



Offering Summary

Lease Rate:	Negotiable
NNN's	TBD
Available SF:	1,800 - 6,250 SF
Lot Size:	0.82 Acres
Zoning:	B-3
Market:	Northwest Chicago Suburbs
Cross Streets:	Dundee Road & Arlington Heights Road
Traffic Count:	Approx. 45,000 VPD

Property Overview

New construction retail space for lease or build to suit, just off the corner of the signalized intersection at Dundee Road and Arlington Heights Road (approx. 45,000 VPD) in Buffalo Grove. The development features co-tenants Walgreens, Starbucks, and Noodles & Co, and provides Tenants an opportunity to lease a new construction out lot building fronting Dundee Road, just steps from Buffalo Grove High School (1,971 students). The building features a drive-thru opportunity with various tenant layouts, ample parking on-site, and multiple curb cuts along Dundee Road. Nearby new construction developments include One Wheeling Town Center, a 300-unit apartment building and Uptown 500, a 321-unit apartment building. Neighboring retailers include Kohl's, Aldi, Walgreens, XSport Fitness, O'Reilly Auto Parts, Pet Supplies Plus, Discovery Clothing, CVS Pharmacy, Firestone, BMO Harris Bank, Portillo's, Taco Bell, McDonald's, Dunkin Donuts, & Oberweiss, among others.

Property Highlights

- New construction retail space and BTS opportunity fronting Dundee Road (26,000+ VPD)
- Multiple drive-thru opportunities
- Opportunity to join co-tenants Walgreens, Starbucks, and Noodles & Co, among others
- Neighboring retailers include Kohl's, Aldi, Walgreens, XSport Fitness, O'Reilly Auto Parts, Pet Supplies Plus, Discovery Clothing, CVS Pharmacy, Firestone, BMO Harris Bank, Portillo's, Taco Bell, McDonald's, and Dunkin Donuts

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DUNDEE ROAD
HMA

N89°44'31"E 508.15'

CONC.

25' BSL PER DOCUMENT 24022945

33.00'

SIGN

SIGN

SIGN

DO

NEW BUILDING
3150 SF

40'

75'

16'

