

# 0.41 ACRE OUTLOT FOR LEASE

## VALLI PRODUCE SHOPPING CENTER

120 W HIGGINS ROAD | HOFFMAN ESTATES, IL



9450 WEST BRYN MAWR AVENUE | SUITE 550 | ROSEMONT, IL 60018  
773.355.3000 (main) | [www.lee-associates.com](http://www.lee-associates.com)

**MICHAEL PETRIK | Senior Associate**  
[mpetrik@lee-associates.com](mailto:mpetrik@lee-associates.com) | 773.355.3048

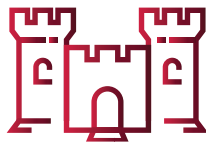
**RICK SCARDINO | Principal**  
[rscardino@lee-associates.com](mailto:rscardino@lee-associates.com) | 773.355.3040

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# PROPERTY HIGHLIGHTS



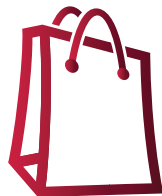
0.41 acres available  
Outlot to Valli Produce Shopping Center



1.6 miles from Medieval Times Dinner & Tournament



Shadow anchored by Valli Fresh Market



2.5 miles from Woodfield Mall



108' frontage along Higgins Rd (Rt. 72)



1.5 miles from I-90  
2.7 miles from I-290



High household income (\$135,000+) in surrounding communities



Golf Road: 32,100 VPD  
Roselle Road: 35,800 VPD  
Higgins Road: 44,600 VPD  
I-90: 164,200 VPD



Nearby area retailers: ALDI, Binny's Beverage Depot, Bob's Discount Furniture, Burlington, Jewel-Osco, Jiffy Lube, TJ Maxx, Valli Fresh Market, Walgreens

|                             | 1 MILE    | 3 MILES   | 5 MILES   |
|-----------------------------|-----------|-----------|-----------|
| <b>ESTIMATED POPULATION</b> | 15,679    | 43,841    | 102,440   |
| <b># OF HOUSEHOLDS</b>      | 6,227     | 16,759    | 40,189    |
| <b>HOUSEHOLD INCOME</b>     | \$114,266 | \$135,302 | \$130,965 |
| <b>DAYTIME POPULATION</b>   | 12,941    | 55,918    | 115,381   |

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827.5K

Annual Visits

46.5%

Bachelor's Degree+

26

Average Dwell Time (Minutes)

