

# FOR LEASE | 1531-1711 W. CAMPBELL STREET

## EXECUTIVE SUMMARY



### Offering Summary

Available SF:	1,566 - 5,324 SF
Lease Rate:	Negotiable
NNN's:	\$6.00 SF
Building Size:	193,376 SF
Year Built:	1955
Renovated:	1997
Zoning:	B-2: General Business District
Market:	Northwest Suburbs
Traffic Count:	11,500 VPD

### Property Overview

Opportunity to lease 1,566 - 5,325 SF at the Westgate Shopping Center, located at SEC of Campbell Street and Wilke Road in Arlington Heights, Illinois (Chicago MSA). Westgate Shopping Center is located at a heavily trafficked signalized intersection featuring visibility and exposure to over 11,000 VPD and is part of a densely populated area with ~112,000 residents within a three-mile radius. The center presents an opportunity to join co-tenants Walgreens, Ace Hardware, Fitness 19, and Edward Jones, among others. Additionally, the center features a 236-space parking lot, 600' of frontage along Campbell Road, and monument signage opportunities. The Property is well located less than two (2) miles northeast of the Interstate-90/Interstate-290 Interchange, providing convenient access to Downtown Chicago, O'Hare Airport, and the neighboring northwest suburbs.

### Property Highlights

- Former dentist space recently vacated available at the end cap of the center
- Opportunity to join an established neighborhood center anchored by a best-in-district Walgreens
- Additional national co-tenants include Ace Hardware, Edward Jones, Fitness 19, Northwestern Dental and others
- Adjacent to 124,000 SF Wilke Office Park and within one (1) mile from both the Cook County Municipal District Courthouse and renown Arlington Park Racecourse
- Stabilized center with average tenant occupancy of over 22 years

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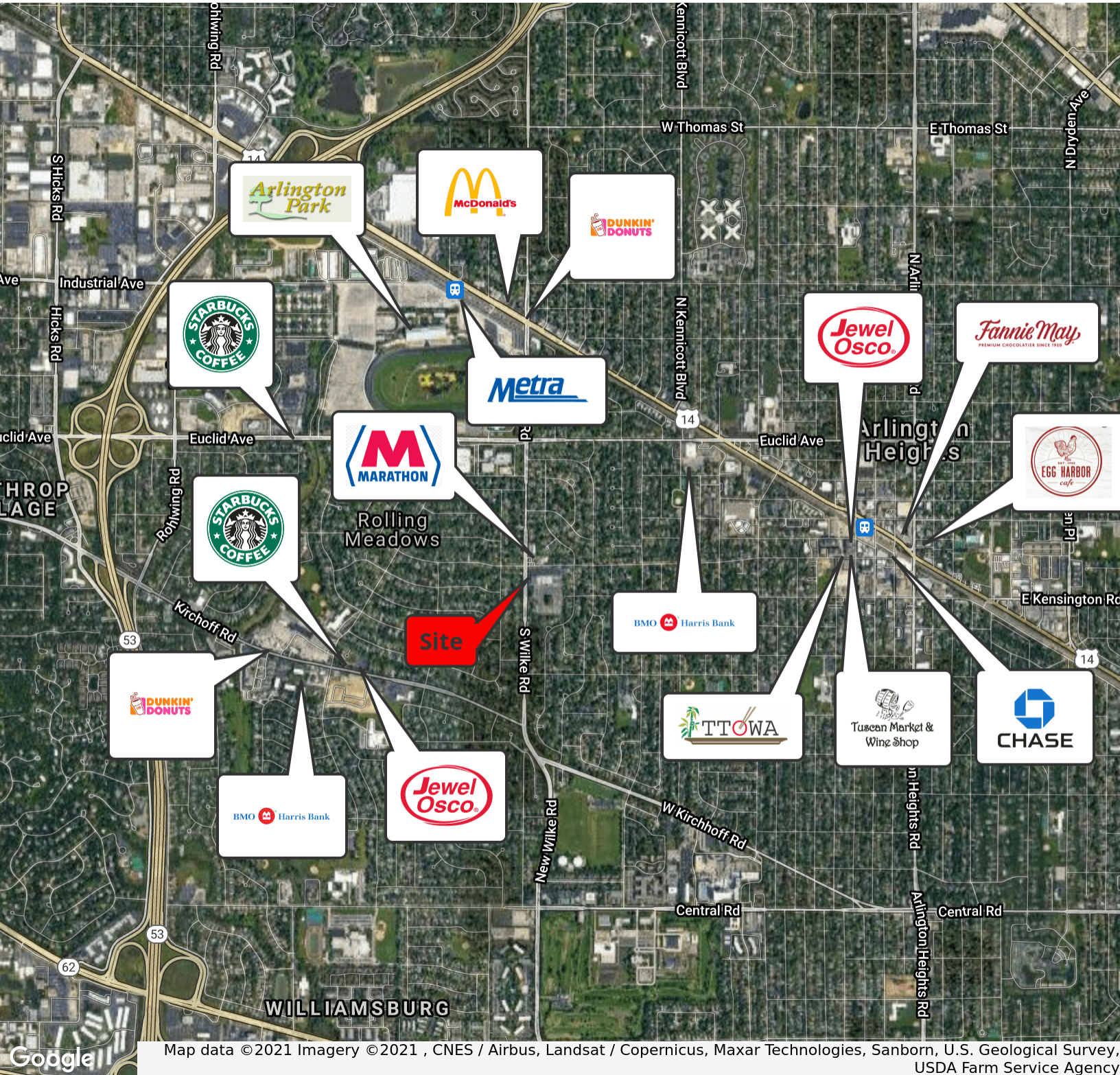
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## RETAILER MAP