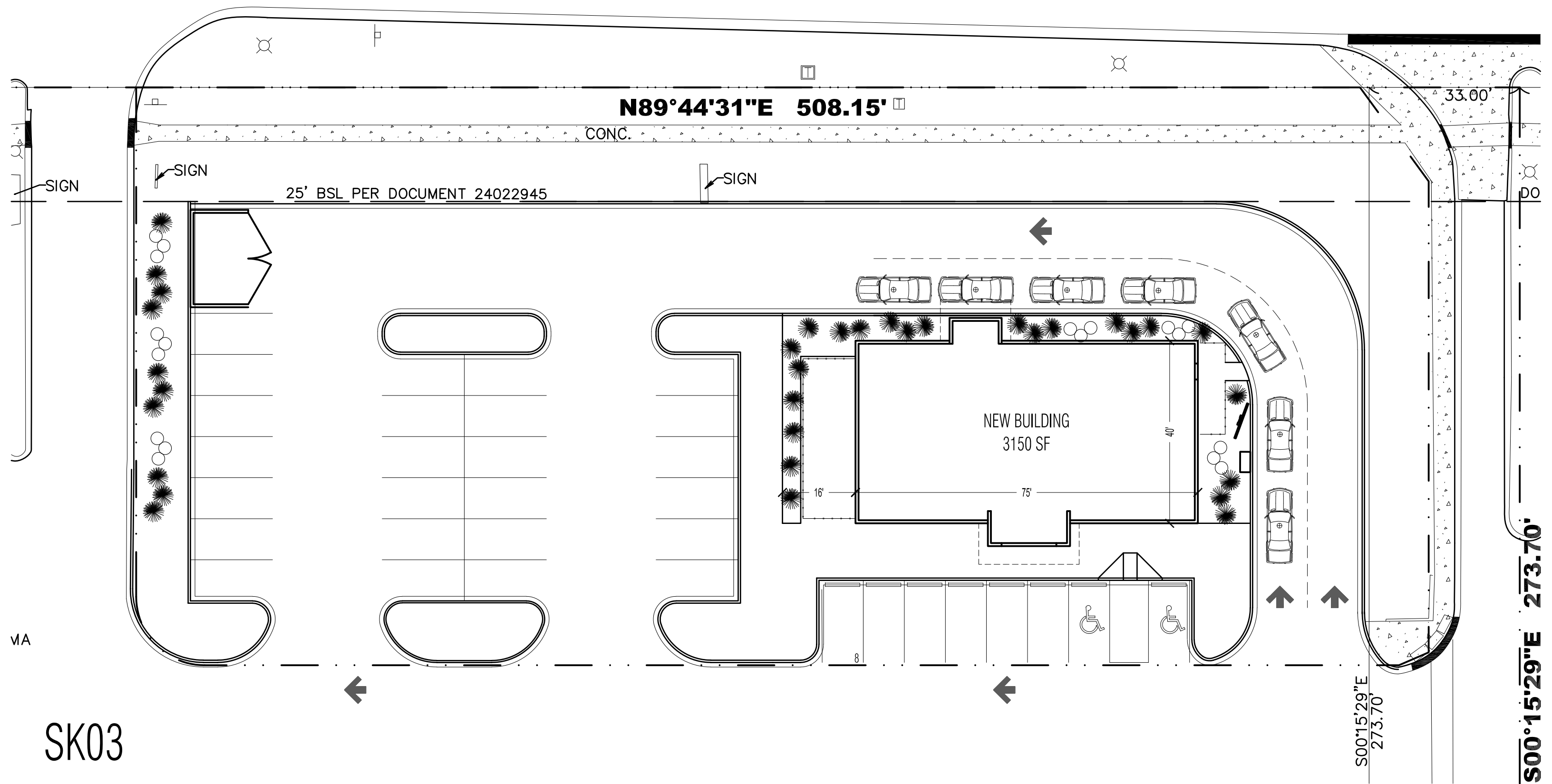
8

S00°15'29"E
273.70'

S00°15'29"E 273.70'

SK03

VA



DUNDEE ROAD
HMA

N89°44'31"E 508.15'

CONC.

25' BSL PER DOCUMENT 24022945

33.00'

SIGN

SIGN

SIGN

DO

NEW BUILDING
3150 SF

NEW BUILDING
3150 SF

75'

40'

75'

40'