\$97.6K

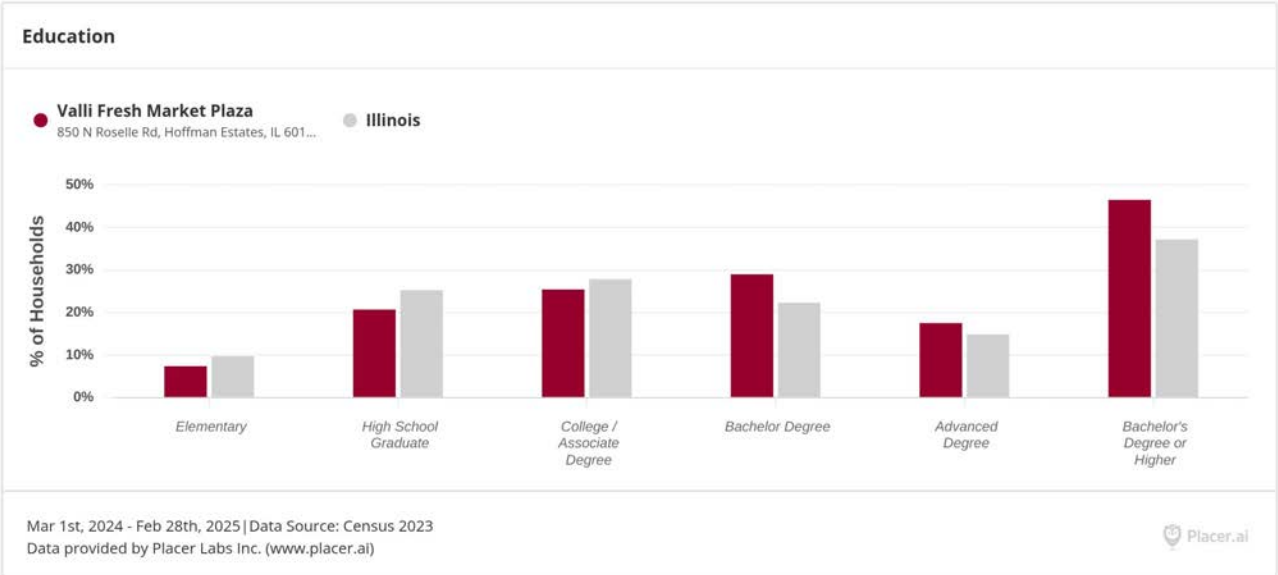
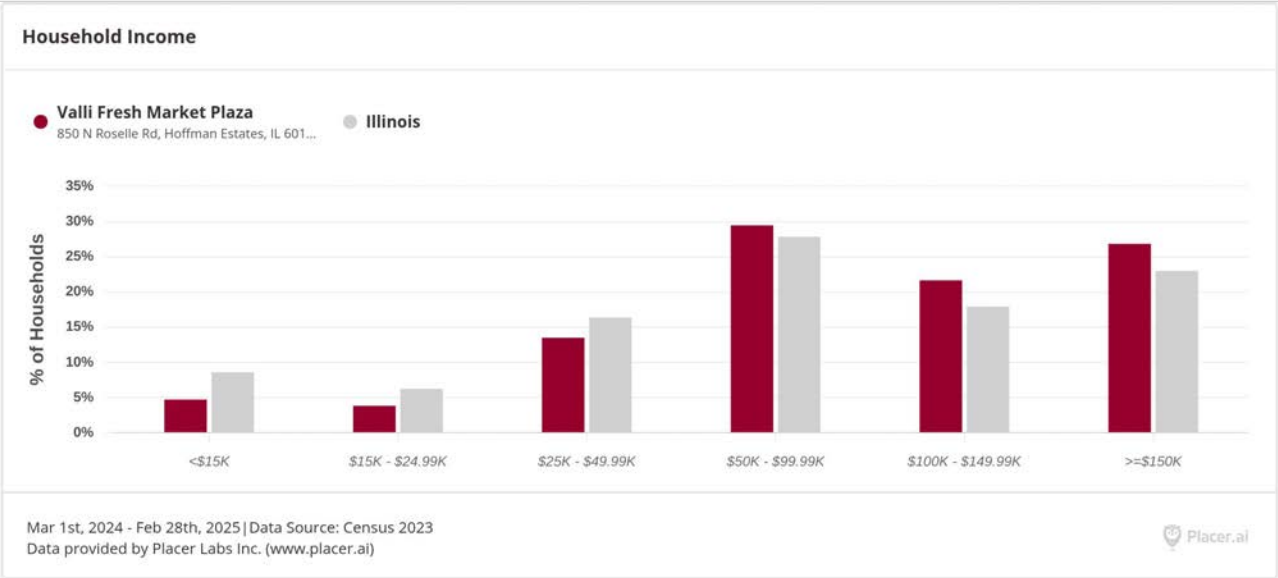
Median HH Income

