



Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$18 PSF
Pad 1 Option A Available SF:	1,765 - 6,571 SF
Pad 1 Option B Available SF:	2,775 - 15,170 SF
Pad 2 Available SF:	Up to 4,000 SF with Drive-Thru
Anticipated Delivery:	Q1 2026
Zoning:	MXT
Market:	Northern Suburbs
Traffic Count:	Approx. 42,000+ VPD

Property Overview

London Crossing is a new construction multi-tenant retail property (Delivery 2026) located at 899 - 903 W. Dundee Road in northwest suburban Wheeling. Pad 1 presents an opportunity to lease anywhere from 1,765 - 15,170 SF or a freestanding 6,500 SF building. Pad 2 presents an opportunity to lease up to 4,000 SF. The site is located just west of the corner of the signalized intersection at Dundee Road and Elmhurst Road (Approx. 42,000 VPD). The retail will be delivered along with 55 luxury townhomes and features signage opportunities for Tenants along Dundee Road.

Property Highlights

- New construction leasing opportunity just west of the the corner of the signalized intersection at Dundee Road and Elmhurst Road (Approx. 42,000 VPD)
- Multiple drive-thru opportunities
- Flexible space sizes and layouts available ranging from 1,765 - 15,170 SF
- Located adjacent to London Middle School and down the street from Wheeling High School (Approx. 1,700 students)
- Well located within the Dundee Road commercial corridor. Neighboring retailers include Starbucks, Dollar Tree, Walgreens, Aldi, AutoZone, AT&T, Wing Stop, Portillo's, Chase Bank, Garden Fresh Market, and Sherwin Williams, among others