8

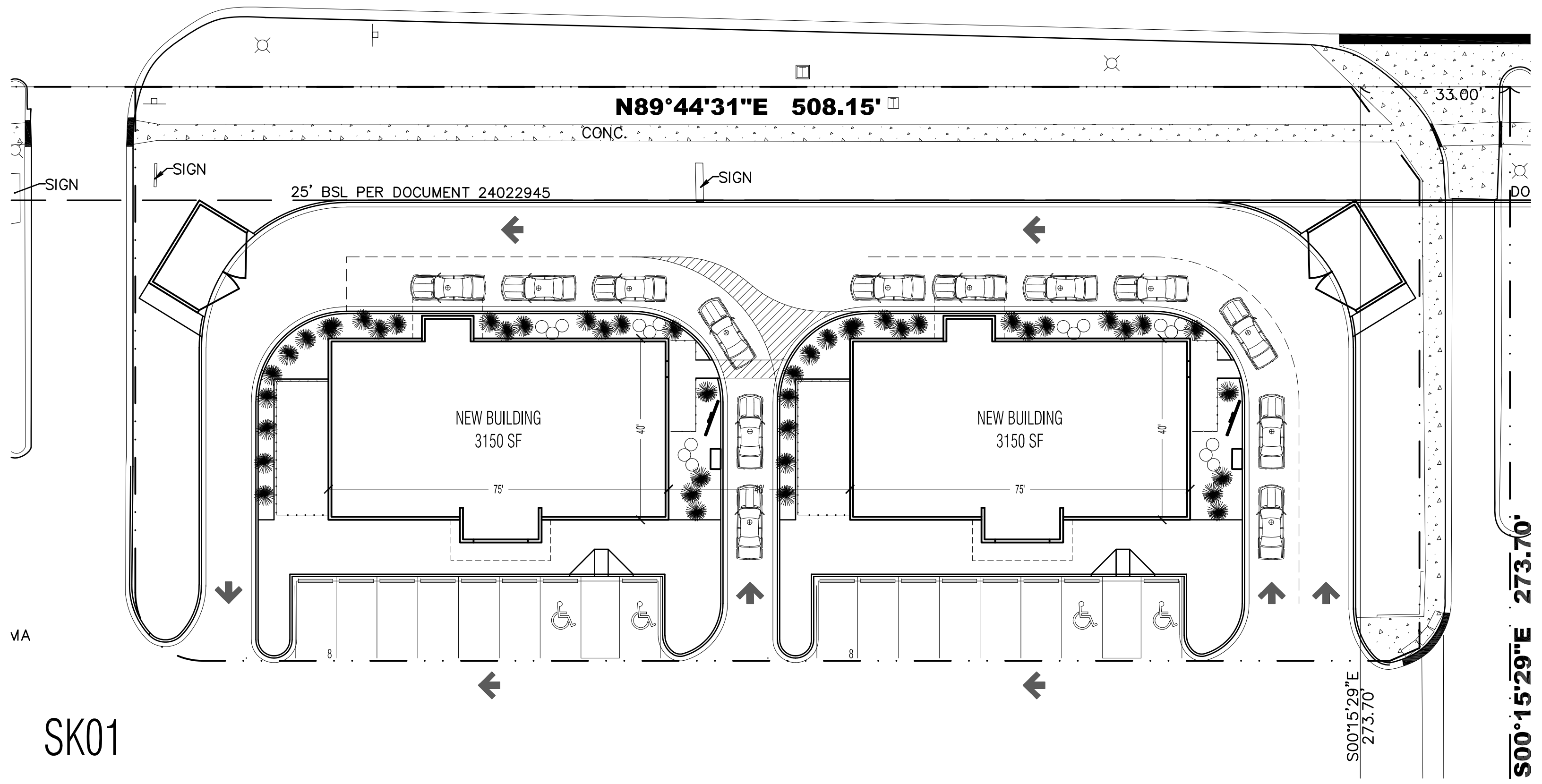
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S00°15'29"E
273.70'

S00°15'29"E 273.70'

SK01

MA



DUNDEE ROAD
HMA

N89°44'31"E 508.15'

CONC.

25' BSL PER DOCUMENT 24022945

NEW BUILDING
4745 SF

NEW BUILDING
3150 SF

33.00'