2.83

Annual Visits PSF

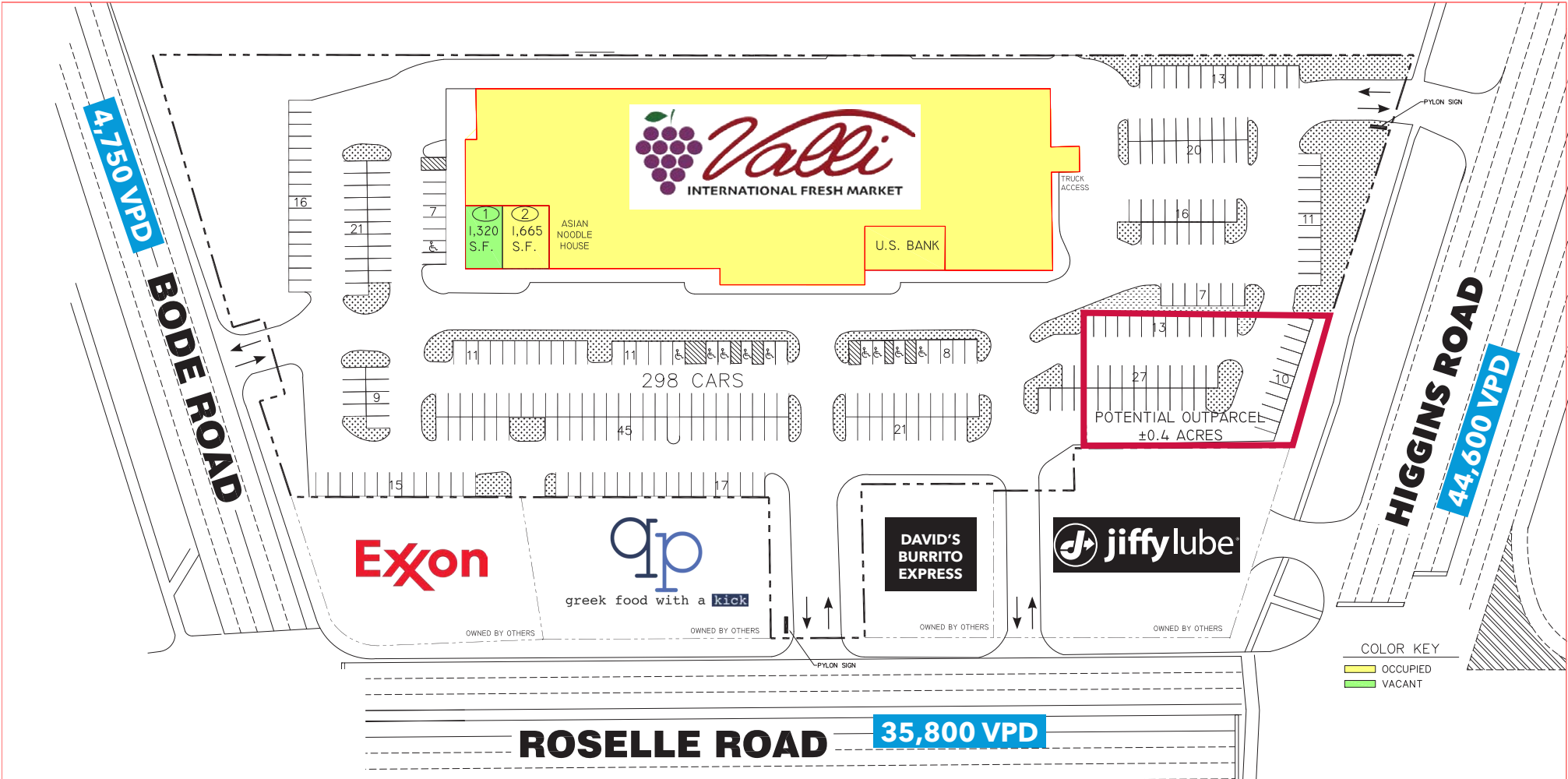
38.6

Median Age (Years)



