

**LEASE**

# New Development Retail Space at The Ellison

**1555 ELLINWOOD STREET**

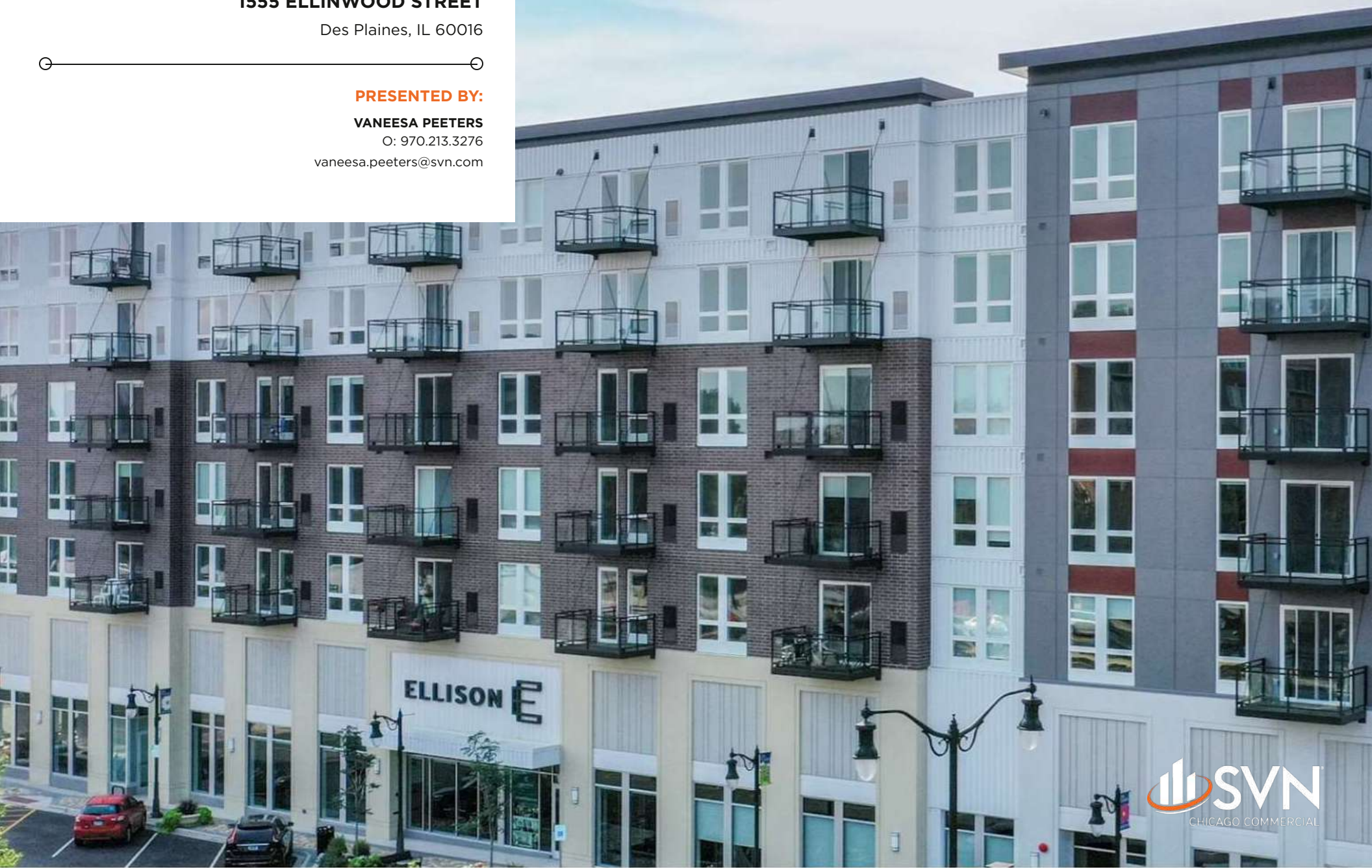
Des Plaines, IL 60016

**PRESENTED BY:**

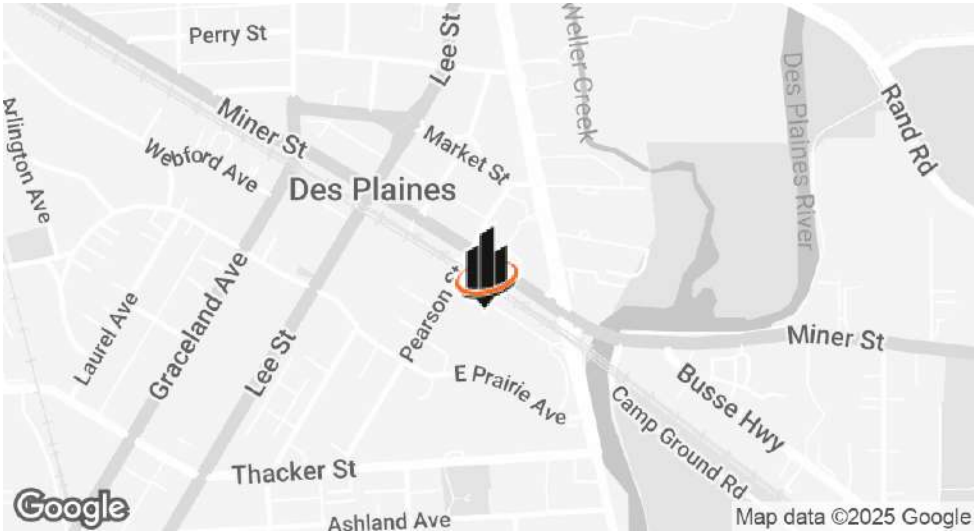
**VANEESA PEETERS**

O: 970.213.3276

[vaneesa.peeters@svn.com](mailto:vaneesa.peeters@svn.com)



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	NEGOTIABLE
NUMBER OF UNITS:	1
AVAILABLE SF:	1379
LOT SIZE:	1.31 Acres
BUILDING SIZE:	113,000 SF

PROPERTY DESCRIPTION

SVN presents an exceptional leasing opportunity at 1555 Ellinwood Street, Des Plaines, IL —a prime retail space in one of Chicago’s fastest-growing suburbs. This versatile property is ideal for a wide variety of business types, including beauty and wellness, cafes, delis, quick food service, apparel, office, wellness and medical uses.