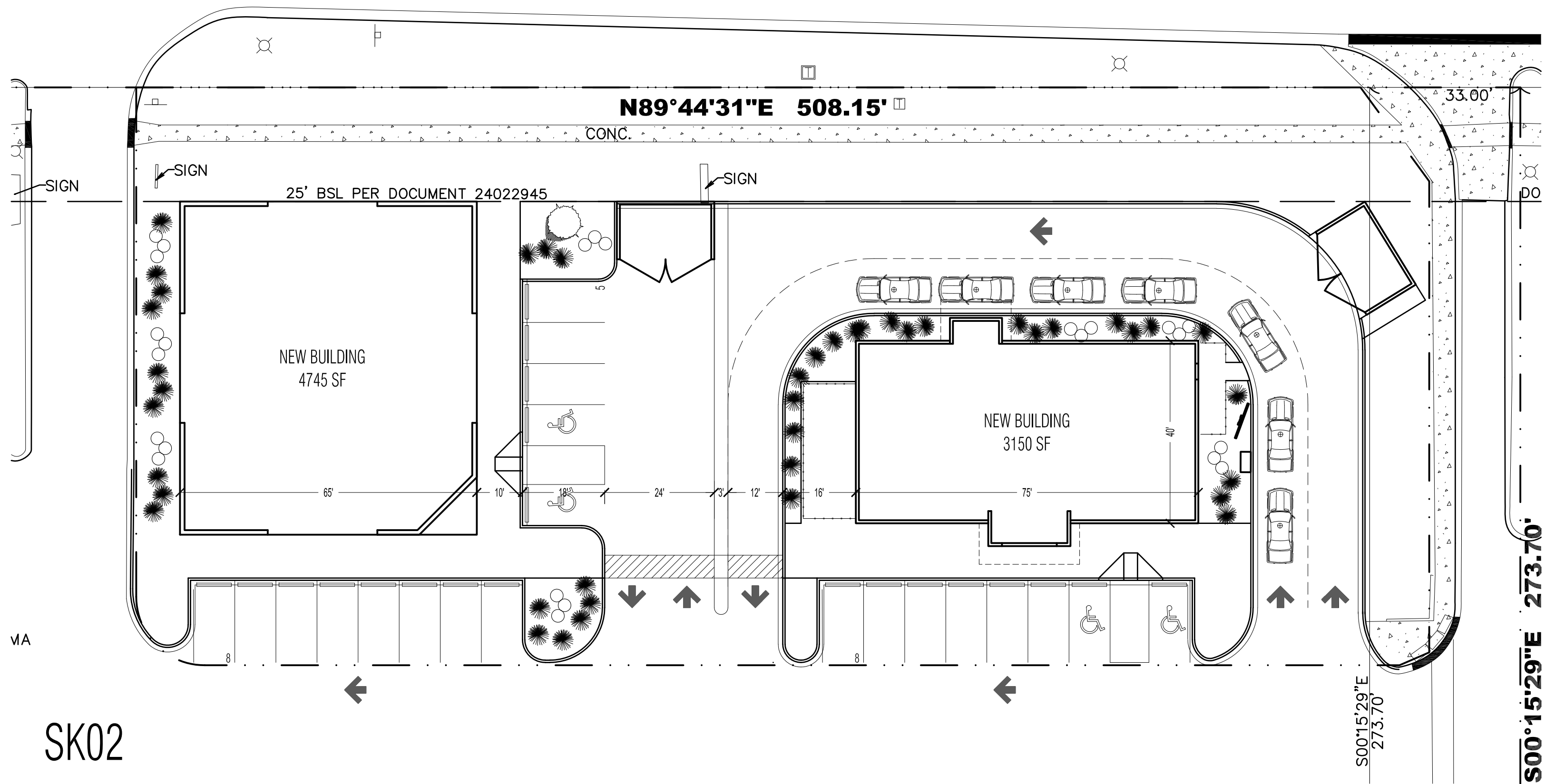
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273.70'

S00°15'29"E 273.70'

SK02

VA

DO



DUNDEE ROAD
HMA

N89°44'31"E 508.15'

CONC.

25' BSL PER DOCUMENT 24022945

33.00'

SIGN

SIGN

SIGN

DO

NEW BUILDING
6250 SF

40'

150'

20'

