



FOR LEASE

1049 W Main Street

Sleepy Hollow, Illinois 60118

4,800 SF End Cap Retail Space

Route 72 Frontage • Gross Lease • Available Immediately

Exclusively Listed By

Jason Bitton

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PROPERTY OVERVIEW

Move-in ready 4,800 square foot end cap retail space available for immediate occupancy in an attractive brick and masonry strip center on Route 72 (W Main Street) in Sleepy Hollow, Illinois. This corner unit features two full sides of glass storefront providing exceptional visibility and abundant natural light, situated on a high-traffic corridor with over 20,400 vehicles per day.

The space is in excellent, recently-updated condition with new paint, new epoxy floors throughout, a granite-top reception counter with stone veneer base, modern tile finishes, and updated lighting. The flexible layout includes a large open main area (approximately 60' x 50') with high ceilings and only two columns, a private office, a separate 21' x 18' secondary room suitable for a studio or flex use, a break room with sink, and a welcoming glass-enclosed foyer entry. Two updated multi-stall restrooms with granite countertops complete the space.

The property is located directly across from the former Spring Hill Mall site, which is currently undergoing demolition ahead of a major planned mixed-use redevelopment by the Village of West Dundee. Conceptual plans envision residential, retail, entertainment, and hospitality uses on the 72-acre site, representing significant future investment and foot traffic growth for the surrounding area.