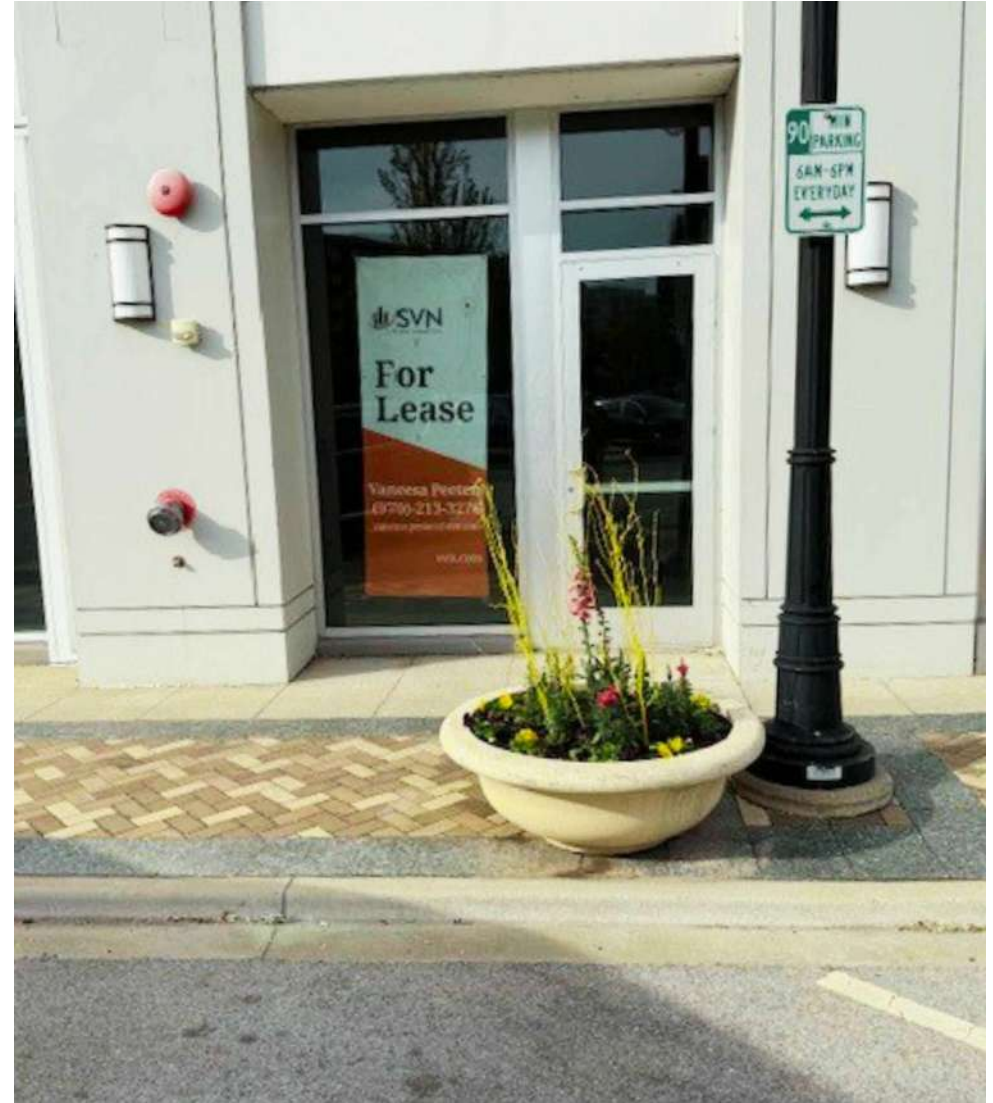
PROPERTY HIGHLIGHTS

- Flexible Tenant Improvements: Customize the space for your unique business needs.
- Prime Location: High-visibility area with strong foot traffic and excellent accessibility.
- Versatile Space: Perfect for beauty, wellness, food service, retail, office, and medical practices.
- Rapidly Growing Market: Benefit from Des Plaines’ dynamic growth and proximity to Chicago.
