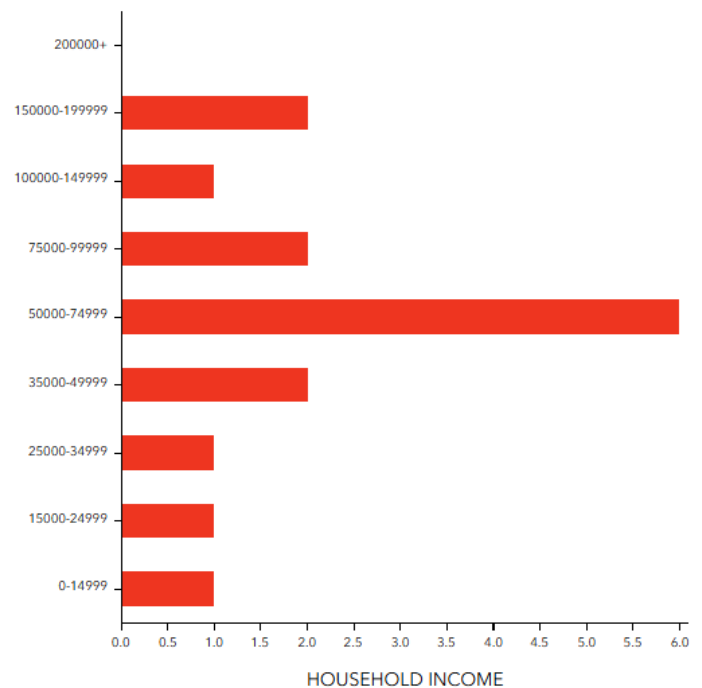
\$37,712

Per Capita Income



\$250,000

Median Net Worth



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