7

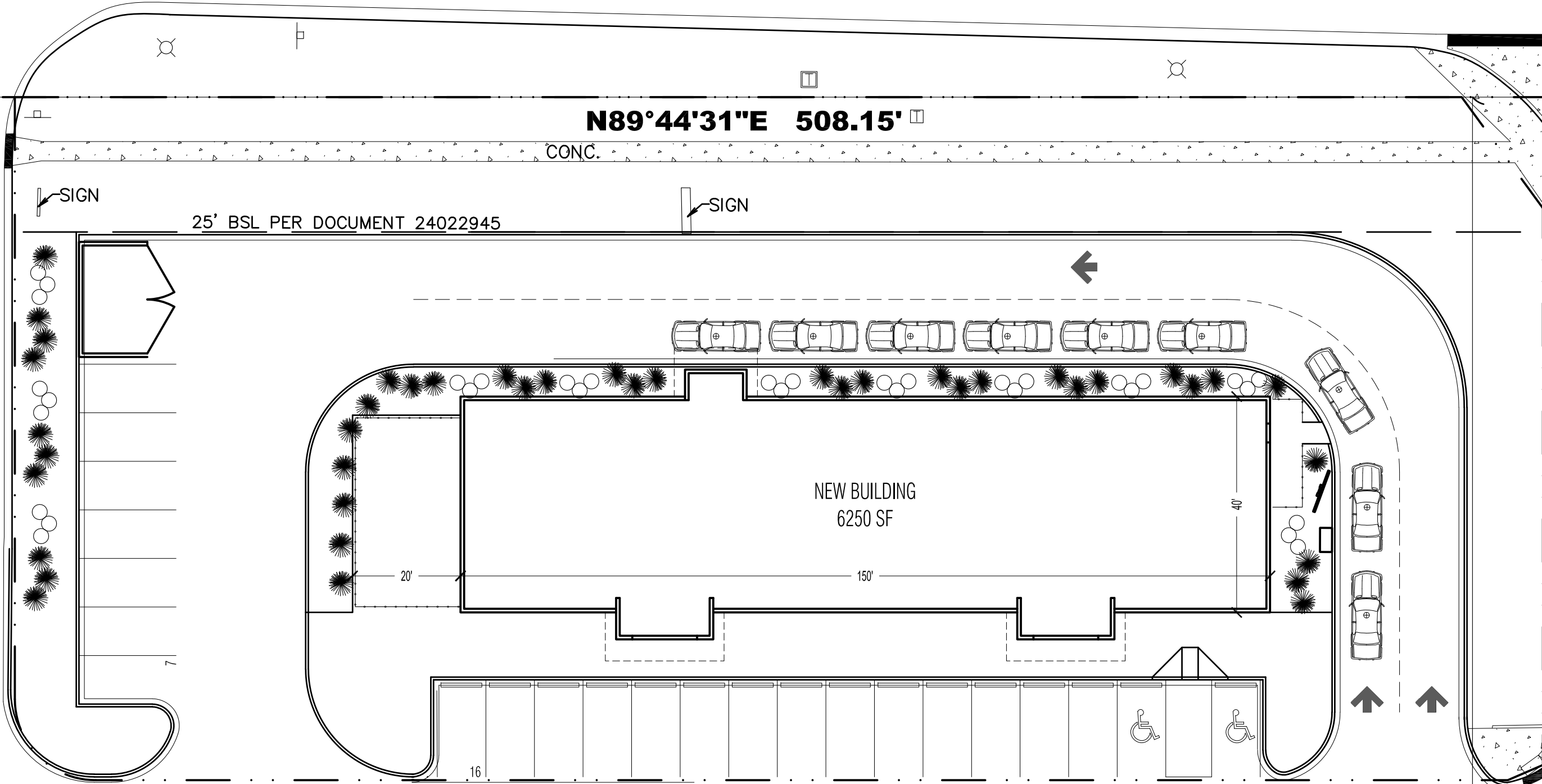
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S00°15'29"E
273.70'

S00°15'29"E 273.70'

