



THE GOGO SHOPPING CENTER

606-660 E. Golf Rd., Arlington Heights, IL 60005

Mark Meskauskas

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**BRIAN
PROPERTIES, INC.**



PROPERTY HIGHLIGHTS

- High Traffic Location: Stoplight intersection with Golf Rd. seeing an average of 33,295+ cars per day
- LED parking lot poles & canopy lights provide excellent visibility for drivers and pedestrians
- Ample Parking: There are 4.5 parking spaces per 1,000 SF available
- HVAC is maintained by the landlord, saving you time and hassle
- Garbage collection is included in CAM

PROPERTY DESCRIPTION

The GoGo shopping center is an established retail destination in the Arlington Heights, IL community. The retail spaces available for lease are suitable for a variety of businesses, and the GoGo shopping center provides tenants with a high-quality environment in which to operate. The shopping center is well-maintained and offers ample parking for customers. In addition, the location is highly visible and easily accessible, making it ideal for businesses looking to attract new customers.

LOCATION DESCRIPTION

The GoGo shopping center is an outstanding retail opportunity located in the high-traffic northwest suburb of Arlington Heights. The property is situated at a premium intersection, with Golf Rd. and Goebbert Rd. providing excellent visibility and access. The shopping center benefits from close proximity to Interstate 90, as well as being just 2.8 miles from downtown Arlington Heights. This village is a highly desirable northwest suburb, with a population of approximately 75,525.

OFFERING SUMMARY

Building Size:	33,670 SF
Available SF:	1,050 SF
Rental Rate:	\$15.00 SF/yr (NNN)
CAM:	\$4.25 / SF
Real Estate Taxes:	\$6.75 / SF
Traffic Count:	33,295
Parking Ratio:	4.5 per 1,000
Zoning:	B2 - General Business District

