

FOR LEASE



Huntington Plaza | 1600–1650 W Algonquin Road

Hoffman Estates, Illinois 60192 · Cook County

±33,687 SF Neighborhood Center | 1,240 – 12,500 SF Available | Signalized Hard Corner



±13,900 SF AVAILABLE	±12,500 SF CONTIGUOUS	±32,000 VPD ALGONQUIN RD	\$197,748 3-MI AVG HH INCOME	46,113 3-MI POPULATION
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PROPERTY HIGHLIGHTS

- ◆ Seven suites available from 1,240 SF to 3,760 SF
- ◆ 1630–1650 combinable to ±12,500 SF — six contiguous bays
- ◆ Signalized hard corner at **Algonquin Road & Huntington Blvd**
- ◆ NNN lease structure — **rate upon request**
- ◆ Deep parking field with direct Algonquin Road frontage

LOCATION HIGHLIGHTS

- ◆ Established co-tenancy anchored by **PNC Bank** and **Dunkin'**
- ◆ **Walgreens**-shadowed node with Casey's, BMO, Mobil, DQ nearby
- ◆ Affluent, densely built residential trade area — **\$202,919** avg HH income within one mile
- ◆ Combined **±59,500 VPD** at the intersection
- ◆ Northwest suburban Cook County — Village of Hoffman Estates

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All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



THE OFFERING

Huntington Plaza is a **±33,687 square foot neighborhood center** on the south side of W Algonquin Road at Huntington Boulevard — one of the few signalized retail corners serving Hoffman Estates' 60192 residential district. Built in 1992, it carries a stable, service-driven mix of banking, restaurants, personal care, education, medical and liquor that draws repeat weekday traffic rather than destination trips.

Seven suites are available from **1,240 SF to 3,760 SF**, with the six western bays **combinable to ±12,500 SF**. The block includes a former bike shop at 1634–38 and a former hair salon at 1630–32 built out at roughly 35' × 60'. Ownership will divide or combine to suit.

Address	1600–1650 W Algonquin Road Hoffman Estates, IL 60192
Center	Huntington Plaza — neighborhood center
Total center GLA	±33,687 SF
Available	±13,900 SF · 7 suites
Largest contiguous	±12,500 SF (1630–1650)
Year built	1992
Frontage	±547' on W Algonquin Road
Traffic counts	±32,000 VPD Algonquin Rd · ±27,500 VPD Huntington Blvd Signalized intersection at Huntington Blvd
Lease rate	Upon request — NNN
CAM / tax / insurance	±\$8.00 PSF (estimate)
Zoning	B-1 Neighborhood Business (per public record — verify with Village)
Municipality / county	Village of Hoffman Estates · Cook County, Palatine Township

AVAILABILITY AT A GLANCE

Suites available	7
Total available	±13,900 SF
Smallest suite	1,240 SF
Largest single suite	3,760 SF
Largest contiguous	±12,500 SF

TARGETED USERS

Medical / dental / vision QSR & fast casual

Fitness & studio Personal services

Education / tutoring Specialty retail

Pet services Salon / spa suites

Professional office Daycare / early ed.

WHY THIS CENTER

A signalized corner, an affluent one-mile ring averaging **\$202,919** in household income, and a co-tenancy that already proves every daypart.

THE CENTER TODAY



Left: the inline storefront run looking west from the PNC Bank end cap. Right: the Dunkin' drive-thru outlet on the Algonquin Road frontage.

