

JAMESON.

1832

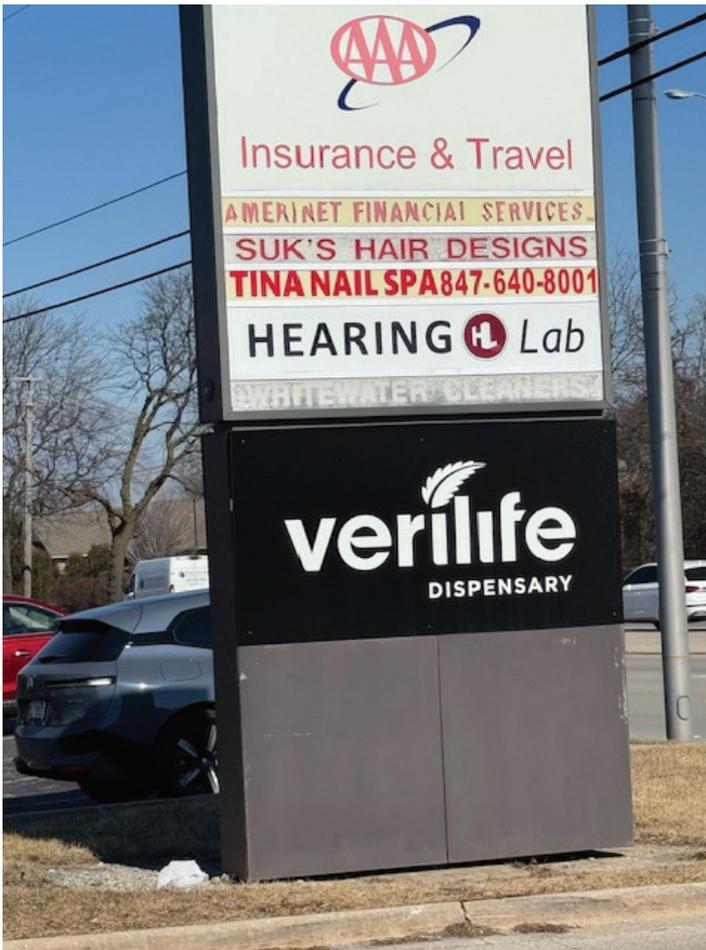
S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

FOR LEASE

BARRY KADISH
COMMERCIAL REAL ESTATE SPECIALIST
312.502.5297
BKADISH@JAMESON.COM



EXECUTIVE SUMMARY



BUILDING SIZE

15,000 SF

UNIT SIZE

1,690 SF

ANCHORED BY

JEWEL-OSCO

SPACE AVAILABLE

3 PRIVATE OFFICES &
RECEPTION AREA

PARCEL

08-09-400-062-0000

LEASE PRICE

\$30 NNN + \$5.50 CAM
(TAX & OPERATING EXPENSE)

PROPERTY DESCRIPTION

STEP INTO THIS EXCEPTIONAL RETAIL SPACE/OFFICE, FEATURING THREE PRIVATE OFFICES, A RECEPTION AREA, AND A HANDICAP-ACCESSIBLE WASHROOM. THE PROPERTY'S STANDOUT FEATURES INCLUDE MONUMENT SIGNAGE WITH THE TOP BIGGEST SLOT AVAILABLE, OFFERING UNPARALLELED VISIBILITY AND BRANDING OPPORTUNITIES. THERE IS A NON-COMPETE CLAUSE RESTRICTING GROCERY STORES AND PHARMACIES. ANCHORED BY JEWEL-OSCO. THIS SOUGHT-AFTER LOCATION OFFERS A MINIMUM 5-YEAR LEASE, PROVIDING LONG-TERM STABILITY AND GROWTH POTENTIAL. EMBRACE THE ADVANTAGES OF THIS PRIME SPACE, STRATEGICALLY POSITIONED TO ELEVATE YOUR BUSINESS PRESENCE AND ATTRACT A STEADY FLOW OF PATRONS AND CLIENTS.