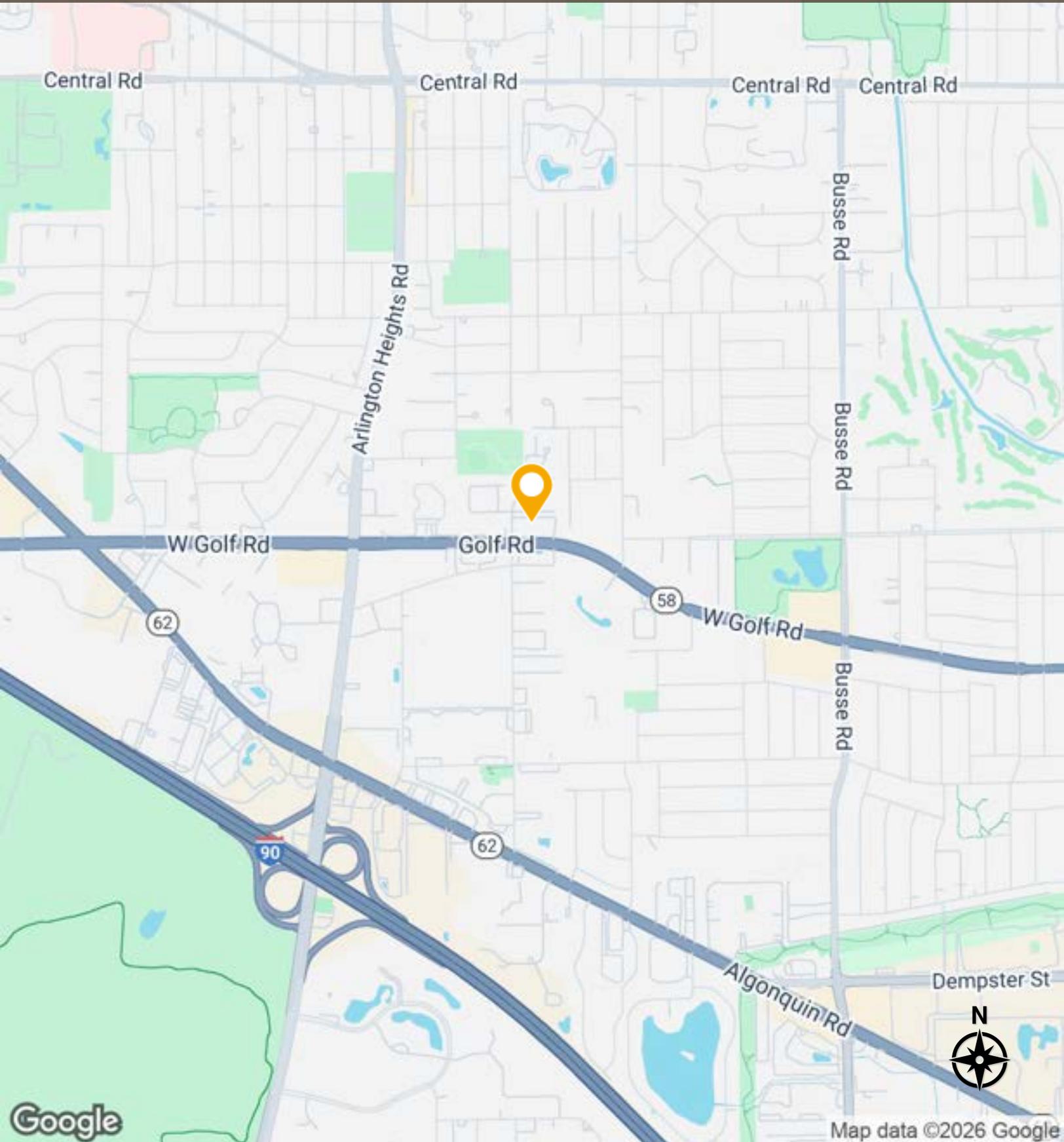




AVAILABLE SPACES

SUITE #	SIZE	LEASE RATE	RE TAXES	CAM	MONTHLY GROSS	LEASE TYPE	VIRTUAL TOUR
■ 636	1,050 SF	\$15.00 SF/yr	\$6.75 SF/yr	\$4.25 SF/yr	\$2,275	NNN	-