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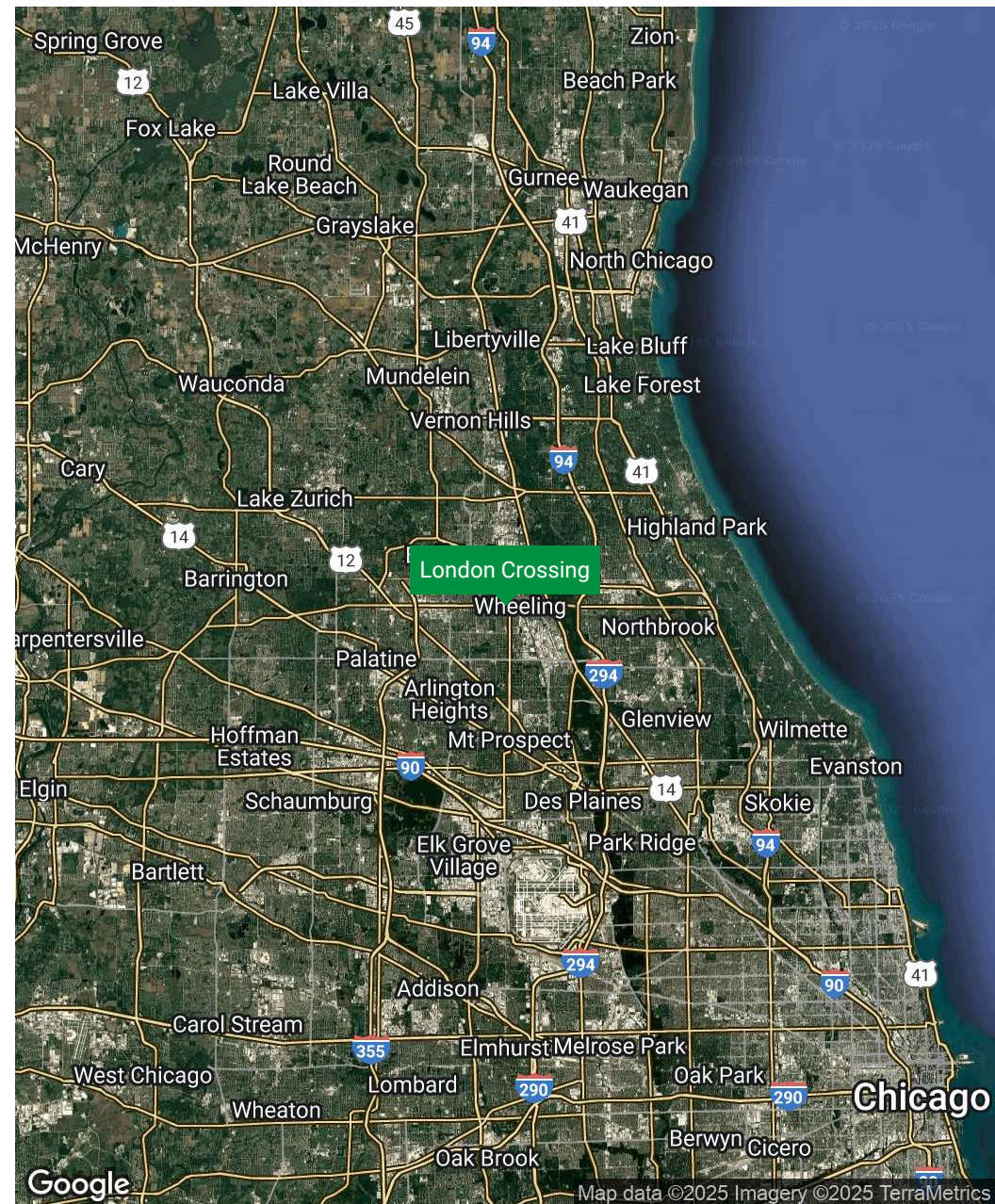
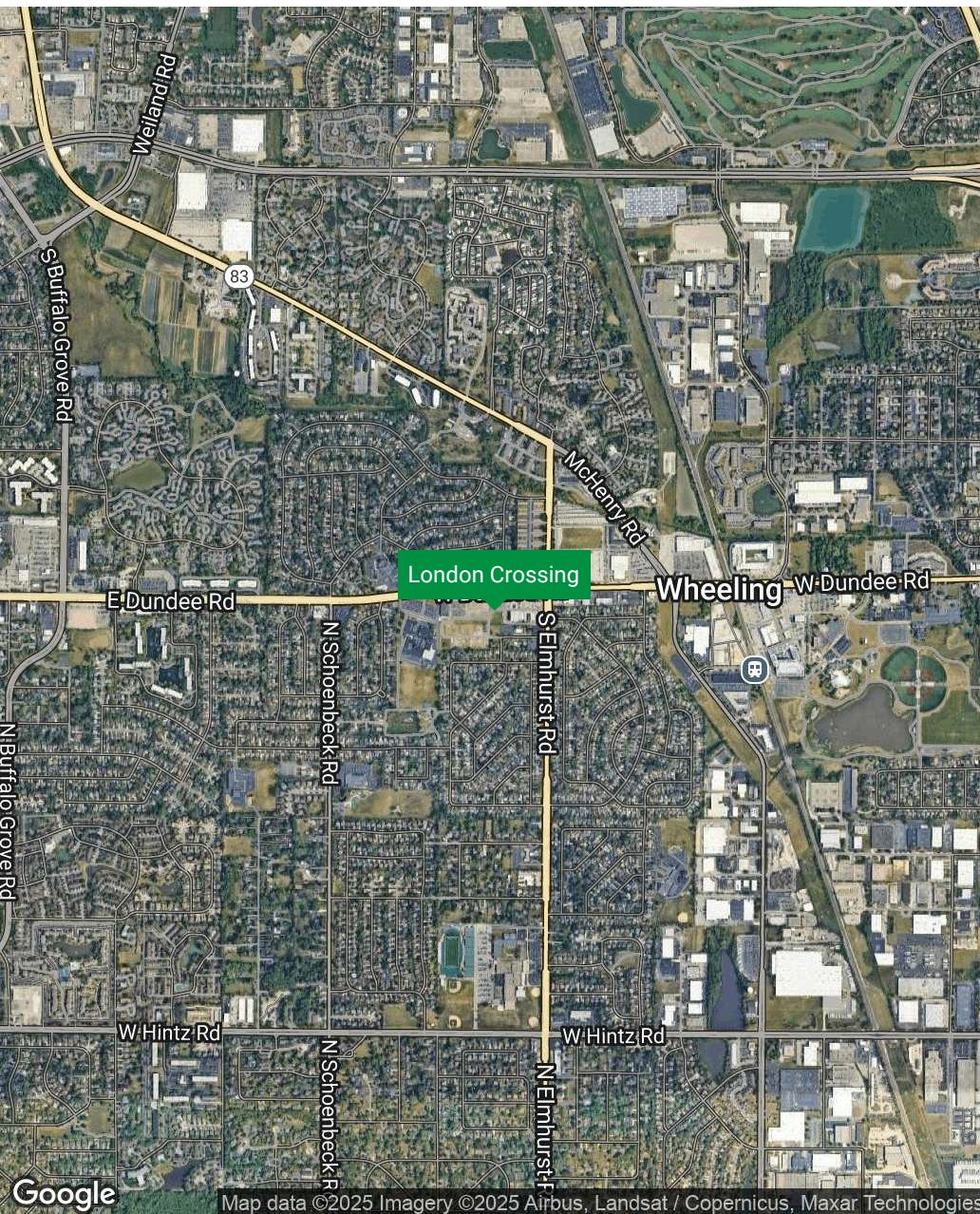
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FOR LEASE | LONDON CROSSING