EXTERIOR PHOTOS

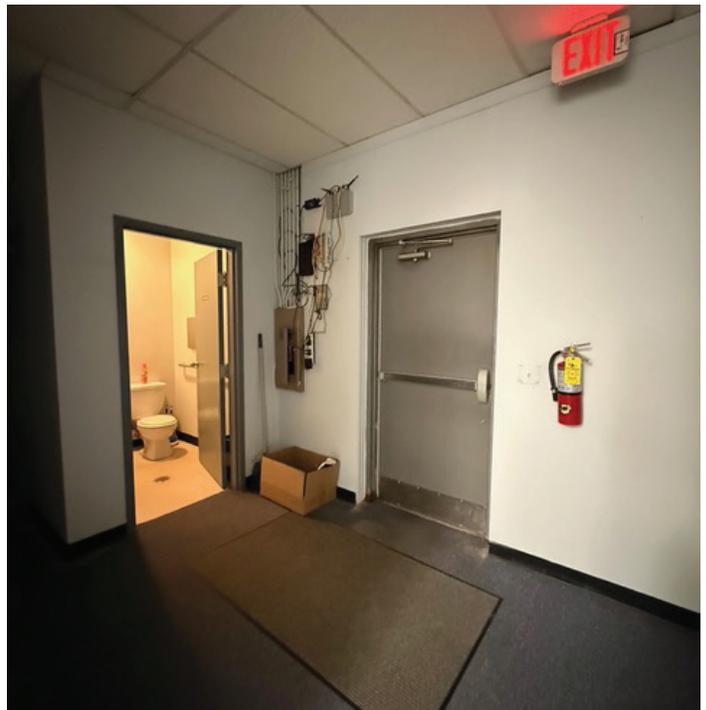
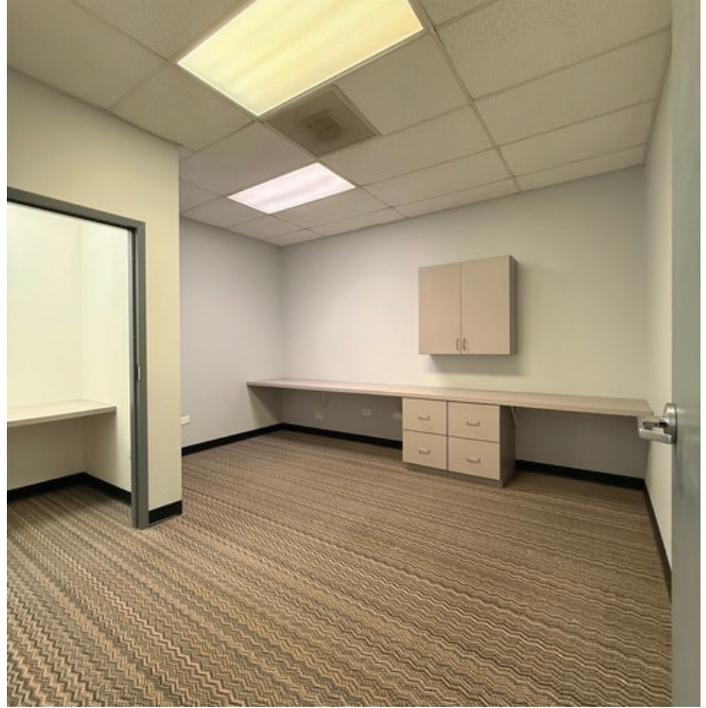
1832 S. ARLINGTON HEIGHTS RD.