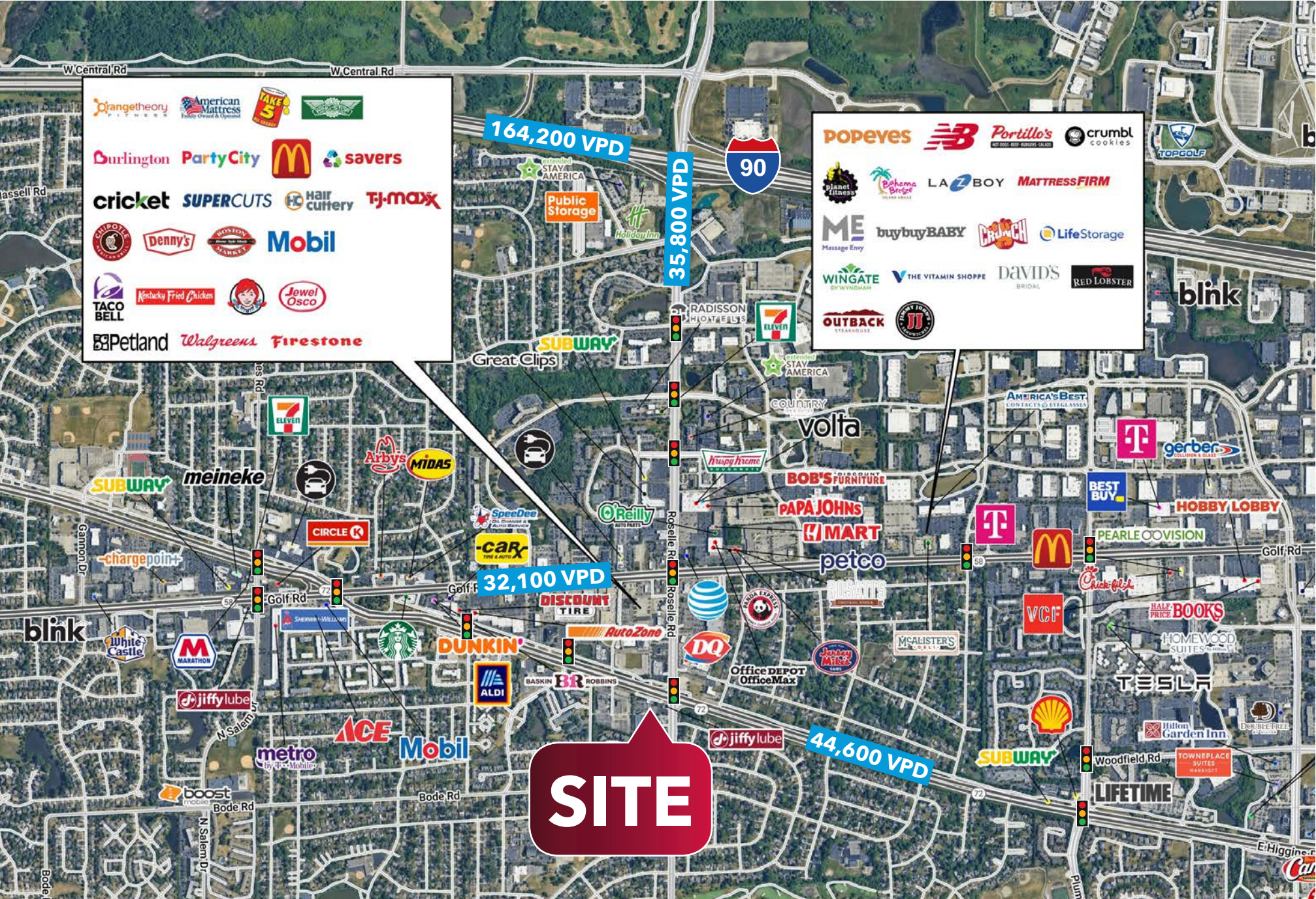


# SITE PLAN





# RETAILER AERIAL





# DEMOGRAPHICS



1 MILE

**15,679**

Estimated  
Population

**6,227**

Number of  
Households

**\$114,266**

Household  
Income

**12,941**

Daytime  
Population

3 MILES

**43,841**

Estimated  
Population

**16,759**

Number of  
Households

**\$135,302**

Household  