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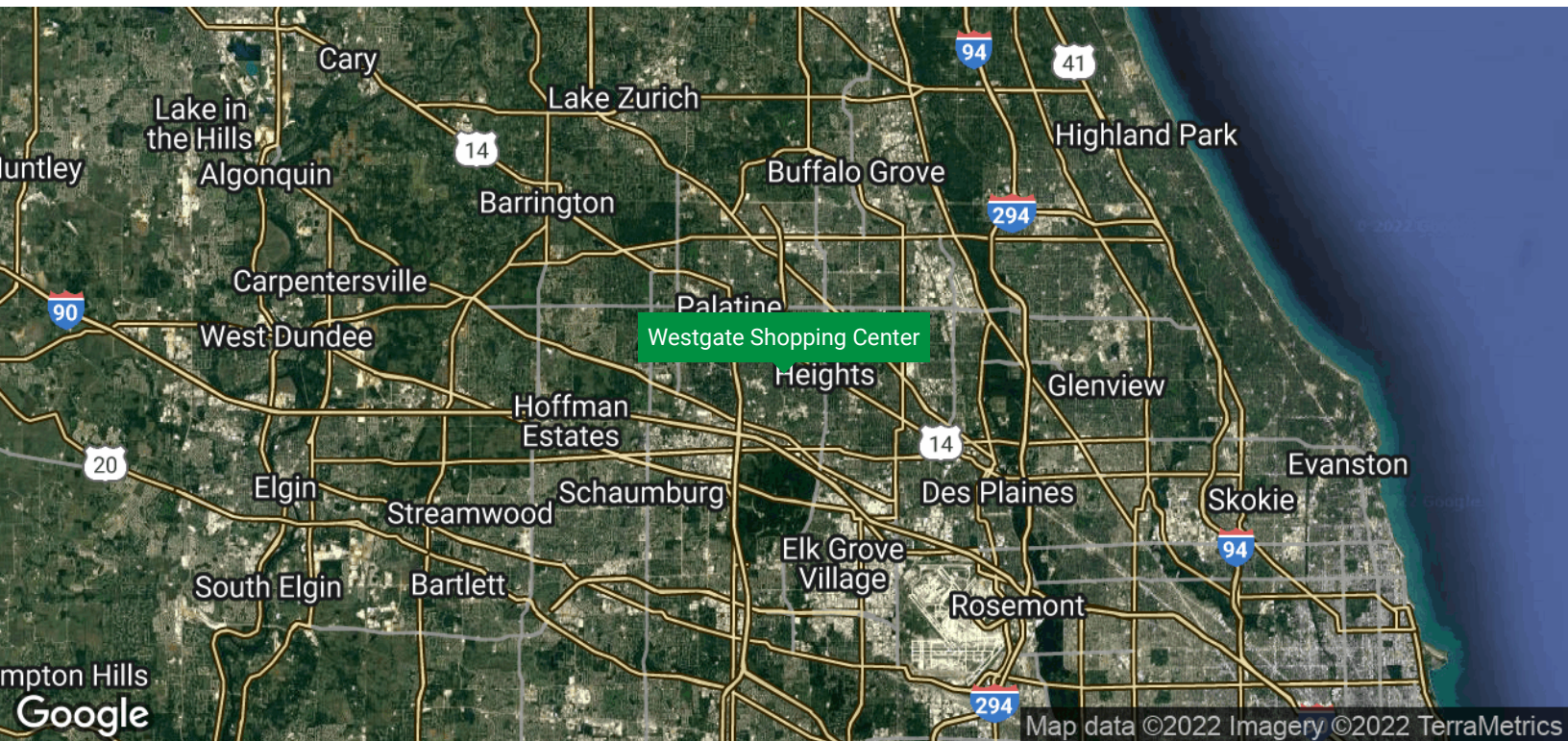
