

# 204 N Hicks Place

## Palatine, IL

### MEDTAIL PROPERTY FOR SALE

204 N Hicks Place offers an excellent investment opportunity in the heart of Palatine: a 3,000 SF free-standing building with incredible potential. Located in a high-traffic area, this property offers great visibility and easy access, making it a prime spot to attract a diverse customer base. Surrounded by a vibrant community, this property is an ideal choice for owner/users looking to establish a strong retail presence in a sought-after Palatine location.



Sale Price:  
\$450,000

Offering:  
Owner/User

Lot Size:  
0.15 Acres

Building Size:  
3,000 SF

Parking:  
13 Surface Spots

DOUG PAULY | 630.353.1190 | DOUG@JROSSIANDASSOCIATES.COM



REAL ESTATE &  
PRACTICE ADVISORY



# 204 N Hicks Place

Palatine, IL

## DEMOGRAPHICS MAP AND REPORT

### Population

1 MILE

13,494

TOTAL POPULATION

111,628 | 254,691  
3 MILES | 5 MILES

45

AVERAGE AGE

41 | 42  
3 MILES | 5 MILES

### Households and Income

1 MILE

6,012

TOTAL HOUSEHOLDS

45,120 | 100,738  
3 MILES | 5 MILES

2.2

# OF PERSONS PER HH

2.5 | 2.5  
3 MILES | 5 MILES

1 Mile

43

AVERAGE AGE (MALE)

40 | 41  
3 MILES | 5 MILES

46

AVERAGE AGE (FEMALE)

42 | 43  
3 MILES | 5 MILES

1 Mile

\$138,145

AVERAGE HH INCOME

\$140,415 | \$147,114  
3 MILES | 5 MILES

\$372,531

AVERAGE HOUSE VALUE

\$406,956 | \$422,213  
3 MILES | 5 MILES

\* Demographic data derived from 2020 ACS - US Census



204 N Hicks Place  
Palatine, IL

RETAILER MAP