SK04

VA

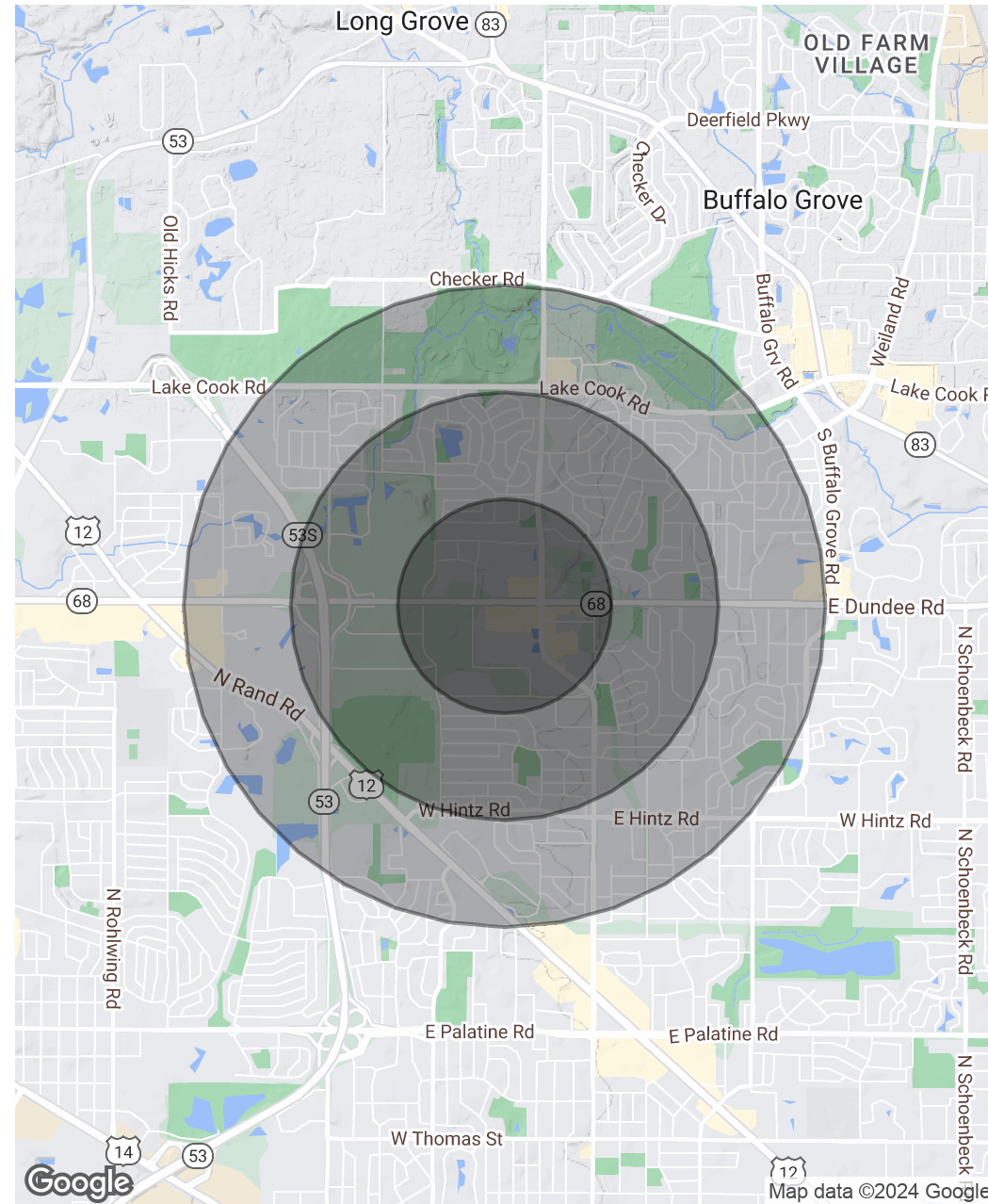


Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	2,073	13,318	38,417
Average Age	44.8	42.8	39.4
Average Age (Male)	43.6	42.5	39.1
Average Age (Female)	44.8	43.0	39.5

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,071	5,662	15,395
# of Persons per HH	1.9	2.4	2.5
Average HH Income	\$97,533	\$110,635	\$101,076
Average House Value	\$238,652	\$278,200	\$260,838

Race	0.5 Miles	1 Mile	1.5 Miles
% White	78.2%	75.9%	65.7%
% Black	1.9%	1.3%	2.1%
% Asian	7.1%	8.8%	12.0%
% Hawaiian	0.8%	0.3%	0.1%
% American Indian	1.2%	0.7%	0.9%
% Other	6.8%	8.1%	15.5%

* Demographic data derived from 2020 ACS - US Census



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