LOCATION MAP



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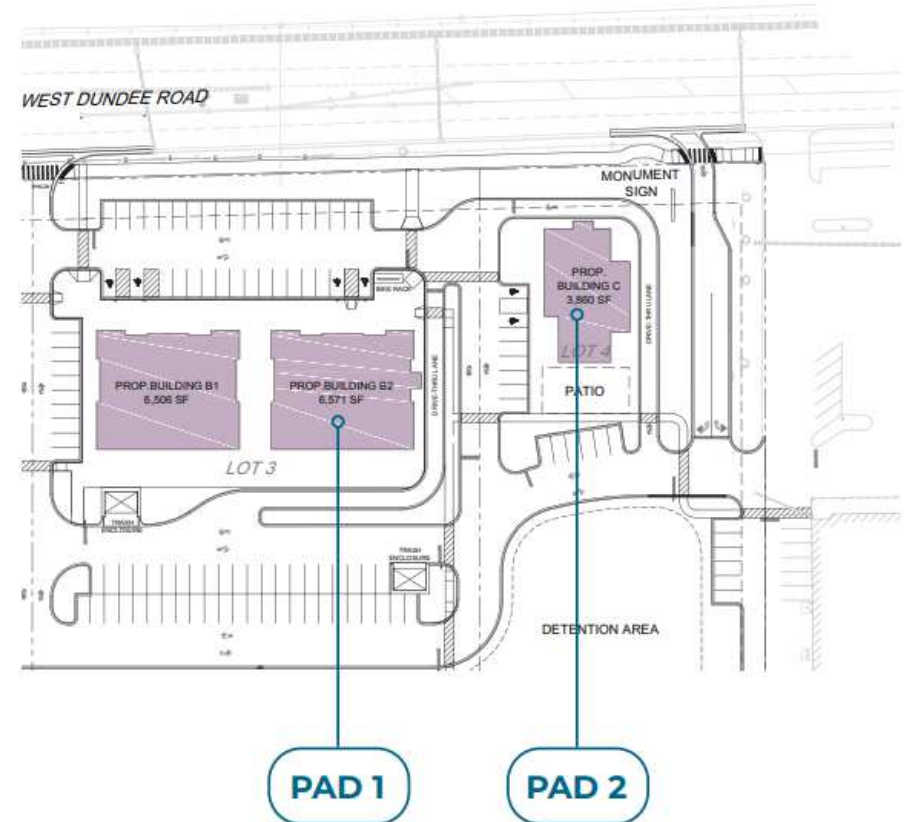
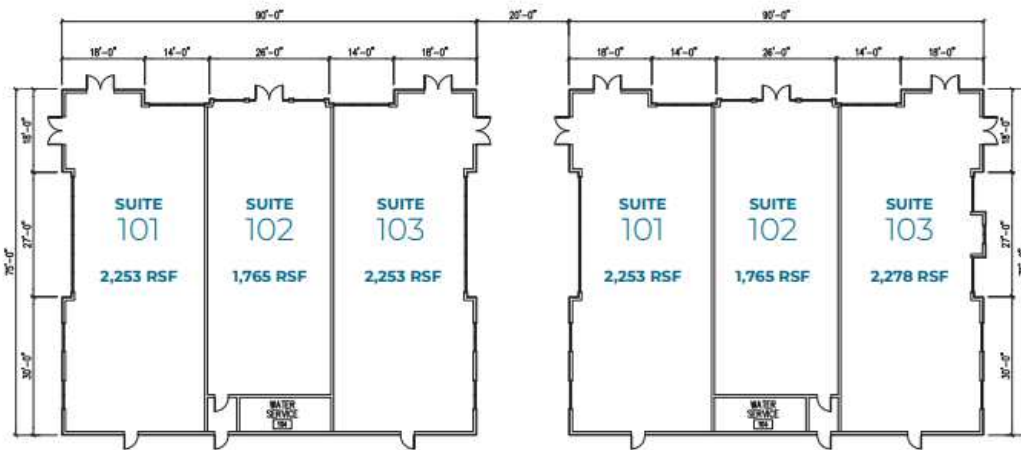
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LONDON CROSSING