Income

**55,918**

Daytime  
Population

5 MILES

**102,440**

Estimated  
Population

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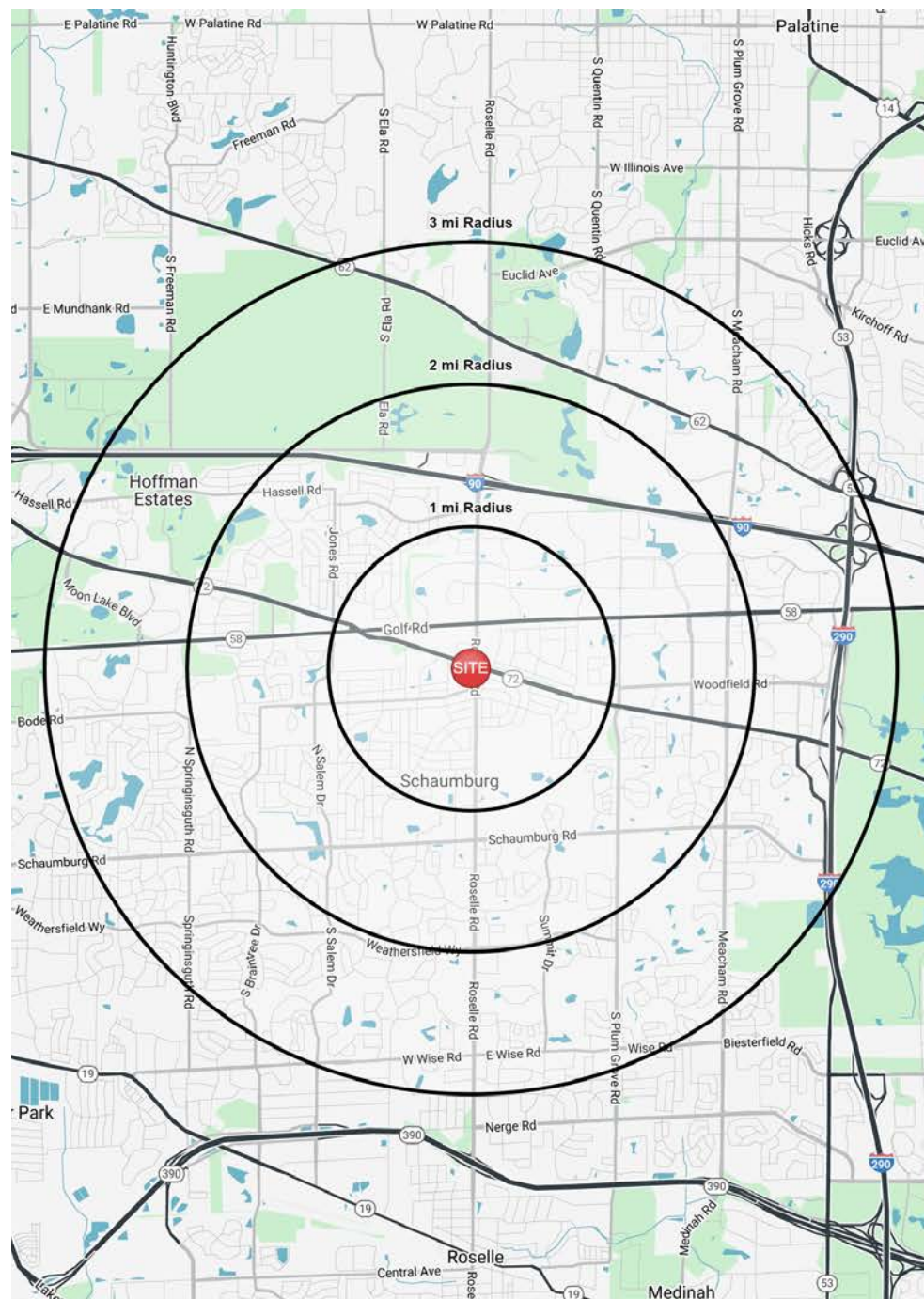
Number of  
Households

**\$130,965**

Household  
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Daytime  
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