

236 W. Northwest Hwy, Barrington IL

Available: 10,000 SF

**READY
FOR
OCCUPANCY**



NEAR BARRINGTON AMENITIES

FOR SALE or LEASE: Two-Story Commercial Building with 2nd Floor Office Suites

BUILDING SIZE: 10,000 SF

FIRST FLOOR: 5,000 SF (3,800 Retail/Office Space with 1,200 SF Storage/Expansion Space w/Overhead Doors)

SECOND FLOOR: Six Office Suites with Various Sizes

LOT: 100' x 184'

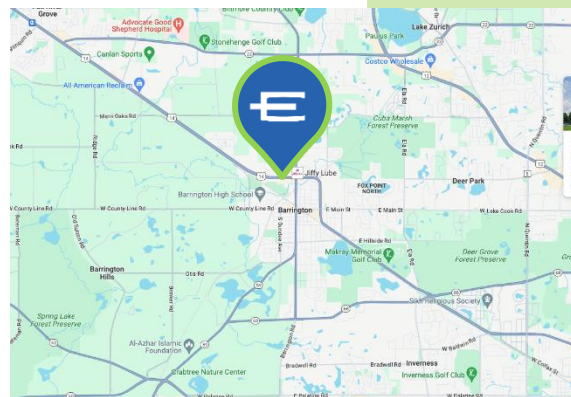
ZONING: B-1

YEAR BUILT: 1987

PARKING: 25 Spaces

SALE PRICE: \$1,250,000

LEASE RATE: \$20 PSF NNN for 1st FLOOR; \$20 PSF FSG for 2nd FLOOR



Neighboring businesses in that surrounding area include; Walgreens, Jewel Osco, Heinen's, McDonalds, Jiffy Lube and Dunkin Donuts coming soon!

SCAN FOR LISTING



ENTRE
Commercial Realty LLC

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The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.