Option A



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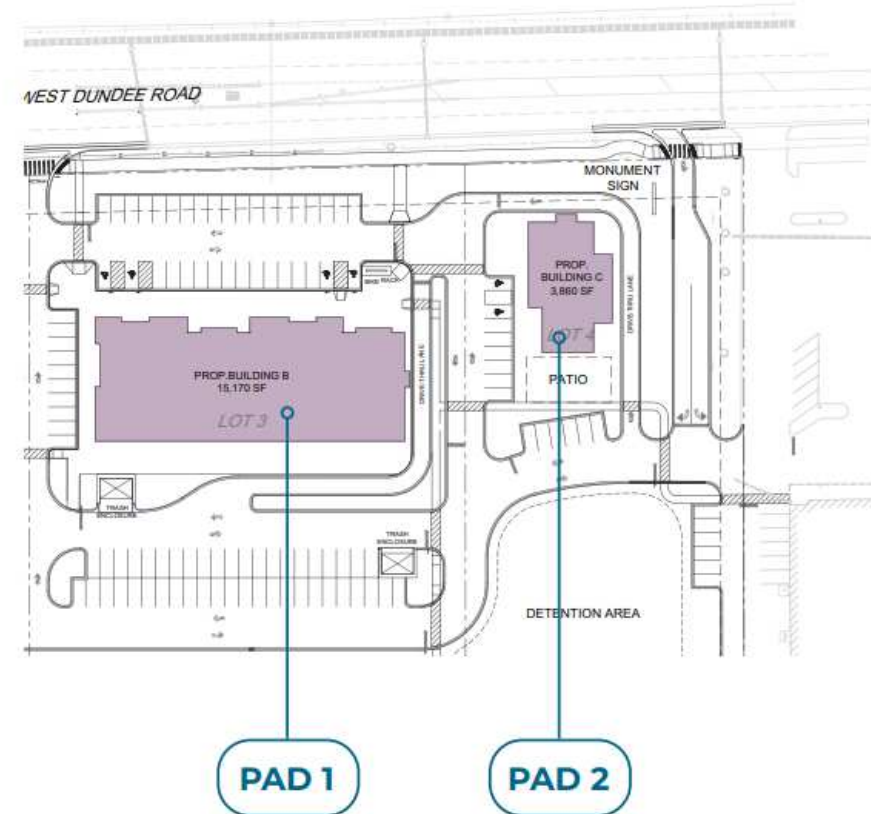
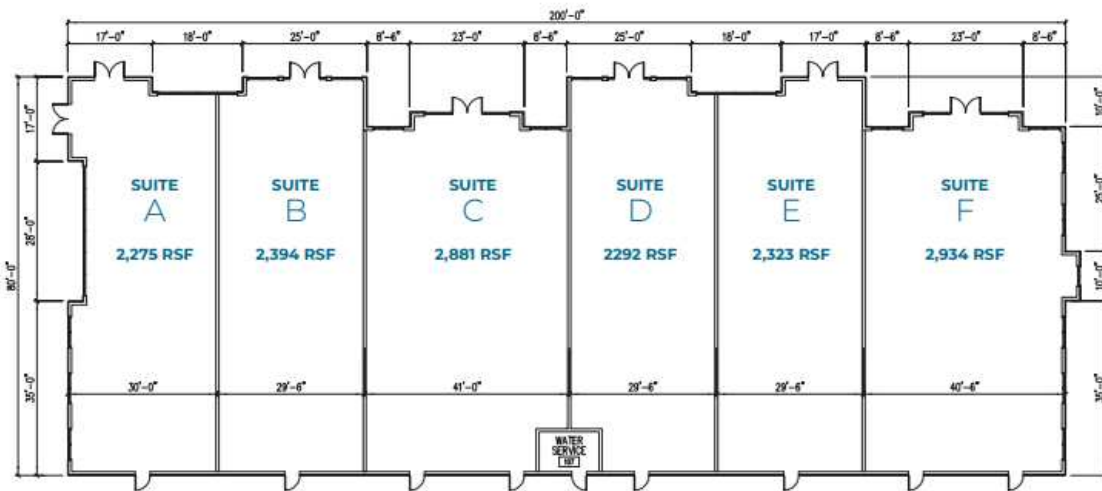
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LONDON CROSSING