ARLINGTON HEIGHTS, IL 60005



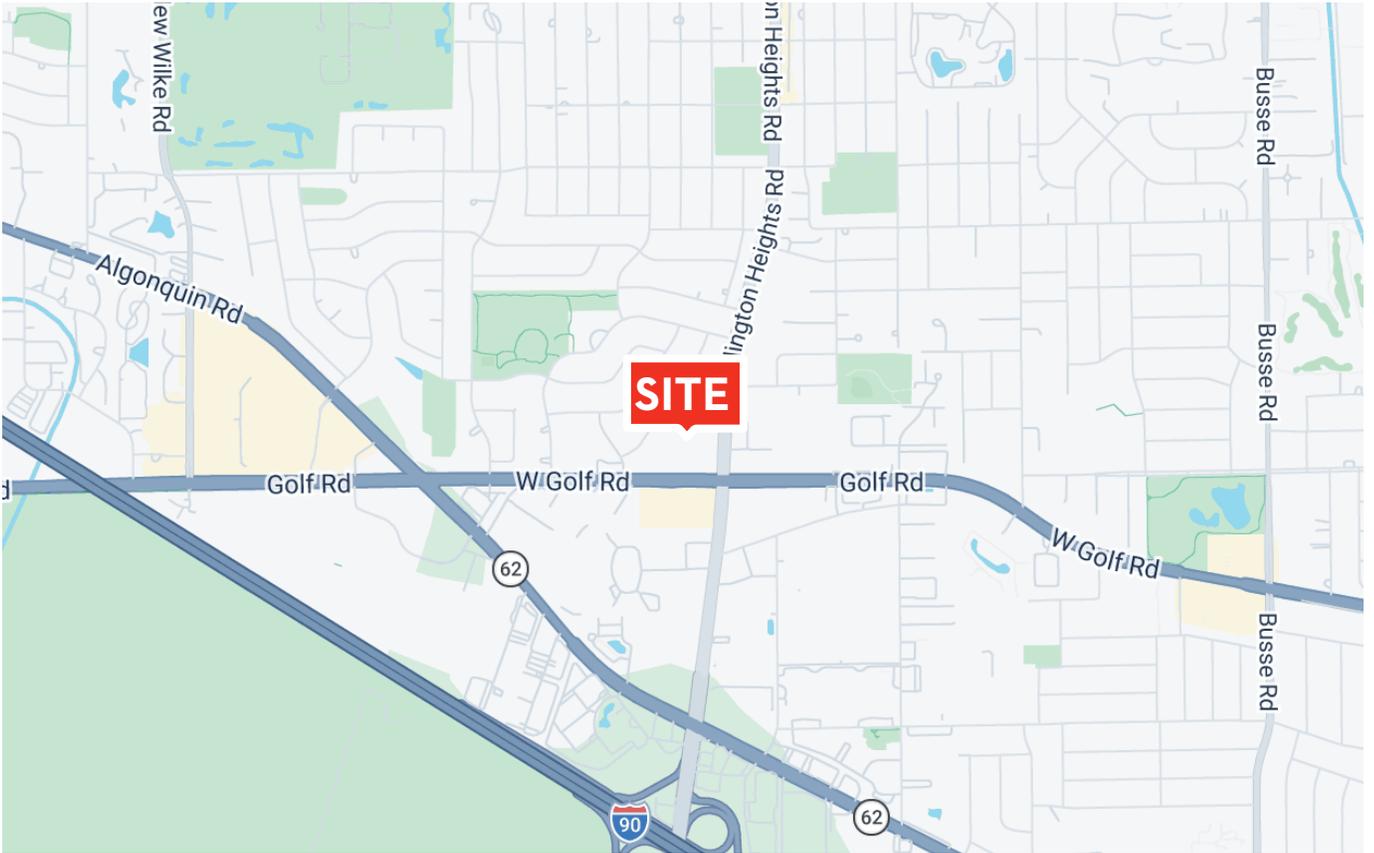
INTERIOR PHOTOS

1832 S. ARLINGTON HEIGHTS RD.
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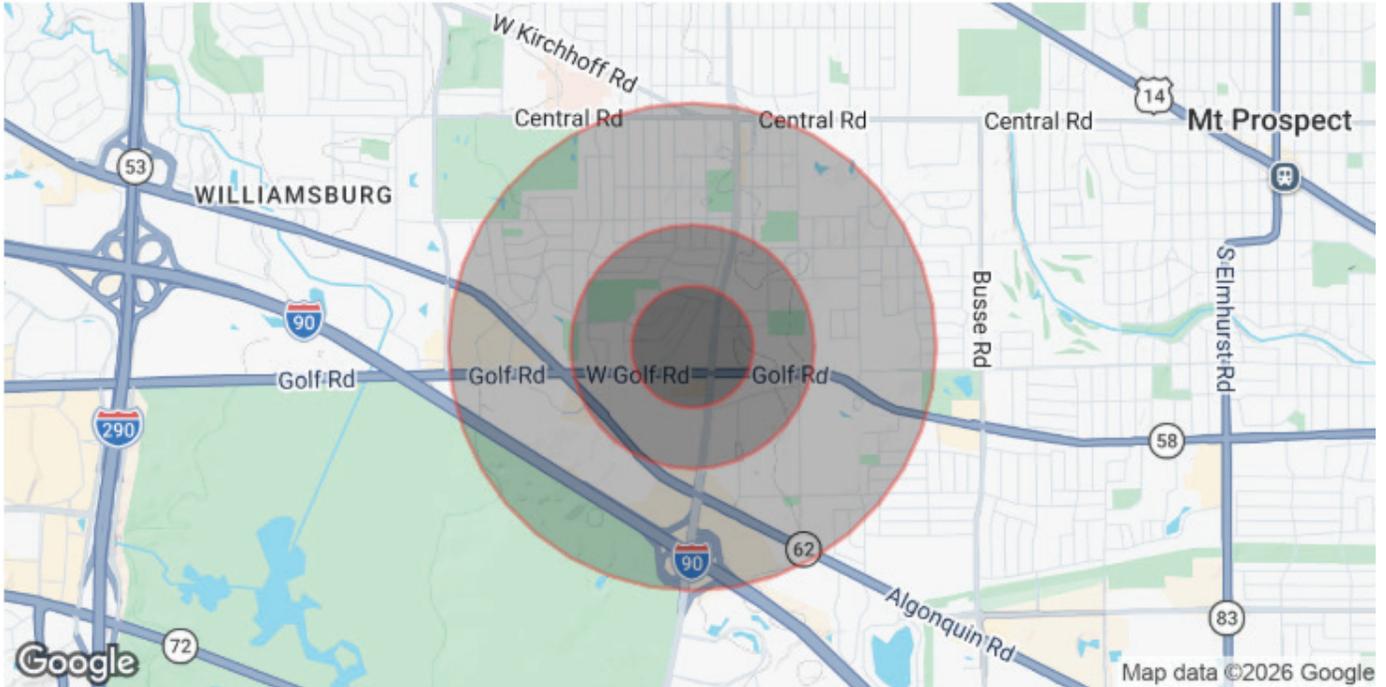


AERIAL

1832 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60005



DEMOGRAPHIC MAP & DATA
 1832 S. ARLINGTON HEIGHTS RD.
 ARLINGTON HEIGHTS, IL 60005



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,119	4,469	13,191
Average Age	37.7	37.3	42.7
Average Age (Male)	38.9	38.0	42.5
Average Age (Female)	34.0	35.2	42.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	453	1,934	5,881
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$112,371	\$106,213	\$109,287
Average House Value	\$395,998	\$398,707	\$389,570