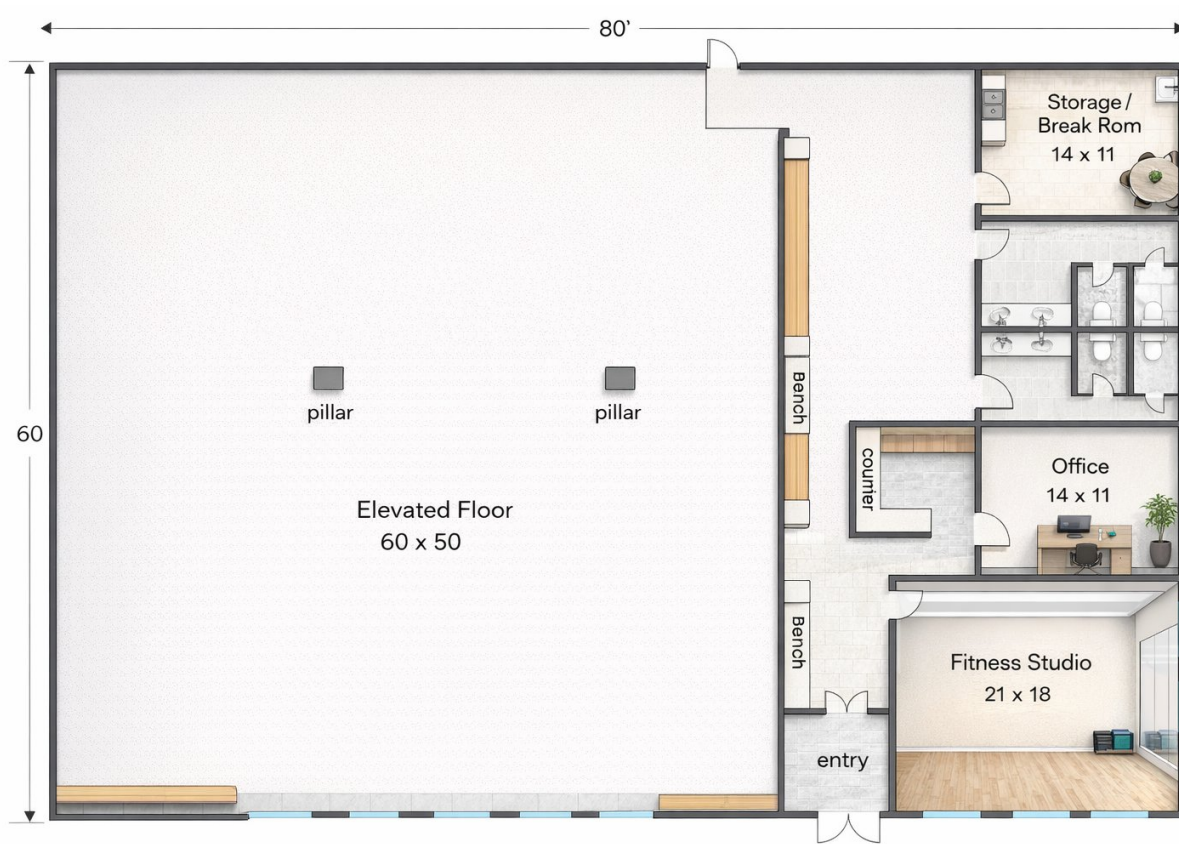
KEY LEASE TERMS

Item	Details
Address	1049 W Main St, Sleepy Hollow, IL 60118
Space Available	4,800 SF
Unit Type	End Cap / Corner Unit
Asking Rate	\$8,500 / month (Gross)
Lease Type	Gross — Taxes, CAM & maintenance included
Tenant Responsibility	Electric, gas, and water only
Lease Term	1–10 years accepted; 3–5 or 10-year preferred
Zoning	B-2 (Retail)
Availability	Immediately
HVAC	Central heating and air conditioning
Traffic Count	20,400+ VPD on Route 72
Parking	Ample shared surface parking

SPACE HIGHLIGHTS

- **End Cap / Corner Unit** — Premier position in the strip center with two full sides of floor-to-ceiling glass storefront, providing maximum street visibility and natural light from multiple exposures.
- **Move-In Ready Condition** — Extensively updated with new paint, new epoxy floors, granite-top reception counter with stone veneer, modern tile finishes in restrooms, and updated LED lighting throughout. No buildout required.
- **Flexible Open Layout** — The main area measures approximately 60' x 50' with high ceilings and only two structural columns, accommodating a wide range of retail, fitness, medical, studio, or service-oriented uses.
- **Complete Support Spaces** — Private office (14' x 11'), separate secondary room (21' x 18') ideal for a studio, training room, or additional retail area, plus a break room / utility area with sink.
- **Two Updated Multi-Stall Restrooms** — Both restrooms feature granite countertops, modern tile wainscoting, epoxy floors, and dual stalls — clean, professional, and customer-ready.
- **Welcoming Entry** — Glass-enclosed foyer provides a distinct entrance experience with two-sided glass walls and direct storefront visibility. Separate entry from the main open area.
- **High-Traffic Route 72 Location** — Over 20,400 vehicles per day pass the property on Route 72 (W Main Street), a major east-west arterial connecting Elgin, West Dundee, and the broader Fox River Valley corridor.
- **Spring Hill Mall Redevelopment** — Directly across the street, the former 100-acre Spring Hill Mall site is being demolished for a planned mixed-use redevelopment featuring residential, retail, and entertainment — representing major future investment in the immediate area.
- **Quality Strip Center** — Well-maintained brick, glass, and masonry construction with attractive awnings, good co-tenants, and ample shared surface parking. Central HVAC.
- **Simple Lease Structure** — Gross lease with all taxes, CAM, and property maintenance included at \$8,500 per month. Tenant pays only their own electric, gas, and water — no hidden costs.

FLOOR PLAN



Floor plan is approximate and not to scale. Measurements are approximate.