Option B



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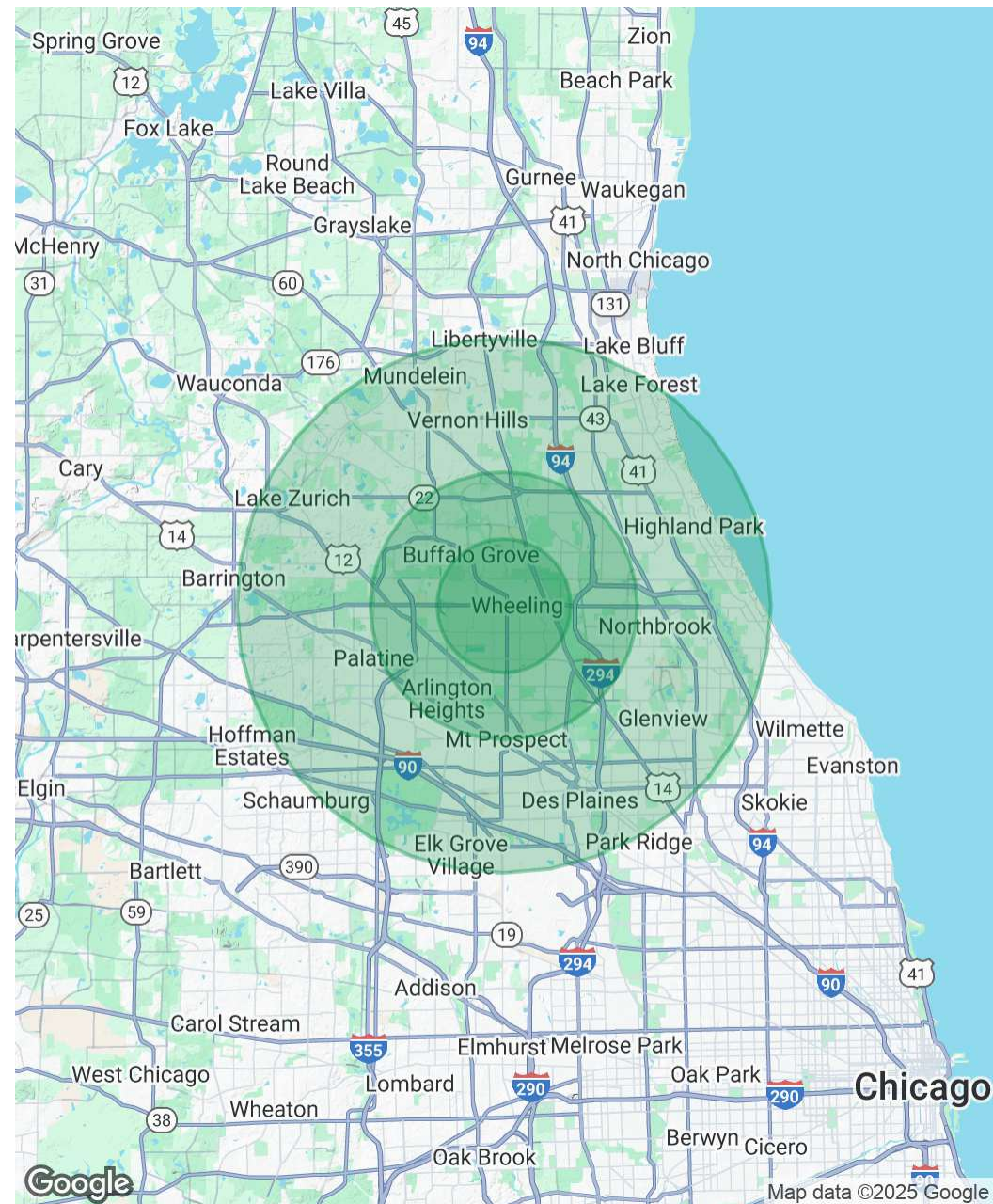
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DEMOGRAPHICS MAP & REPORT

Population	2.5 Miles	5 Miles	10 Miles
Total Population	81,173	256,782	796,301
Average Age	43	43	43
Average Age (Male)	42	42	41
Average Age (Female)	44	44	44

Households & Income	2.5 Miles	5 Miles	10 Miles
Total Households	32,083	100,420	306,408
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$130,546	\$147,709	\$157,679
Average House Value	\$374,808	\$449,741	\$503,193

Demographics data derived from AlphaMap



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