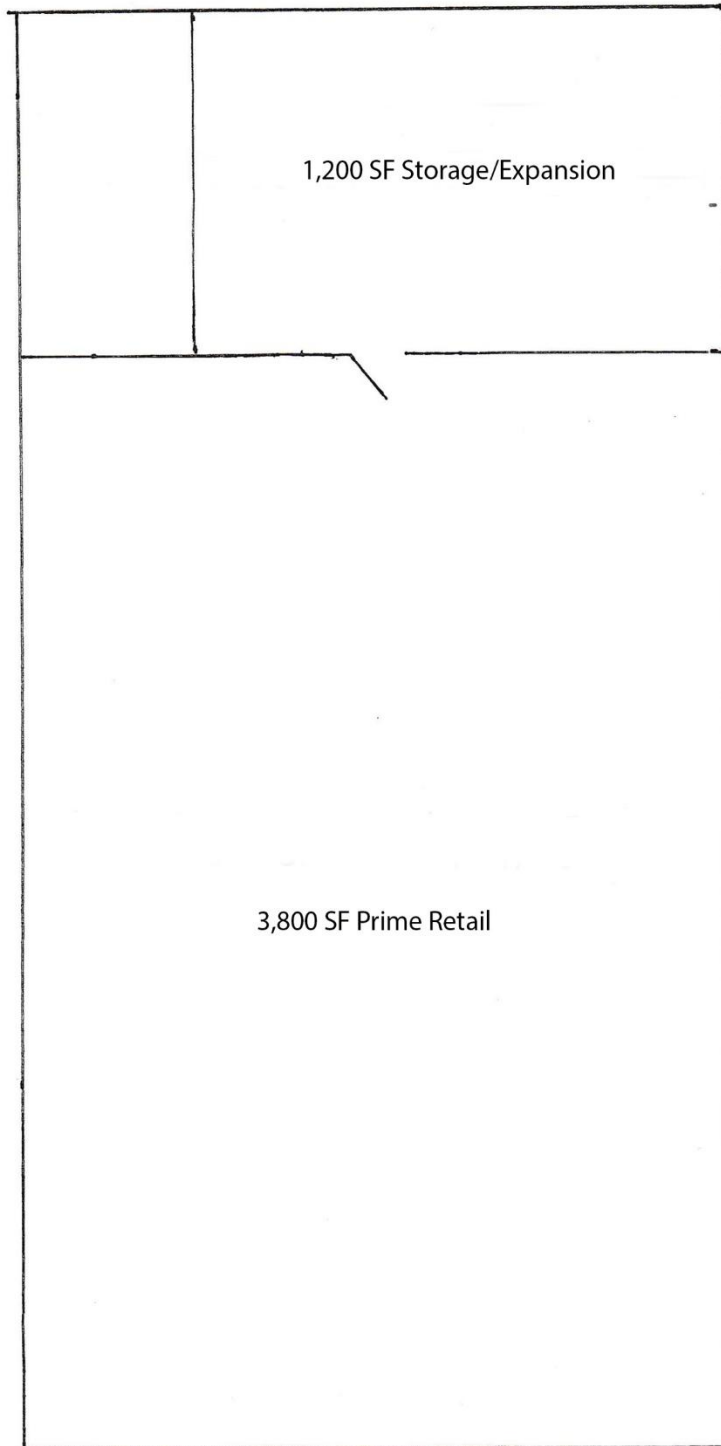
**Monument
Signage
Available**



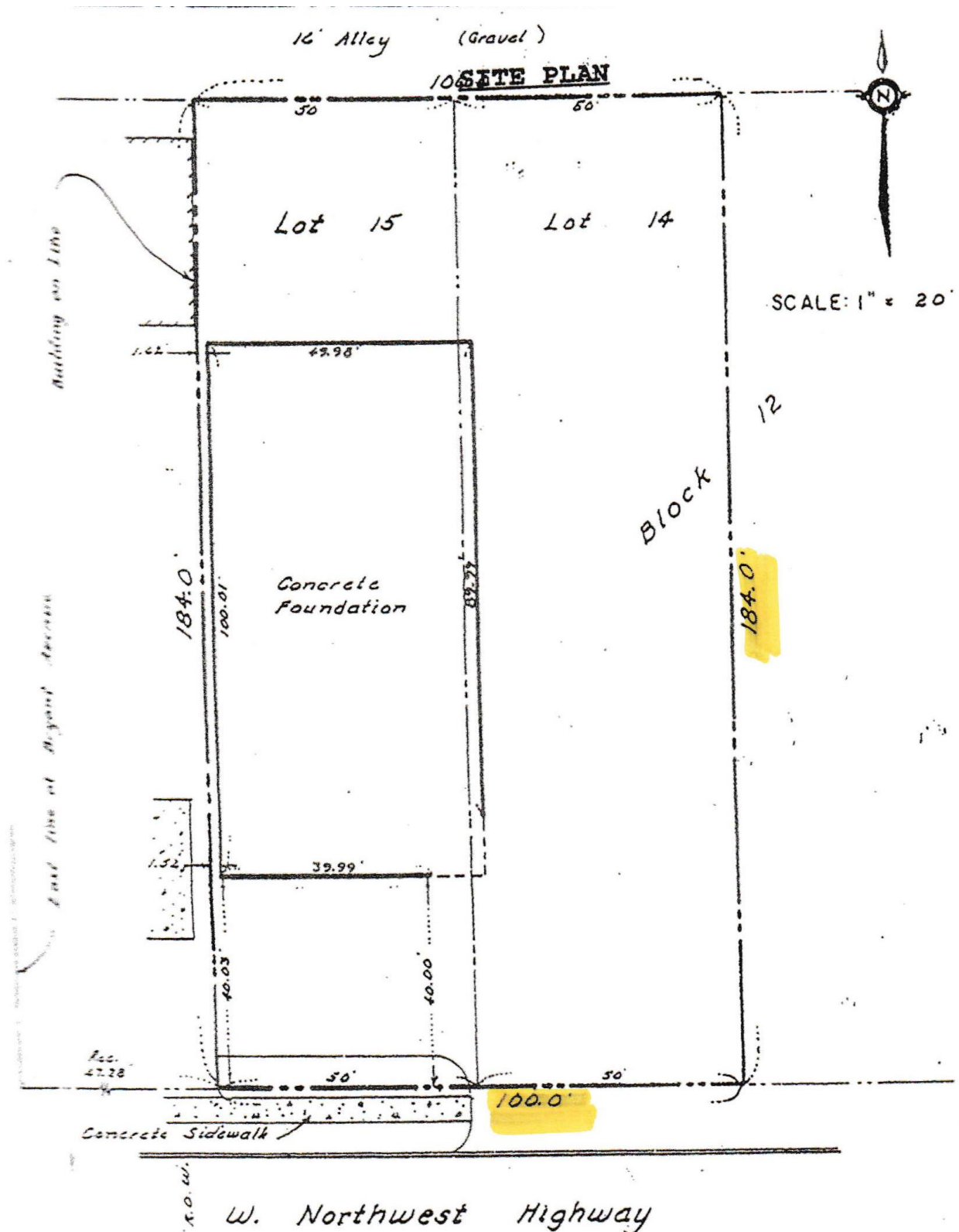
PICTURES



FLOOR PLAN



SITE PLAN



DEMOGRAPHICS

Demographic Summary Report

236 W Northwest Hwy, Barrington, IL 60010

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Storefront Retail/Office** % Leased: **100%**
 GLA: **10,000 SF** Rent/SF/Yr: -
 Year Built: **1987**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	5,913	23,126	85,132
2024 Estimate	5,994	23,549	86,718
2020 Census	5,957	23,731	87,746
Growth 2024 - 2029	-1.35%	-1.80%	-1.83%
Growth 2020 - 2024	0.62%	-0.77%	-1.17%
2024 Population by Hispanic Origin	379	1,382	6,355
2024 Population	5,994	23,549	86,718
White	5,081 84.77%	19,645 83.42%	66,504 76.69%
Black	65 1.08%	192 0.82%	1,070 1.23%
Am. Indian & Alaskan	18 0.30%	46 0.20%	196 0.23%
Asian	297 4.95%	1,706 7.24%	10,761 12.41%
Hawaiian & Pacific Island	0 0.00%	5 0.02%	27 0.03%
Other	533 8.89%	1,955 8.30%	8,160 9.41%
