

# **Prime Downtown Mount Prospect Retail Space**

# **6 W Busse Avenue**

Mount Prospect, IL 60056

Presented by Eatz Real Estate Group, LLC

# Executive Summary

Welcome to an exceptional commercial opportunity in the heart of Mount Prospect's thriving downtown district. This 1,350-square-foot retail space at 6 W Busse Avenue represents a rare chance to establish your business at one of the most strategic intersections in the northwest Chicago suburbs.

Positioned at the crossroads of IL-83 and Northwest Highway (US-14), this corner property delivers unparalleled visibility and accessibility. With over 37,000 vehicles passing daily on surrounding streets and just a three-minute walk to the Mount Prospect Metra Station, your business will benefit from both exceptional vehicular exposure and steady pedestrian traffic from commuters and residents alike.

The space comes as a vanilla shell, providing a blank canvas for your vision while maintaining essential infrastructure including central air, fire suppression systems, and thoughtfully partitioned areas. Whether you're envisioning a boutique retail store or a professional office this property offers the foundation for success in one of Chicago's most desirable suburban markets.

## Property Highlights

- 1,350 SF retail/office space
- Corner location at major intersection
- 3-minute walk to Metra station
- \$3,345.90/month total gross rent
- Vanilla shell - ready to customize
- Central HVAC and modern systems
- High-income demographics
- 88 Walk Score rating

# Property Overview

## Space Size

1,350 square feet of flexible retail/office space

## Condition

Vanilla shell ready for tenant customization

## Availability

Immediate occupancy available now

## Lease Type

Triple Net (NNN) with negotiable terms

This first-floor suite offers exceptional flexibility for various business concepts. The vanilla shell condition means you'll have complete creative control over the layout and design, while essential building systems are already in place and up to code. The space features partitioned areas that can easily accommodate showroom displays, customer seating, storage rooms, or private office spaces depending on your business needs.



# Financial Details

**\$24**

**Per Square Foot Annually**

Competitive base rental rate

**\$2,700**

**Monthly Base Rent**

NNN lease structure

**\$3,346**

**Total Monthly Gross Rent**

Including taxes and base rent

**\$5.74**

**Annual Taxes Per SF**

Transparent operating costs

## Lease Structure

The property operates under a Triple Net (NNN) lease structure, providing transparency and predictability for your business planning. The base rent of \$2,700.15 per month translates to an annual rate of \$24.00 per square foot, positioning this space competitively within the Mount Prospect market.

Annual property taxes amount to \$7,749, or \$5.74 per square foot, bringing your total gross monthly obligation to approximately \$3,345.90. This straightforward pricing structure allows for clear financial forecasting as you build your business plan.

Lease terms are negotiable, offering flexibility to accommodate your specific business timeline and growth projections.

# Strategic Location Advantages

Location drives success in retail and service businesses, and 6 W Busse Avenue delivers location advantages that are difficult to replicate elsewhere in the northwest suburbs. This corner property sits at the convergence of two major thoroughfares, creating a nexus of commercial activity that benefits from both local neighborhood traffic and regional pass-through volume.

## Corner Visibility

Positioned at the intersection of IL-83 and Northwest Highway (US-14), your business enjoys exposure from two directions. Corner locations command premium rents for good reason—they provide twice the storefront visibility and create natural gathering points that draw customers. Large windows and prominent signage opportunities ensure your brand makes a lasting impression on the thousands of daily passersby.

## Transit Connectivity

Just a three-minute walk from the Mount Prospect Metra Station on the Union Pacific Northwest Line, this property taps into a steady stream of commuters traveling to and from downtown Chicago. The 35-minute train ride to the Loop makes Mount Prospect a desirable residential community for professionals, creating a built-in customer base with disposable income and sophisticated tastes.

## Downtown Vitality

Mount Prospect's downtown has experienced significant revitalization in recent years, with millions invested in mixed-use developments that combine residential, retail, and dining. This transformation has created a vibrant urban village atmosphere that attracts residents, workers, and visitors throughout the day and evening, extending your potential operating hours and customer reach.