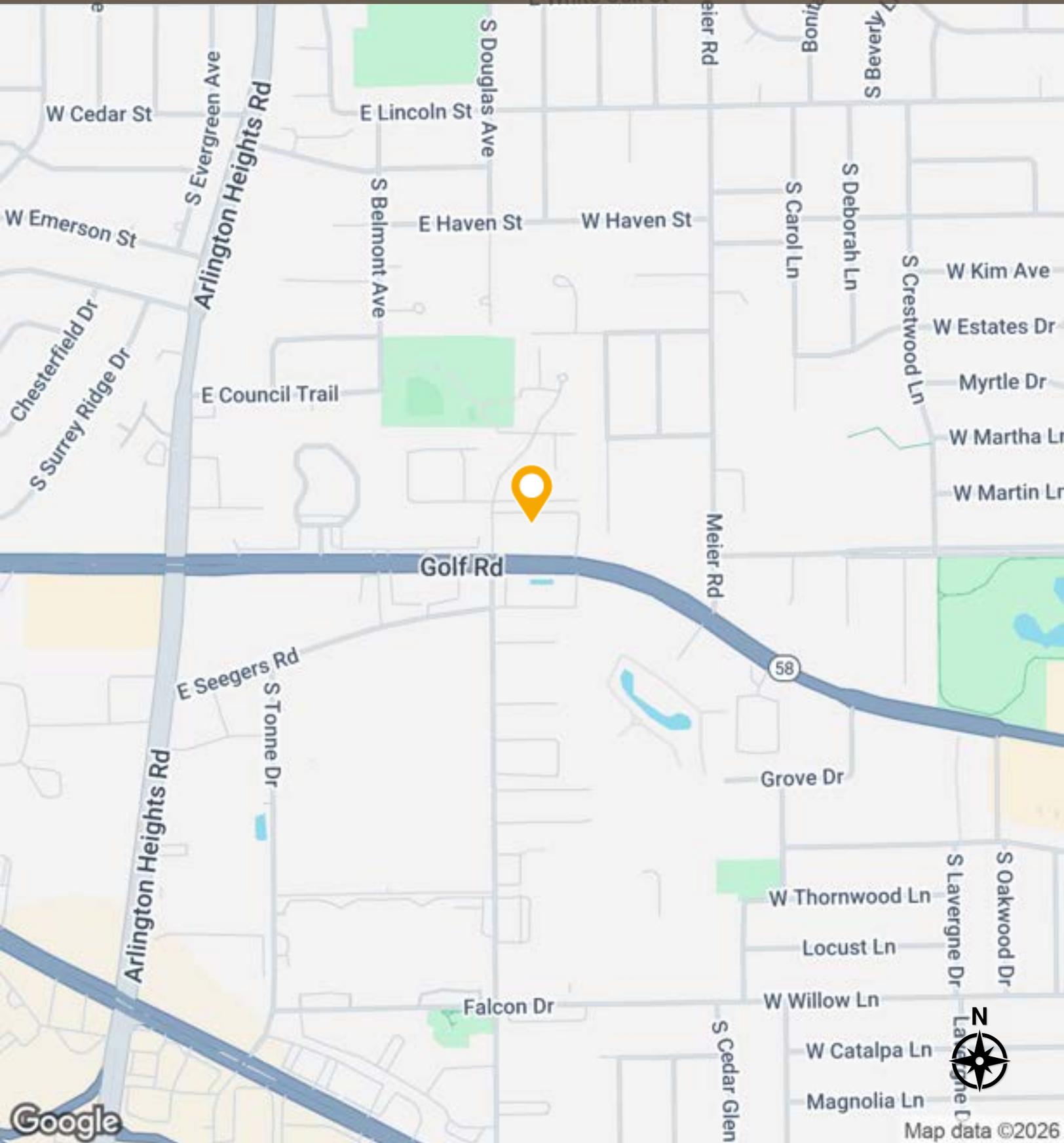




Location Map

For Lease

The GoGo Shopping Center | 606-660 E. Golf Rd. | Arlington Heights, IL | 60005



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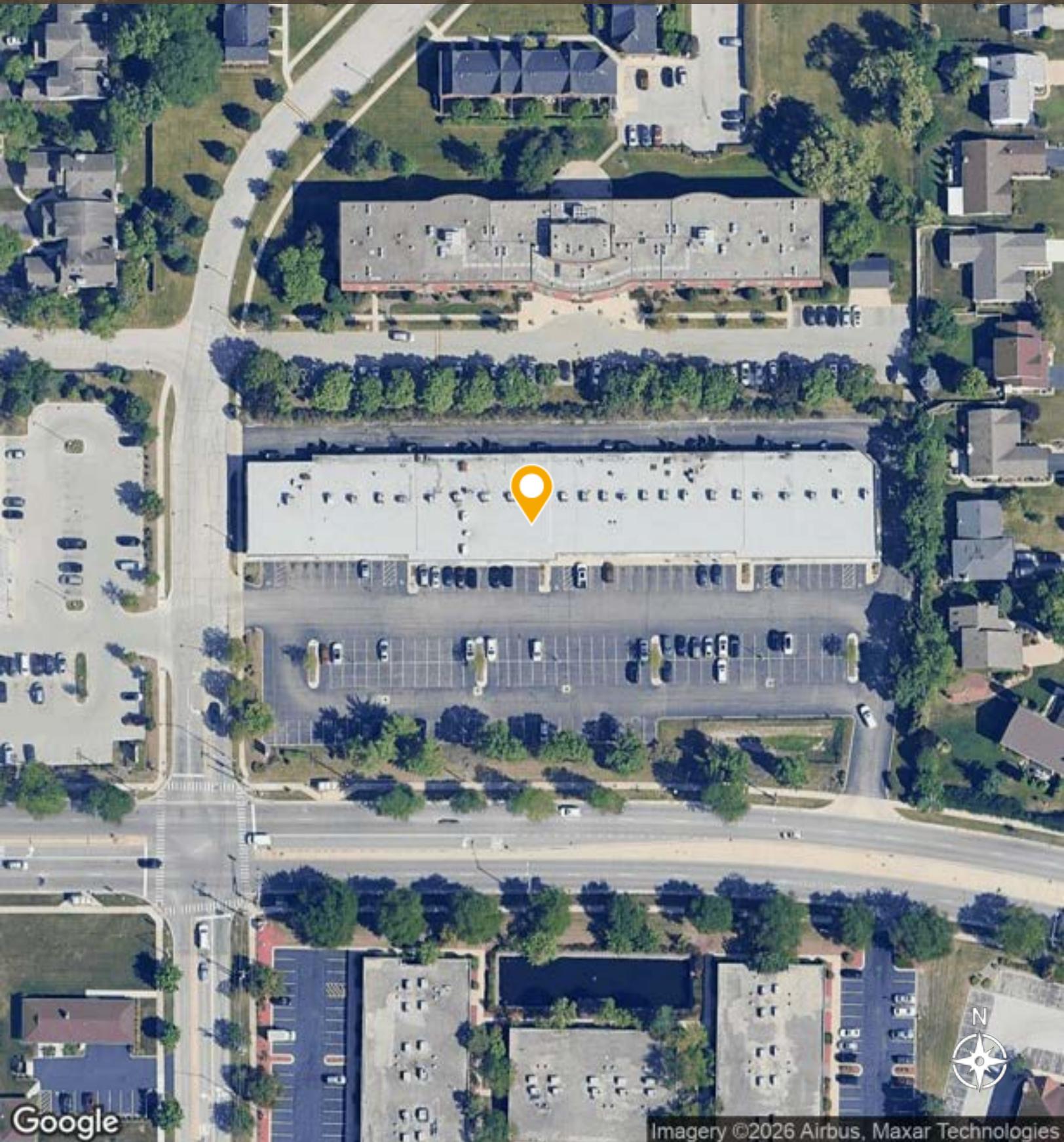