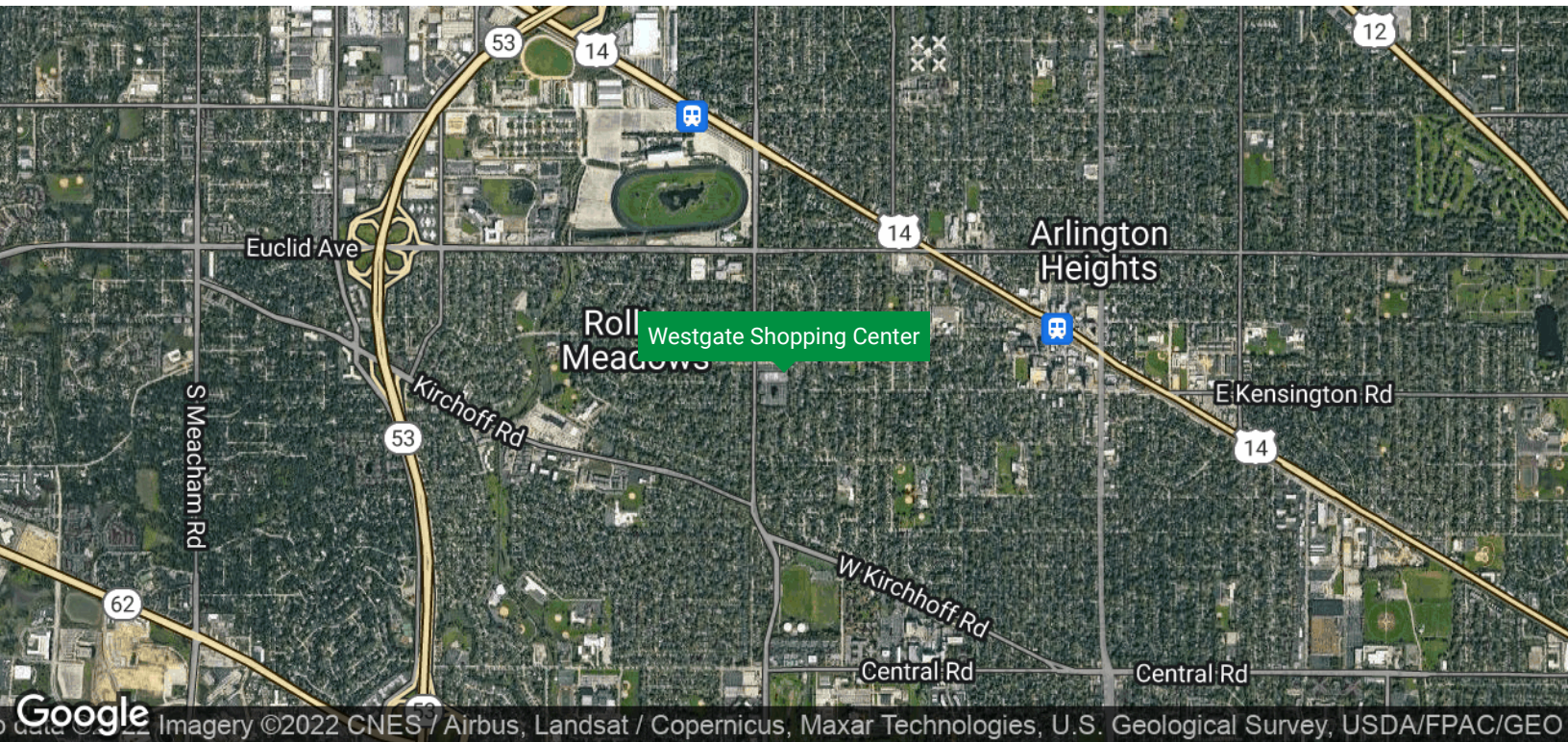
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## LOCATION MAP