# Traffic & Exposure Metrics



**37,063**

## **Combined Daily Vehicles**

Total traffic on IL-83 and S Main  
Street



**18,925**

## **IL-83 Daily Count**

North-south arterial traffic volume



**18,138**

## **S Main Street Daily Count**

Downtown corridor traffic flow

High traffic counts translate directly to brand awareness and customer acquisition opportunities. With over 37,000 vehicles passing through this intersection daily, your business signage and storefront will generate thousands of impressions every single day. This level of exposure would cost tens of thousands of dollars per month in traditional advertising—here, it comes with your location.

The traffic mix includes both local residents running errands and regional commuters passing through, providing exposure to customers with varying needs and shopping patterns. Morning coffee runs, lunch breaks, and evening stops on the way home from the train all become potential revenue opportunities when your business sits at this strategic crossroads.



# Property Features & Amenities

## Building Systems



The property comes equipped with essential infrastructure that reduces your build-out costs and accelerates your time to opening. A central air system provides climate control throughout the space, ensuring customer comfort in every season. The building features a digital monitored fire sprinkler system.

One restroom is included with the space, meeting basic requirements for smaller operations. The electrical and plumbing systems have been maintained to support various commercial uses.

## Spatial Layout

The 1,350 square feet of space has been thoughtfully partitioned to accommodate multiple functional areas. As a vanilla shell, you have complete flexibility to configure these spaces according to your business model, but the existing framework provides a logical starting point.

Potential configurations include a front showroom or customer service area, a central workspace, rear storage facilities, and private office space. The layout supports both customer-facing operations and back-of-house functions, allowing for efficient workflow design.



# Space Configuration Possibilities

## **Boutique Retail**

Design an inviting showroom with prominent window displays, create distinct product zones within the open floor plan, incorporate a checkout counter, and use rear areas for inventory and receiving.

## **Professional Services**

Establish a welcoming reception area at the entrance, partition private offices for consultations, include a conference room for client meetings, and maintain secure storage for documents and equipment.





# Surrounding Development Landscape

Mount Prospect's downtown has undergone a remarkable transformation over the past decade, evolving from a traditional suburban commercial district into a vibrant mixed-use neighborhood that combines residential density with retail vitality. This evolution has been driven by strategic investments in transit-oriented development, creating a walkable urban village that supports local businesses.

The developments surrounding 6 W Busse Avenue represent over \$100 million in recent construction, bringing hundreds of new households and thousands of residents within walking distance. These aren't just any residents—they're carefully selected demographics with high incomes, sophisticated tastes, and a preference for walkable urban lifestyles that support local businesses.



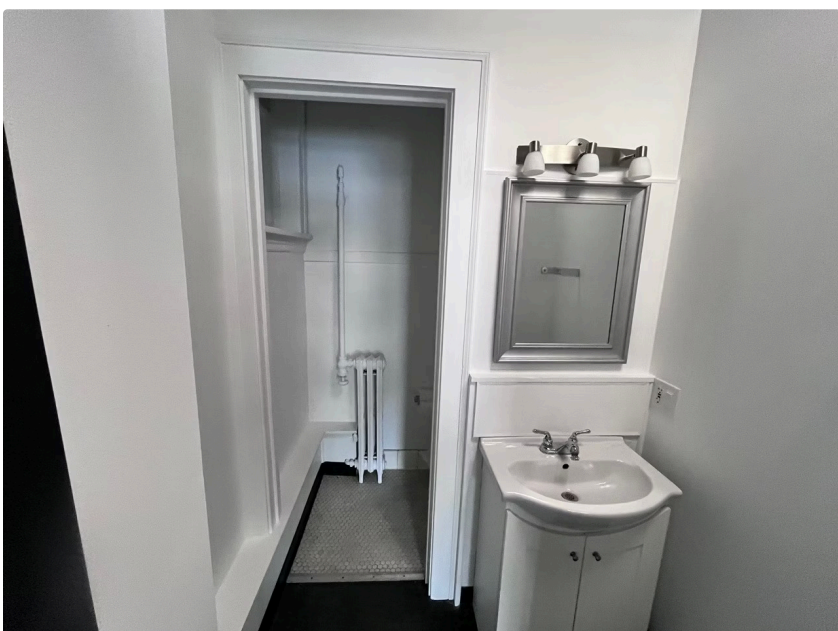
# Prospect Place

## Contemporary Mixed-Use Excellence

Prospect Place stands as a flagship development in Mount Prospect's downtown renaissance. This contemporary building features 80 luxury apartments positioned above ground-floor commercial spaces, creating the kind of vertical integration that urban planners recognize as essential for thriving downtown districts.