- Modern Amenities: Well-maintained property with ample parking and business-friendly features.

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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS



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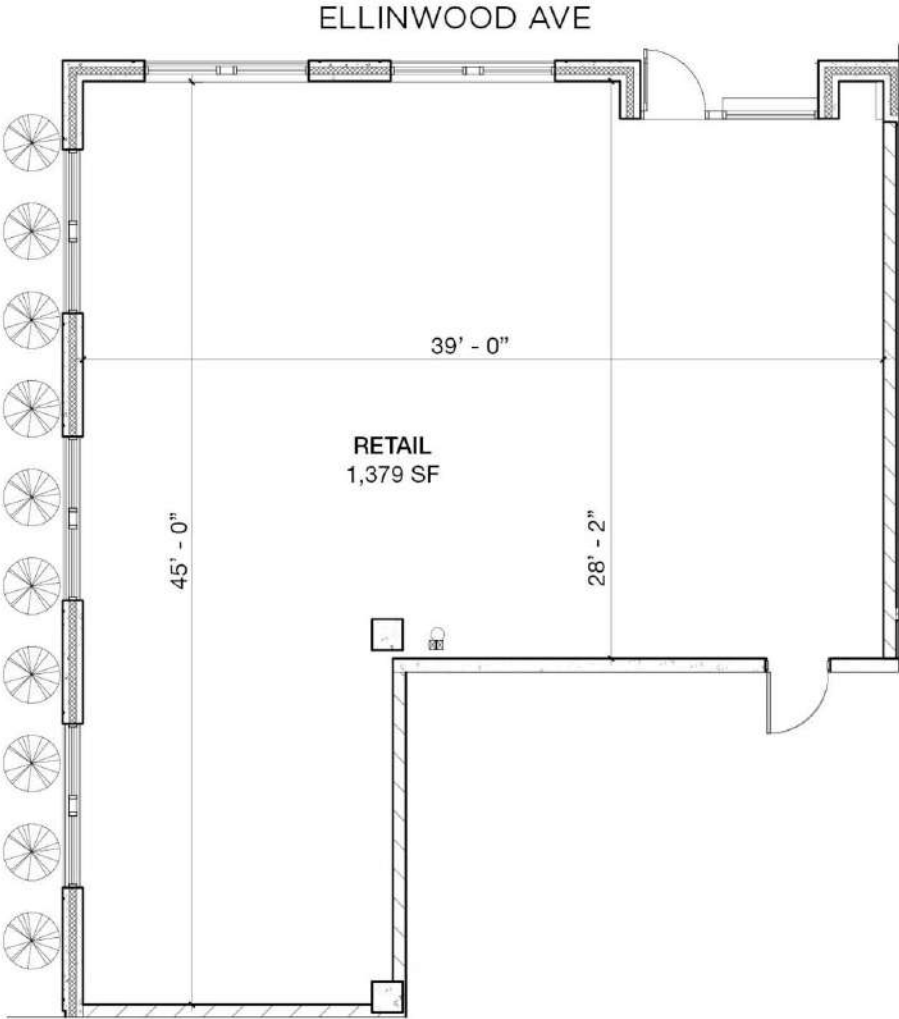
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FLOOR PLAN +/- 1,379 SF