U.S. Armed Forces	0	0	25
Households			
2029 Projection	2,326	8,330	31,038
2024 Estimate	2,362	8,497	31,670
2020 Census	2,369	8,616	32,250
Growth 2024 - 2029	-1.52%	-1.97%	-2.00%
Growth 2020 - 2024	-0.30%	-1.38%	-1.80%
Owner Occupied	1,733 73.37%	7,161 84.28%	26,453 83.53%
Renter Occupied	630 26.67%	1,336 15.72%	5,217 16.47%
2024 Households by HH Income	2,364	8,495	31,669
Income: <\$25,000	231 9.77%	547 6.44%	2,149 6.79%
Income: \$25,000 - \$50,000	297 12.56%	847 9.97%	3,003 9.48%
Income: \$50,000 - \$75,000	276 11.68%	841 9.90%	3,399 10.73%
Income: \$75,000 - \$100,000	278 11.76%	804 9.46%	3,103 9.80%
Income: \$100,000 - \$125,000	96 4.06%	583 6.86%	3,162 9.98%
Income: \$125,000 - \$150,000	193 8.16%	700 8.24%	2,663 8.41%
Income: \$150,000 - \$200,000	307 12.99%	1,280 15.07%	4,949 15.63%
Income: \$200,000+	686 29.02%	2,893 34.06%	9,241 29.18%
2024 Avg Household Income	\$151,676	\$169,938	\$160,444
2024 Med Household Income	\$125,518	\$147,338	\$134,561