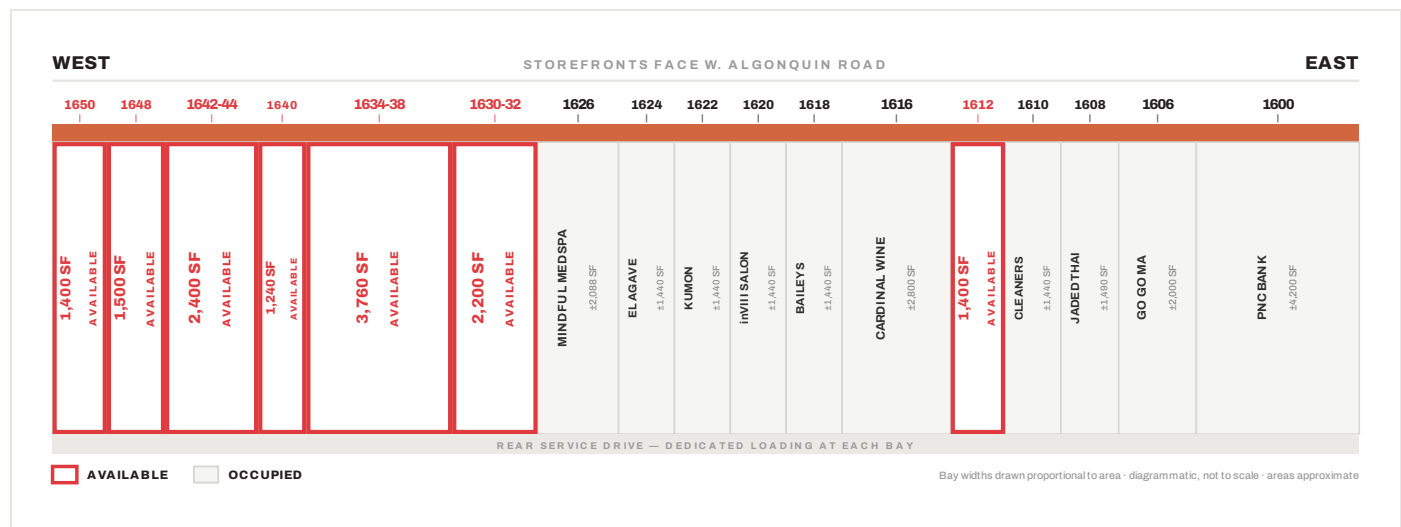
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AVAILABILITY & SUITE PLAN

SUITE	AREA	CURRENT / PRIOR USE	NOTES	STATUS
1650	1,400 SF	Dental lab	End cap— west	AVAILABLE
1648	1,500 SF	—	Inline	AVAILABLE
1642-44	2,400 SF	—	Inline — combined bay	AVAILABLE
1640	1,240 SF	Jeweler	Inline	AVAILABLE
1634-38	3,760 SF	Former bike shop	Door signed 1636	AVAILABLE
1630-32	2,200 SF	Former hair salon	±35' x 60'	AVAILABLE
1612	1,400 SF	—	Inline — center of strip	AVAILABLE
TOTAL	13,900 SF	1630-1650 combinable to ±12,500 SF across six contiguous bays		

SUITE LAYOUT — WEST TO EAST



Seventeen suites front W Algonquin Road, with PNC Bank occupying the east end cap. The bank also operates a drive-thru ATM on the outlot in front of the center.

COMBINATION SCENARIOS

- ◆ **±12,500 SF** — 1630 through 1650, full western block
- ◆ **±5,960 SF** — 1630-32 plus 1634-38
- ◆ **±3,900 SF** — 1642-44 plus 1648
- ◆ **1,240 - 3,760 SF** — individual small-shop suites

DELIVERY & TERMS

- ◆ Lease rate **upon request** — NNN
- ◆ CAM, taxes and insurance estimated at **±\$8.00 PSF**
- ◆ Ownership will **divide or combine** bays to suit
- ◆ 1634-38 former bike shop · 1630-32 former salon, ±35' x 60'

SCHEDULE A TOUR

Suites are available for immediate inspection. Call to arrange access, discuss divisions or combinations, and request a rate proposal structured to your prototype, term and credit.

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TENANT ROSTER

Seventeen suites front the parking field from west to east, with PNC Bank in the east end cap. The roster below reflects current occupancy as of September 2026; areas for occupied suites are approximate and drawn from the center plan.