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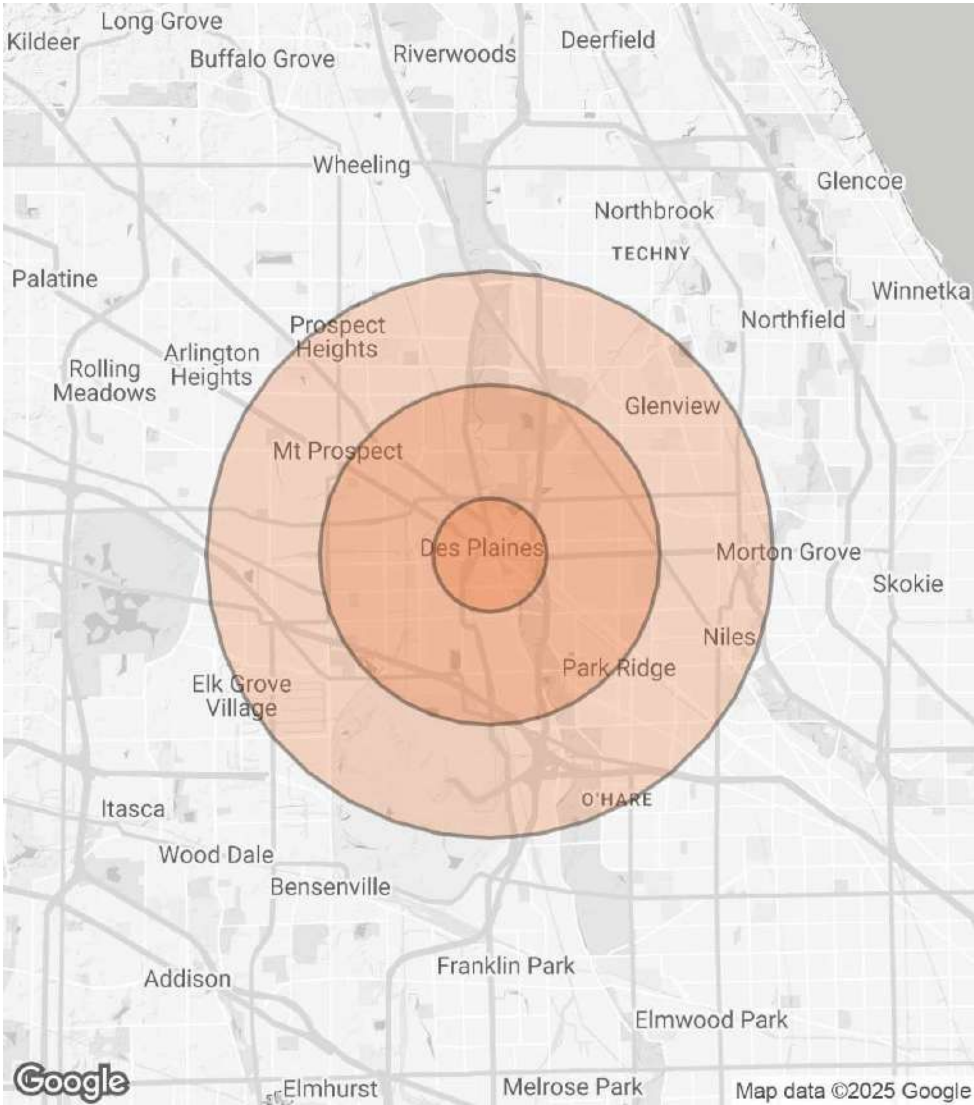
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,147	131,770	331,865
AVERAGE AGE	45	43	43
AVERAGE AGE (MALE)	43	42	42
AVERAGE AGE (FEMALE)	47	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,436	50,991	128,671
# OF PERSONS PER HH	2.2	2.6	2.6
AVERAGE HH INCOME	\$105,027	\$118,544	\$129,834
AVERAGE HOUSE VALUE	\$333,099	\$387,948	\$435,796

Demographics data derived from AlphaMap



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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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