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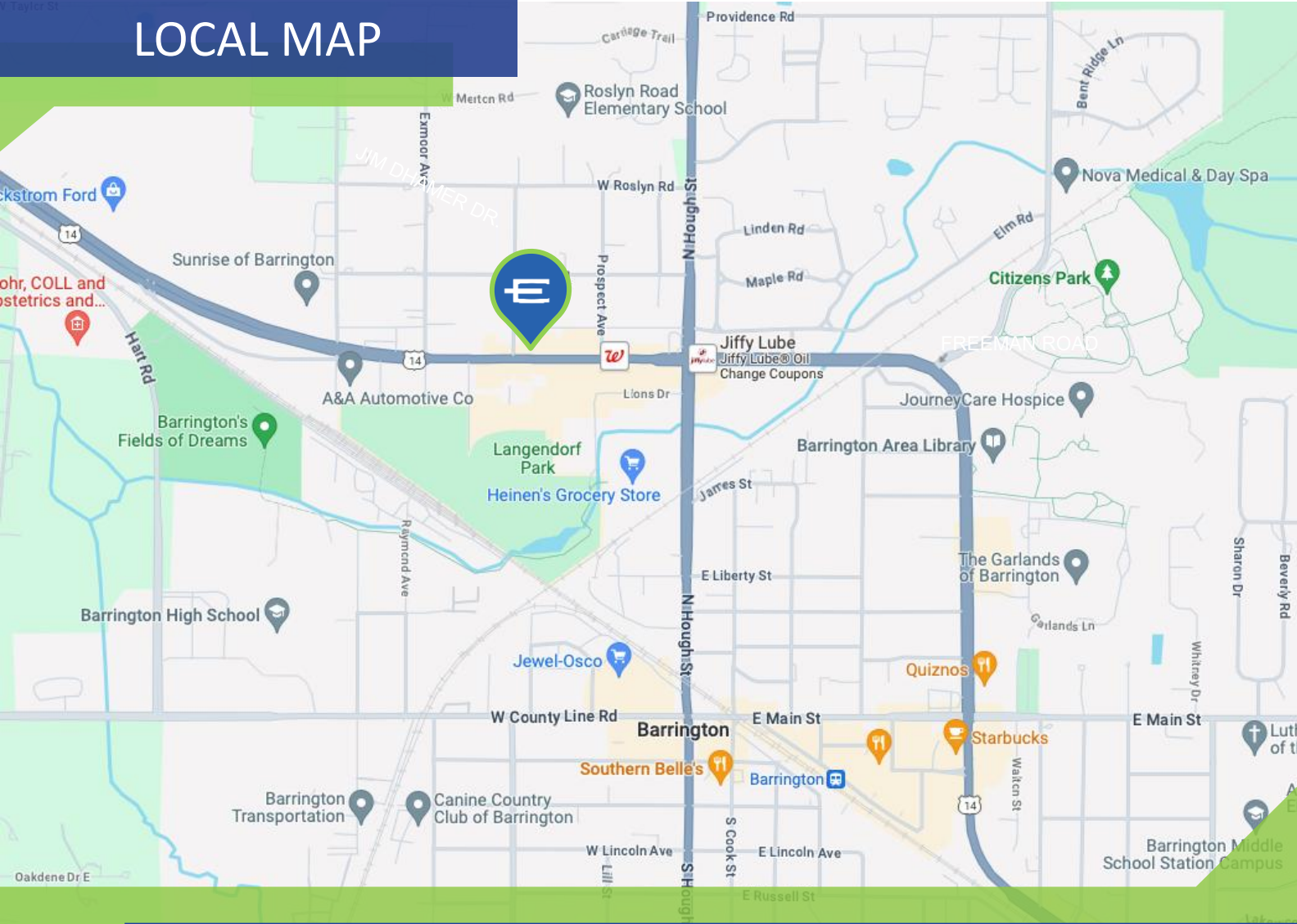
6/19/2025



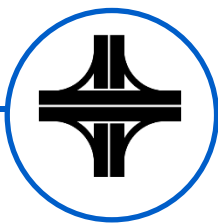
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LOCAL MAP