The residential component brings a built-in customer base of affluent renters who value convenience and quality. Building amenities include a rooftop terrace perfect for social gatherings, a state-of-the-art fitness center, and even a pet spa—indicators of the upscale market this development targets.

For businesses at 6 W Busse Avenue, Prospect Place represents hundreds of potential customers living just steps away, many of whom are specifically choosing this location for its walkable access to shops, restaurants, and services.



# Maple Street Lofts



## Development Scale

Six-acre transit-oriented development designed around walkability and urban density



## Commercial Space

15,000 square feet of ground-floor retail creating a complementary business district



## Rental Units

257 apartments bringing hundreds of households to the immediate neighborhood



## Rowhomes

56 attached homes attracting homeowners who value downtown proximity and walkability

Maple Street Lofts represents one of the largest recent investments in Mount Prospect's downtown transformation. The development's emphasis on transit-oriented design means residents specifically chose this location for its proximity to the Metra station and downtown amenities. These are customers who plan to walk to local businesses rather than drive to big-box retailers, creating ideal conditions for independent shops and restaurants.

The mix of rental apartments and owned rowhomes creates demographic diversity, combining young professionals with established families, all sharing high incomes and a commitment to supporting local businesses in their chosen neighborhood.

# HQ Residences

## Adaptive Reuse Success Story

Built on the former site of the Mount Prospect Police and Fire Headquarters, HQ Residences demonstrates the village's commitment to reinventing its downtown core. This 88-unit mixed-use development represents a bold reimagining of civic space as vibrant residential and commercial community.

The inclusion of 3,200 square feet of dedicated retail and restaurant space on the ground floor reflects developers' confidence in the area's commercial viability. This isn't speculative construction—it's backed by market research showing strong demand for neighborhood-serving businesses.

The development's name pays homage to its history while signaling a new chapter, much like your business can honor Mount Prospect's heritage while contributing to its dynamic future.