2023 American Community Survey (ACS)

DEMOGRAPHICS

1832 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60005

DEMOGRAPHIC SUMMARY

1832 S Arlington Heights Rd, Arlington Heights, Illinois, 60005
Ring of 1 mile

KEY FACTS

12,617

Population



5,633

Households

43.3

Median Age

\$70,921

Median Disposable Income

EDUCATION

5%

No High School Diploma



23%

High School Graduate



19%

Some College



52%

Bachelor's/Grad/Prof Degree

INCOME



\$88,275

Median Household Income



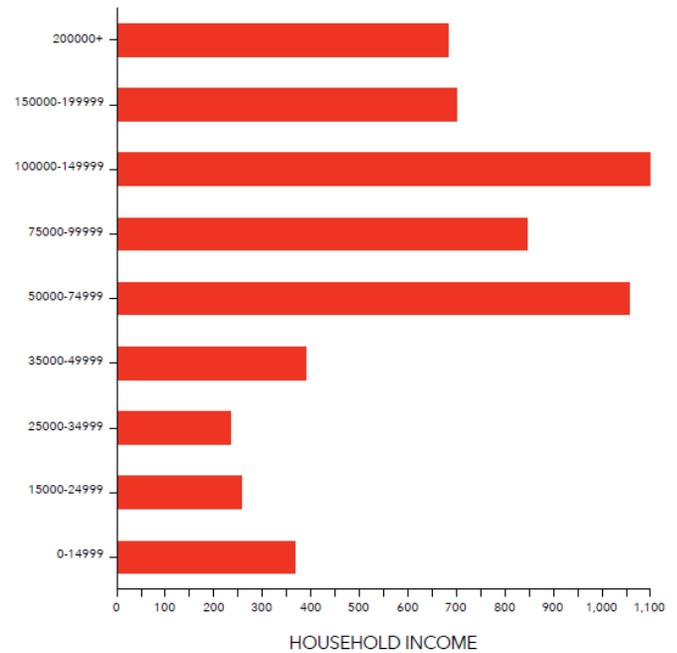
\$50,398

Per Capita Income



\$208,803

Median Net Worth



Source: Esri. The vintage of the data is 2025, 2030.



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