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Aerial Map

For Lease

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Google

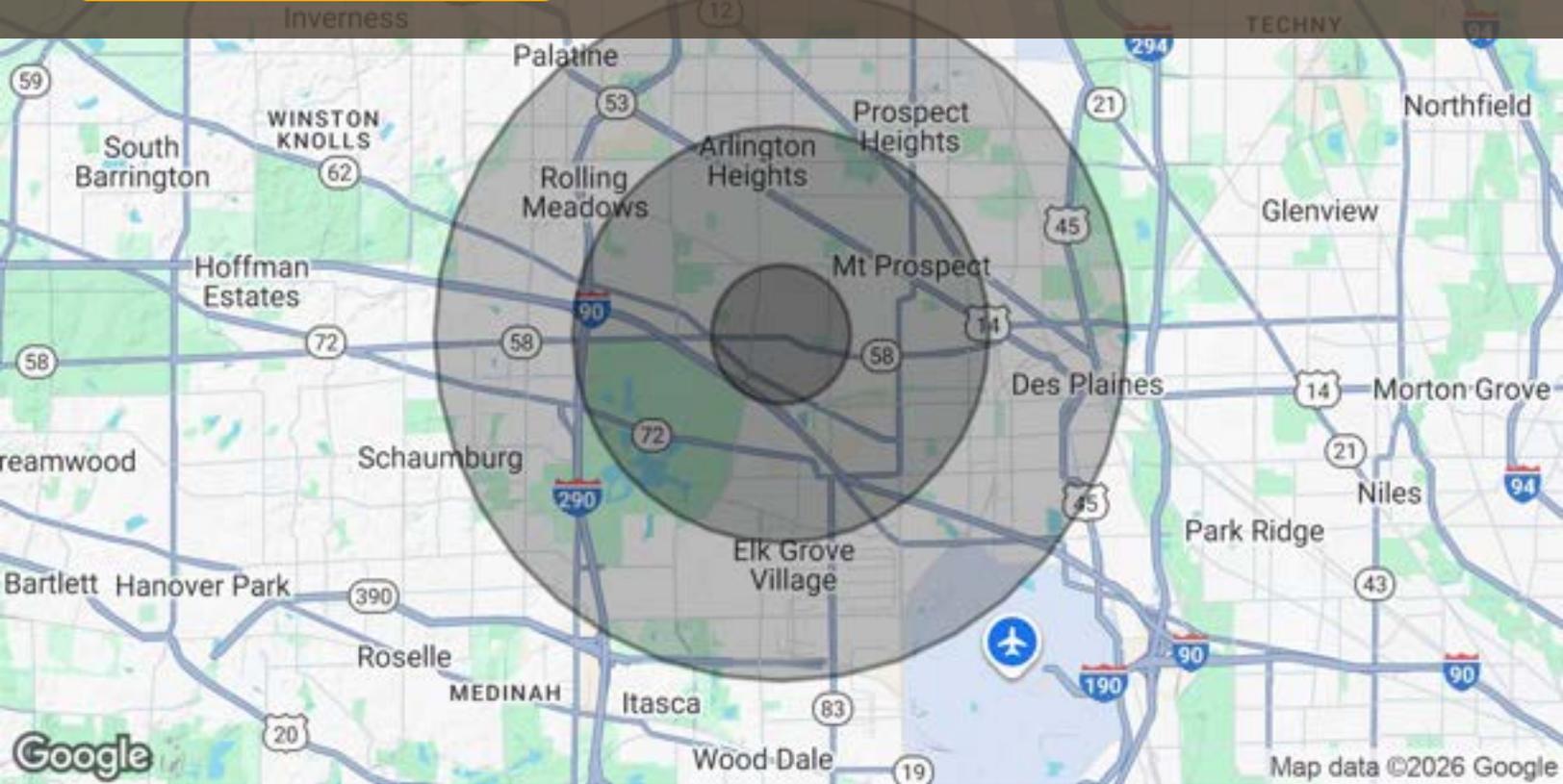
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,060	113,498	262,524
Average Age	40.5	42.1	42.8
Average Age (Male)	38.6	40.5	41.1
Average Age (Female)	41.8	42.8	43.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,475	47,557	110,007
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$83,327	\$98,233	\$102,386
Average House Value	\$240,762	\$273,890	\$286,726

2020 American Community Survey (ACS)





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