### 88 residential units

Adding substantial population density to support local commerce

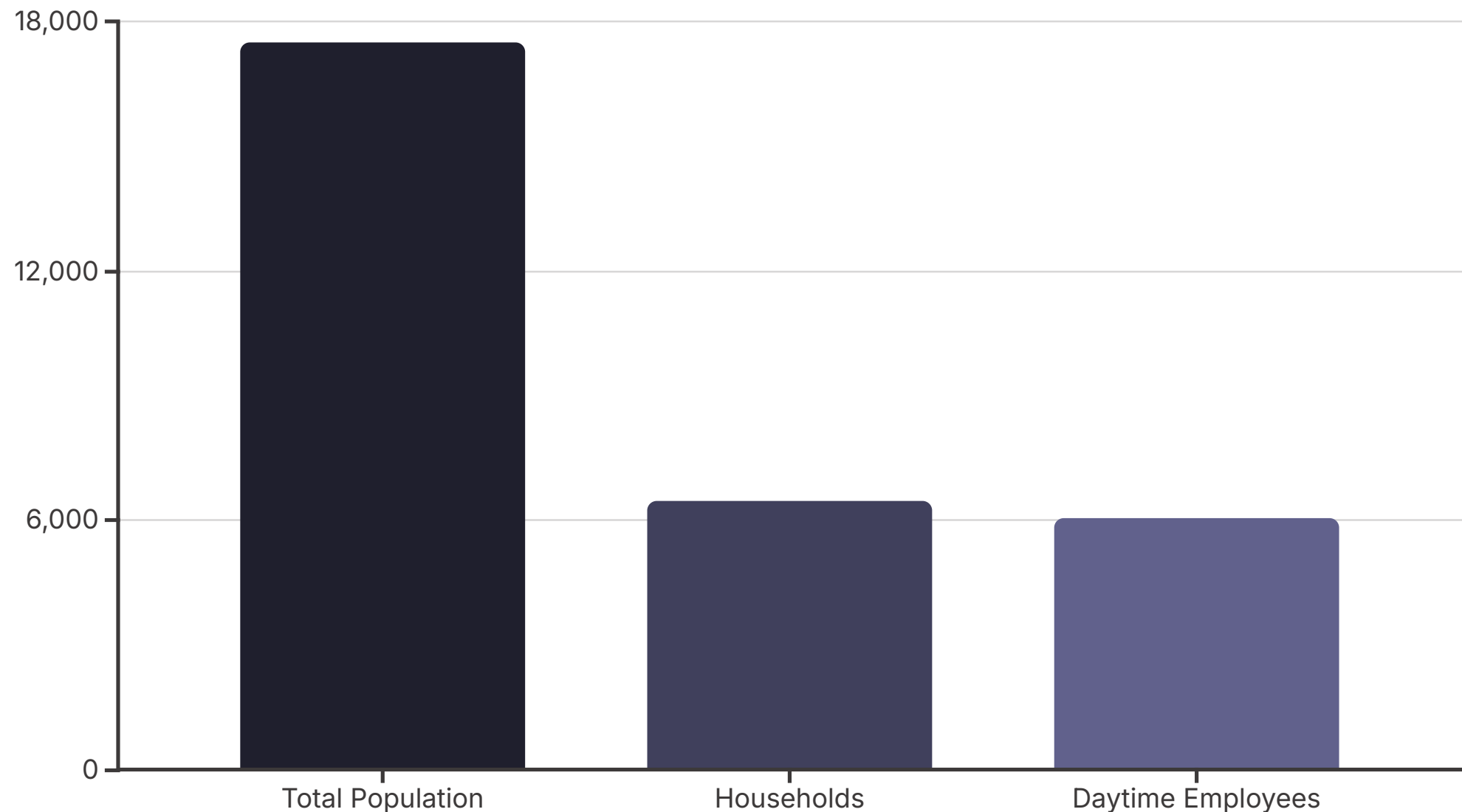
### Strategic location

Positioned to maximize foot traffic and neighborhood integration



# Demographics: Your Customer Base

Understanding your customer base is essential for business planning, and the demographics within a one-mile radius of 6 W Busse Avenue paint a compelling picture of opportunity. This is an affluent, established market with the income and spending power to support quality businesses across multiple categories.





# Income & Spending Power

## \$117K

### Median Household Income

Well above national and state averages

The median household income of \$117,270 within one mile of the property significantly exceeds both national and Illinois state medians, indicating a community with substantial discretionary spending power. This isn't just a number—it represents families who can afford premium products and services, who value quality over price, and who are willing to pay for convenience and expertise.

## 43.7

### Median Age

Established professionals and families

The median age of 43.7 years suggests an established demographic of professionals in their peak earning years, many with families and homeownership commitments that anchor them to the community. These are customers looking for lasting relationships with local businesses rather than transactional big-box experiences.

With over 6,000 daytime employees working within the one-mile radius, the area also benefits from lunchtime and after-work traffic from people who may live elsewhere but spend their workdays in Mount Prospect.

# Walkability & Accessibility



**Walk Score Rating**

"Very Walkable" - Most errands accomplished on foot



**Transit Score**

"Some Transit" - Many nearby public transportation options

The Walk Score of 88 earns Mount Prospect's downtown the coveted "Very Walkable" designation, meaning most errands can be accomplished on foot. This rating reflects the area's pedestrian-friendly infrastructure, including well-maintained sidewalks, pedestrian crossings, and a compact business district where multiple destinations cluster together.

For your business, high walkability translates to foot traffic. Residents don't need to make a special trip or hunt for parking—they're already out and about, creating spontaneous visit opportunities. The morning coffee run, lunch break, or evening errand naturally leads pedestrians past your door.

The Transit Score of 35 indicates "Some Transit" availability, primarily driven by the nearby Metra station and local bus routes. This connectivity extends your reach beyond the immediate neighborhood to the broader Chicago metropolitan area, particularly valuable for businesses targeting commuters or regional customers.

# Ideal Business Opportunities

While the space can accommodate various business types, certain concepts are particularly well-suited to capitalize on the location's unique advantages. The combination of high visibility, commuter traffic, affluent residential density, and strong walkability creates ideal conditions for businesses that serve daily needs and lifestyle preferences.