Room	Dimensions	Notes
Main Open Area	60' x 50' (approx.)	High ceilings, 2 columns, epoxy floors
Secondary Room	21' x 18'	Studio / training / flex space
Private Office	14' x 11'	Vinyl plank flooring
Break Room / Utility	14' x 11'	Sink included
Entry Foyer	—	Glass-enclosed, two-sided glass walls
Restrooms (2)	—	2 stalls each, granite counters
Reception Area	—	Granite counter, stone veneer

PHOTO GALLERY



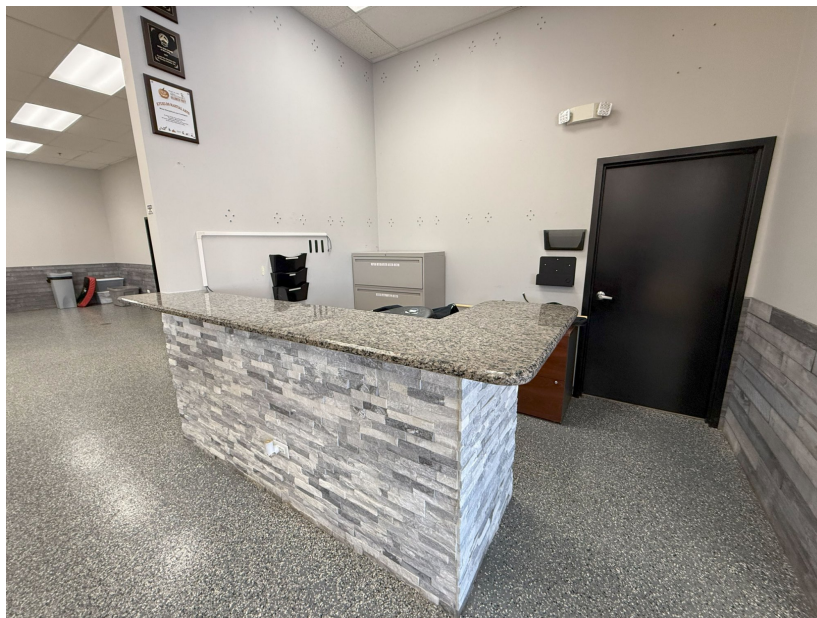
Exterior — End Cap Strip Center



Corner Entry — Two-Sided Glass Storefront



Foyer Entry



Reception Area — Granite Counter



Main Open Area — High Ceilings



Main Open Area — Wide Angle



Private Office



Updated Multi-Stall Restroom



Reception & Interior Overview

LOCATION OVERVIEW

1049 W Main Street is positioned on Route 72 (W Main Street), a major east-west arterial that connects Elgin, West Dundee, Sleepy Hollow, and the broader Fox River Valley region. The property benefits from over 20,400 vehicles per day in traffic count, providing strong drive-by visibility and convenient access for customers throughout Kane County and the northwest suburbs of Chicago.

The strip center is home to established co-tenants and serves a dense surrounding residential population. Sleepy Hollow and neighboring West Dundee and East Dundee offer a mix of single-family homes, apartments, and townhomes within a short radius of the property.

SPRING HILL MALL REDEVELOPMENT

Directly across Route 72 from the subject property, the former Spring Hill Mall — a 100-acre enclosed shopping center that opened in 1980 and permanently closed in March 2024 — is currently being demolished. The Village of West Dundee purchased the mall property for approximately \$10.25 million and approved a \$3.6 million demolition contract, with demolition expected to be completed by late 2025.

Conceptual plans prepared by Houseal Lavigne, a Chicago-based urban planning firm, envision a 'scaled-up downtown' mixed-use redevelopment of the site. A recent feasibility study indicates the acreage could support approximately 325,000 square feet of commercial space and up to 1,500 residential units. The Village has established a Tax Increment Financing (TIF) district to fund infrastructure and attract private development partners. This large-scale redevelopment represents a significant catalyst for the immediate area and is expected to drive new residential density, foot traffic, and retail demand to the Route 72 corridor.

AREA HIGHLIGHTS

- Route 72 (W Main St) — 20,400+ VPD, major east-west arterial
- Proximity to I-90 (Jane Addams Tollway) and IL Route 31
- Surrounding retail: Jewel-Osco, Home Depot, LA Fitness, Cinemark Theater
- Elgin (pop. ~115,000) located minutes to the west
- Strong residential base in Sleepy Hollow, West Dundee, East Dundee, and Carpentersville
- Fox River recreational corridor nearby

FOR LEASING INQUIRIES

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