SUITE	TENANT	CATEGORY	AREA	STATUS
1650	Dental Lab	Medical / lab	1,400	AVAILABLE
1648	—	—	1,500	AVAILABLE
1642-44	—	—	2,400	AVAILABLE
1640	Jeweler	Specialty retail	1,240	AVAILABLE
1634-38	Former bike shop	—	3,760	AVAILABLE
1630-32	Former hair salon	—	2,200	AVAILABLE
1626	Mindful Medspa	Medical / wellness	±2,088	OCCUPIED
1624	El Agave Mexican Restaurant	Restaurant	±1,440	OCCUPIED
1622	Kumon	Education	±1,440	OCCUPIED
1620	inVIII Hair Salon	Personal services	±1,440	OCCUPIED
1618	Baileys	Gaming / lounge	±1,440	OCCUPIED
1616	Cardinal Wine & Spirits	Liquor	±2,800	OCCUPIED
1612	—	—	1,400	AVAILABLE
1610	Cleaners	Personal services	±1,440	OCCUPIED
1608	Jaded Thai	Restaurant	±1,490	OCCUPIED
1606	Go Go Ma Korean Restaurant	Restaurant	±2,000	OCCUPIED
1600	PNC Bank	Bank — east end cap	±4,200	OCCUPIED

MERCHANDISING MIX

- ◆ **Food & beverage** — El Agave, Jaded Thai, Go Go Ma, Dunkin'
- ◆ **Financial** — PNC Bank
- ◆ **Health & wellness** — Mindful Medspa, dental lab
- ◆ **Personal services** — inVIII Salon, cleaners
- ◆ **Education** — Kumon
- ◆ **Retail & leisure** — Cardinal Wine & Spirits, Baileys, jeweler

SURROUNDING RETAIL NODE

The Algonquin Road and Huntington Boulevard corner sits inside an established convenience node. National and regional operators within the immediate trade area include:

Walgreens

PNC Bank

BMO

Casey's

Dunkin'

Mobil

Great Clips

Dairy Queen

DAYPART COVERAGE

Morning coffee and banking, midday food, afterschool tutoring and evening dining and liquor — the center already trades across every daypart, which shortens ramp-up for an incoming user.

REAL ESTATE TAXES

Huntington Plaza is assessed by Cook County as a Class 531 shopping center in Palatine Township. The figures below are the Board of Review certified values for the center parcel.

Property index number (PIN)	02-30-100-017-0000
Township · tax code	Palatine (29) · 29093
Property class	531 · Shopping center
Land area	194,101 SF · ±4.46 acres
2024 assessed value	\$744,326
2025 assessed value	\$832,253
Assessor est. market value (2025)	\$3,329,012

ESTIMATED ANNUAL TAX

2024 assessed value	\$744,326
× 2024 state equalizer (3.0355)	\$2,259,402
× composite rate (±9.0%, est.)	±\$203,300

Estimated tax per SF ±\$6.90 PSF

Estimate only. The composite rate is derived from published effective rates for Hoffman Estates and has not been confirmed against the Cook County Clerk's rate report for tax code 29093. Verify the billed amount with the Cook County Treasurer.

WHAT THIS MEANS FOR A TENANT

Real estate taxes are recovered through the NNN charge, currently estimated at **±\$8.00 PSF** for CAM, taxes and insurance combined. The assessor's market value for the center sits below its most recent recorded sale, which has kept the tax component of occupancy cost stable.

SOURCES Cook County Assessor — PIN detail and Board of Review certified assessed values (2024, 2025) · Illinois Department of Revenue — 2024 Cook County final equalization factor · Cook County Clerk — tax code assignment.



DEMOGRAPHICS & TRAFFIC

RADIUS DEMOGRAPHICS — FROM THE SUBJECT PROPERTY

METRIC	1 MILE	3 MILES	5 MILES
2025 estimated population	7,411	46,113	163,647
2025 estimated households	2,642	16,733	63,865
Average household income	\$202,919	\$197,748	\$163,326

Source: Esri demographic estimates as published in the property's current marketing materials.

