



Offering Memorandum

2823 - 2855 W Dundee Rd
Northbrook, IL 60062

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Executive Summary

Colliers is pleased to introduce this stabilized neighborhood strip center. Dunsten Plaza is a well-positioned retail strip center located at 2823–2855 Dundee Road in Northbrook, Illinois, within the affluent North Shore trade area. The center offers 18,782 SF of gross leasable area on a 1.67-acre site, with a parking ratio of 4.42 spaces per 1,000 SF. The original building was built in 1965. In 1989 the building was expanded and renovated. The property features high visibility along Dundee Road, which sees approximately 32,900 vehicles per day, and benefits from proximity to dense residential neighborhoods and office parks. Current tenants include a mix of national and local operators such as Subway, Rosati's Pizza, Batteries Plus, L.A. Tan, and specialty service businesses, creating a stable and diversified income stream.



Property Detail Profile

Strategic Location

- Prime Location: Minutes from I-94 and I-294 in Northbrook's thriving retail corridor
- Daytime Employment: Strong office and retail presence nearby
- Strong Demographics: Avg household income exceeds \$237,000 within 1 mile



Strong Investment Fundamentals

- Tenant Mix & Stability: Long-standing tenants with complementary uses
- Market Conditions: Retail strip centers maintain ~95% occupancy nationally
- Value-Add Potential: Upside through lease renewals



Offering Highlights



Property Address:

2823 - 2855 W Dundee Rd
Northbrook, IL 60062



Offering Price
\$3,100,000

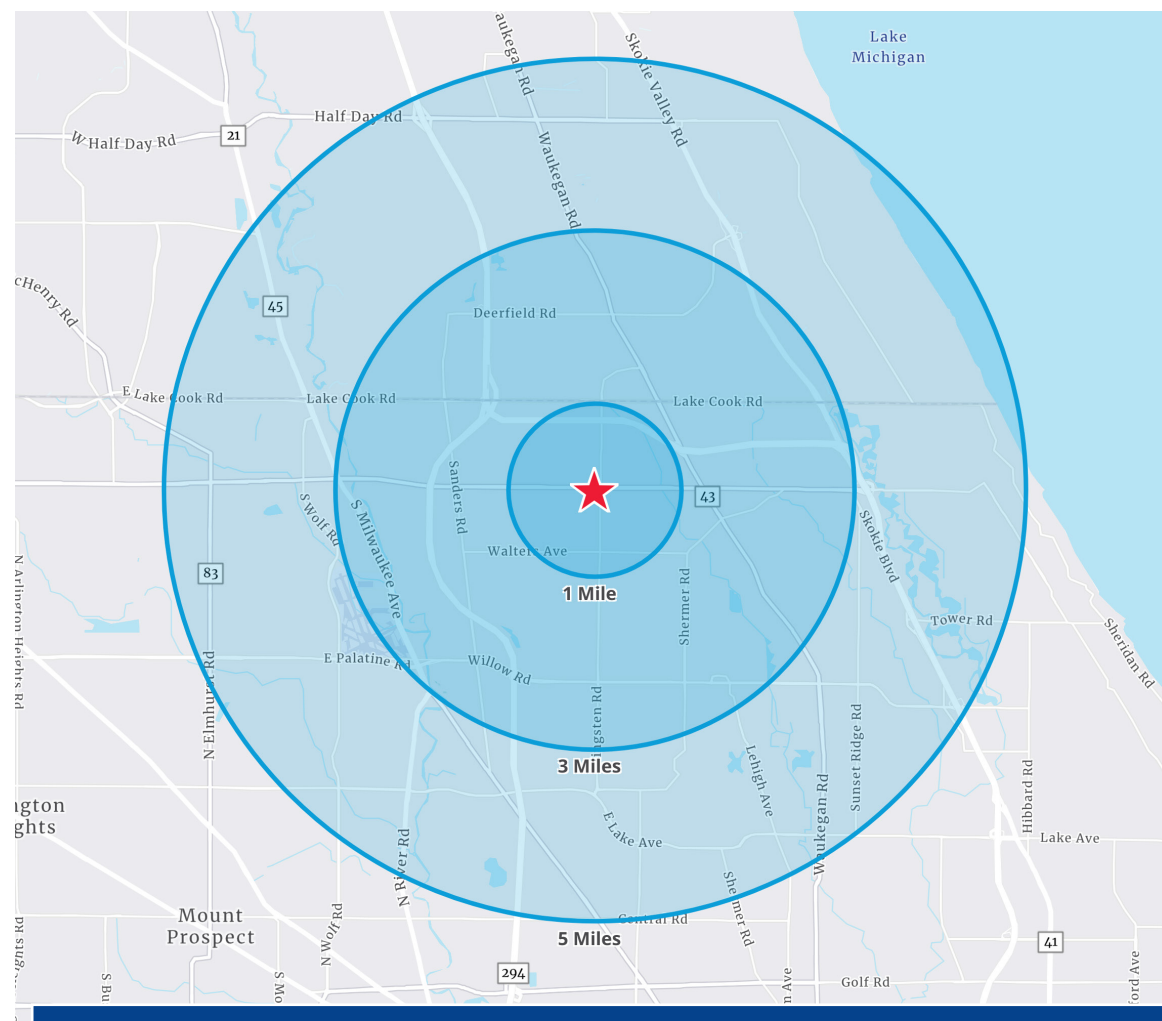
NOI
\$255,173

Cap Rate
8.23%

Building
18,782 SF

Land
1.67 ACRES

Tenants
11



1 mile

 **8,273**
people

 **20,185**
daytime pop

 **\$237,711**
average HHI

3 mile

 **68,616**
people

 **108,075**
daytime pop

 **\$230,630**
average HHI

5 mile

 **197,877**
people

 **293,962**
daytime pop

 **\$205,320**
average HHI



Location Overview

Northbrook, Illinois, is a vibrant suburban village located about 25 miles north of downtown Chicago in Cook County, near the border of Lake County. It is part of the North Shore region, known for its upscale residential communities and strong sense of community. Covering approximately 13.3 square miles, Northbrook offers a mix of residential neighborhoods, commercial areas, and green spaces. The village is easily accessible via major highways like I-94 and I-294 and is served by Metra commuter rail, making it convenient for commuters. With a population of around 35,000, Northbrook combines small-town charm with modern amenities, including top-rated schools, extensive parks, and recreational facilities.

Economically, Northbrook is home to a diverse business community, including global companies such as Crate & Barrel and UL, as well as numerous retail centers like Northbrook Court and Willow Festival. The village boasts a strong infrastructure, excellent public services, and a thriving cultural scene, with attractions such as the Northbrook Public Library, Ed Rudolph Velodrome, and Techny Prairie Recreation Center. Residents enjoy a high standard of living, supported by quality housing, community programs, and convenient access to O'Hare International Airport, located just 17 miles away. Northbrook's combination of accessibility, amenities, and community spirit makes it an attractive destination for families and businesses alike.



northbrook



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Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the property at **2823 - 2855 W Dundee Rd Northbrook, IL 60062** or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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