SCAN FOR MAP



**Close Proximity to
Northwest Hwy**



**Low Lake
County Taxes**



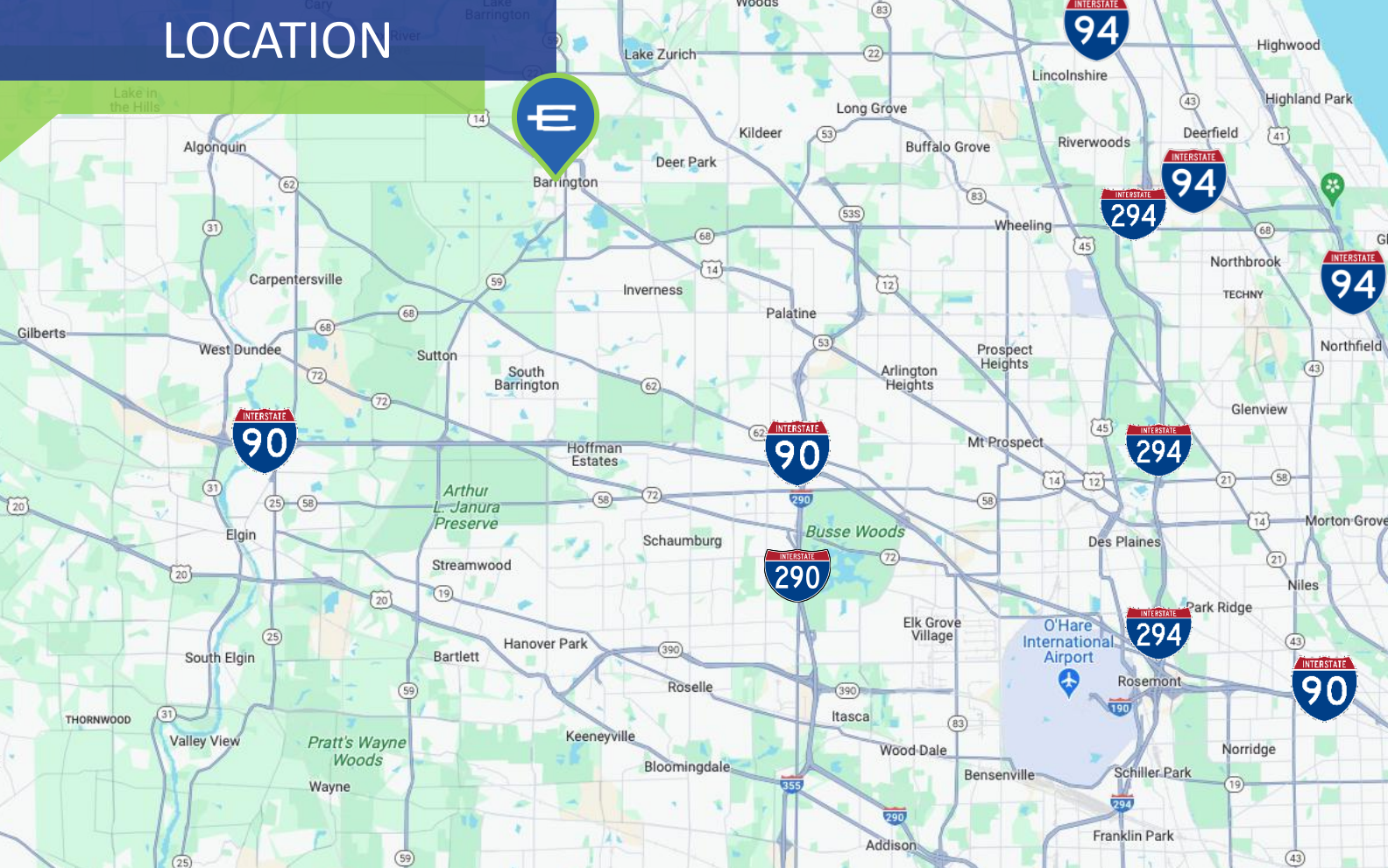
**Ample Parking
Available**

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LOCATION



236 W. Northwest Hwy, Barrington IL

Amenities

1 Mile to the Metra Station, Walking Distance to Restaurants, Fitness Clubs, Retail Shopping



**23 Miles from
O'Hare Intl
Airport**