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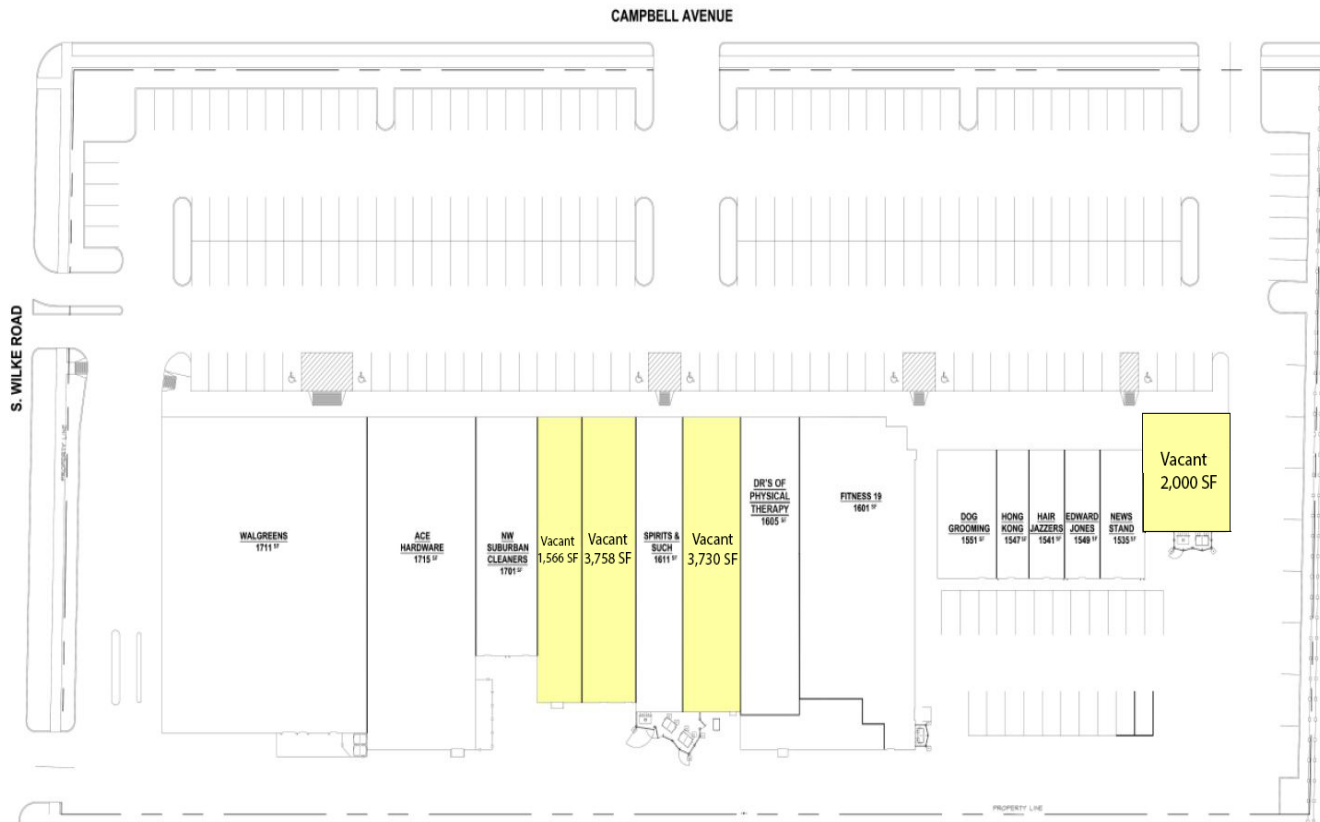
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## SITE PLAN