AVERAGE HOUSEHOLD INCOME



CHICAGO MSA MEDIAN (context)

~\$89,000

MSA median shown for context only; median and average household income are not directly comparable.

TRAFFIC COUNTS

ROADWAY	VPD
W Algonquin Road at the site	±32,000
Huntington Boulevard	±27,500
Combined intersection volume	±59,500

WHY THE CORNER MATTERS

W Algonquin Road is the principal east-west arterial linking Hoffman Estates to Barrington, South Barrington and the Route 59 corridor. Huntington Boulevard collects the residential subdivisions to the south. A full signal at the corner gives the center protected left turns from every approach.

RETAIL & TRAFFIC MAP



AERIAL & CONTEXT



Looking northeast across the site. W Algonquin Road forms the northern boundary; Huntington Boulevard and the signalized intersection are to the east. PNC Bank occupies the east end cap of the inline building; its drive-thru ATM sits on the outlot.

ACCESS & CIRCULATION

- ◆ Two full-movement curb cuts on **W Algonquin Road**
- ◆ Secondary access from **Huntington Boulevard** at the east
- ◆ Cross-parking across the full field — no dedicated stall assignment
- ◆ Rear service drive with dedicated loading at every inline bay
- ◆ Pylon signage on Algonquin Road frontage
- ◆ PNC drive-thru ATM and Dunkin' drive-thru located on the outlots

IMMEDIATE SURROUNDINGS

- ◆ **North** — W Algonquin Road and open conservation land
- ◆ **East** — Huntington Blvd, the signalized corner and an established retail node
- ◆ **South** — single-family subdivisions, Huntington Estates
- ◆ **West** — adjoining neighborhood center and Walgreens node



The inline storefront run looking west from the PNC Bank end cap. Storefronts face the parking field with continuous canopy cover.



Left: the Dunkin' drive-thru outlet on the Algonquin Road frontage. Right: overhead view of the inline center, parking field and rear service drive.

FOR LEASE



Huntington Plaza

1600–1650 W Algonquin Road · Hoffman Estates, Illinois 60192

±13,900

SF AVAILABLE

7

SUITES

±12,500

SF CONTIGUOUS

±59,500

COMBINED VPD

THE OPPORTUNITY IN BRIEF

- ◆ Seven suites from **1,240 SF to 3,760 SF** in an established 1992 neighborhood center
- ◆ **±12,500 SF contiguous** across the six western bays — ownership will divide or combine
- ◆ Signalized hard corner at **Algonquin Road & Huntington Boulevard**
- ◆ NNN — **rate upon request**; CAM, taxes and insurance estimated at **±\$8.00 PSF**
- ◆ Co-tenancy anchored by **PNC Bank** and **Dunkin'**, shadowed by Walgreens
- ◆ Average household income above **\$197,000** within three miles
- ◆ Full daypart coverage already trading — banking, food, education, personal care
- ◆ Former bike shop and former salon build-outs available for conversion

SOURCES

Cook County Assessor — PIN detail and Board of Review certified assessed values · Cook County Clerk — tax code and township data · Illinois Department of Revenue — 2024 Cook County final equalization factor · @properties Commercial listing and existing marketing materials · CoStar / LoopNet — center GLA, year built and parcel identification · recorded sale reporting, July 2020 · Esri demographic estimates · aerial and site photography provided by ownership.

UNIT AREAS — BASIS

Areas for the seven available suites are as provided by ownership. Areas shown for occupied suites are approximate and derived from the existing center plan. The sum of all seventeen inline suites reconciles to the **±33,687 SF** recorded for the center. All areas should be field-verified before lease execution.

±33,687 SF · HUNTINGTON PLAZA · HOFFMAN ESTATES, ILLINOIS

FOR MORE INFORMATION, CONTACT

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