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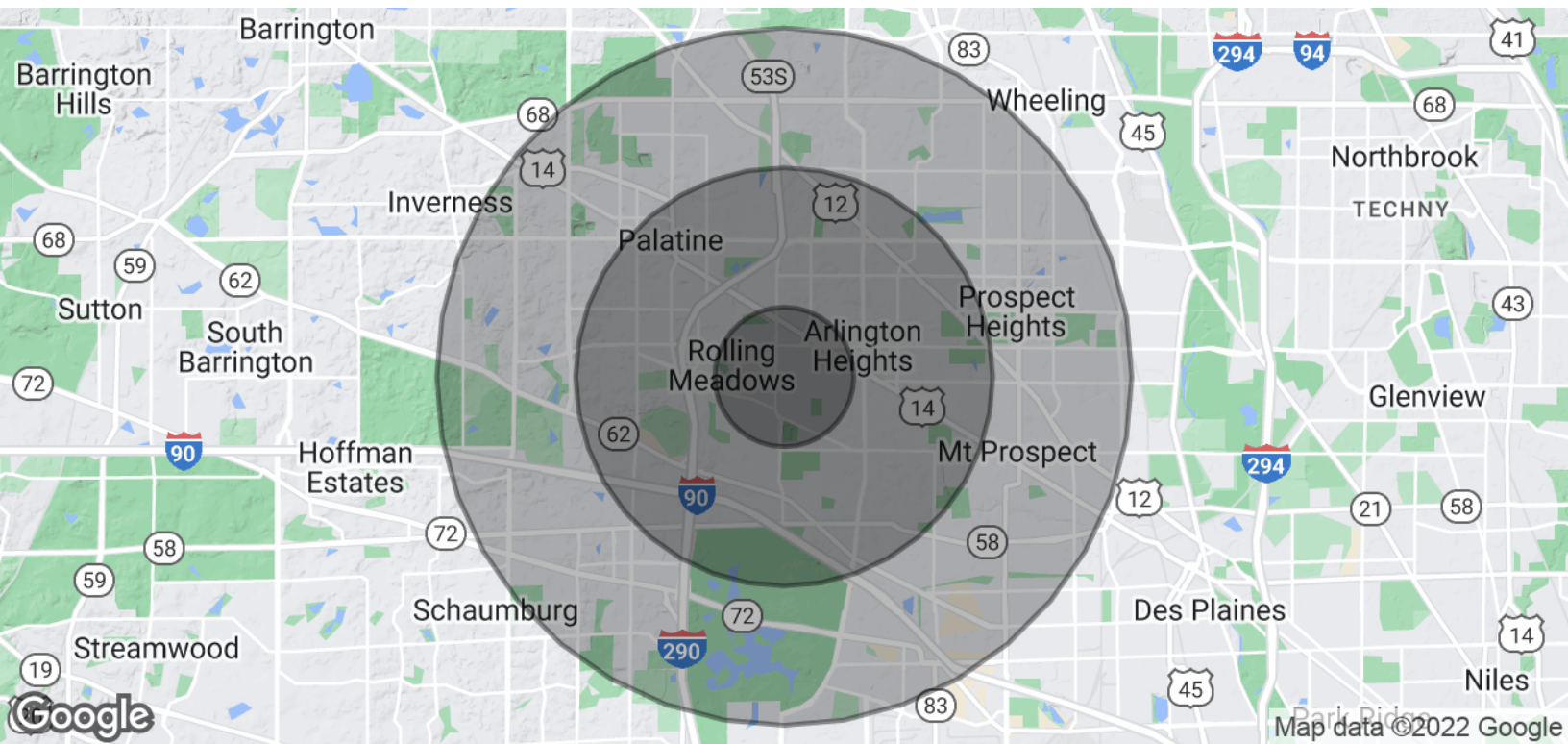
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## DEMOGRAPHICS MAP & REPORT



### Population

	1 Mile	3 Miles	5 Miles
Total Population	15,662	116,494	316,886
Average Age	41.5	41.0	39.4
Average Age (Male)	39.1	39.5	38.1
Average Age (Female)	43.0	42.3	40.7

### Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	6,300	46,316	125,892
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$90,597	\$90,510	\$87,919
Average House Value	\$364,823	\$371,457	\$340,299

\* Demographic data derived from 2020 ACS - US Census

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## FORMER DENTIST SPACE PHOTOS



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ADDITIONAL PHOTOS



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