## Professional Services

Position your practice in a prestigious downtown location that conveys stability and accessibility. Serve clients who value the convenience of Metra access and downtown parking, benefiting from the credibility boost of a visible Main Street address. The space can accommodate private offices and conference rooms, making it ideal for various professional practices.



## Law Offices

Capitalize on the downtown prestige and high visibility to attract clients. The convenient Metra access and ample parking make it easily accessible for clients from Mount Prospect and surrounding areas, providing an ideal setting for legal practices.



## Insurance Offices

Leverage the dense residential population and high foot traffic to build a strong client base. A visible downtown location fosters trust and provides easy access for consultations, making it perfect for insurance agencies looking to expand their local presence.



## Medical Offices

Serve the healthcare needs of the affluent residential density and daytime employees. The accessible location ensures convenience for patients, while the downtown environment offers a professional setting for various medical and specialist practices.



## Call Centers

Benefit from a central location with excellent public transport links for employees and access to a diverse local workforce. The vibrant downtown environment can contribute to a positive employee experience, making it an attractive base for customer service operations.



## Boutique Retail

Target affluent residents seeking curated products and personalized service, benefit from browsing traffic generated by the walkable downtown district, and establish yourself as a destination for shoppers throughout the northwest suburbs. Corner visibility supports window display marketing.



## Wellness & Personal Care

Serve residents of nearby luxury apartments seeking convenient access to services, attract clients from throughout Mount Prospect who value downtown charm over strip mall settings, and build recurring appointment-based revenue. Private space configurations support consultation-based services.

# Competitive Advantages

In commercial real estate, certain location characteristics provide enduring competitive advantages that can't be easily replicated. The property at 6 W Busse Avenue combines multiple factors that work synergistically to support business success across economic cycles.

1

## **Irreplaceable Corner Position**

Corner locations at major intersections are finite resources. Once occupied, they remain unavailable to competitors potentially for decades. Your corner visibility provides a defensive moat around your marketing investment, ensuring competitors can't match your exposure even with larger advertising budgets.

2

## **Transit-Adjacent Density**

The proximity to Metra infrastructure created concentrated development that suburban competitors can't replicate. Customers who specifically chose to live near transit represent a distinct demographic psychographic aligned with supporting walkable neighborhood businesses rather than driving to regional power centers.

3

## **Demographic Momentum**

The recent wave of mixed-use development has fundamentally altered the downtown's trajectory. Population density will continue growing as recently completed projects reach full occupancy, creating tailwinds for businesses that establish themselves now before competition intensifies and rents potentially increase.

# Market Context & Opportunity

## Mount Prospect Evolution

Mount Prospect has successfully navigated the challenges facing many Chicago suburbs, choosing investment over stagnation. Village leadership has embraced mixed-use, transit-oriented development as a strategy to remain competitive in attracting young professionals and established families alike.

This isn't accidental revitalization—it's the result of comprehensive planning, zoning reforms, and public-private partnerships designed to create a sustainable urban village. The developments surrounding this property represent just the most recent phase of an ongoing transformation that shows no signs of slowing.

Businesses that establish themselves during this growth phase position themselves to ride the momentum. As more residents move in, as more shops open, as the district's reputation spreads, early entrants benefit from network effects that compound over time.



## Regional Positioning

Within the northwest Chicago suburbs, Mount Prospect occupies a sweet spot of accessibility and livability. The village offers convenient access to O'Hare Airport, downtown Chicago via Metra, and regional highways, while maintaining a distinct community identity.

Unlike some suburbs that feel like indistinguishable sprawl, Mount Prospect has a defined downtown with character and history. This authenticity attracts customers who seek experiences beyond generic chain retailers—they want businesses with personality that contribute to neighborhood fabric.



# Next Steps & Showing Information

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## Schedule Your Property Tour

Contact Ted Aretos at Eatz & Associates to arrange a personalized showing of the space. Walk through with your specific business concept in mind, take measurements, and envision how the layout can be configured to support your operations.

02

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## Evaluate Build-Out Requirements

Bring your contractor, designer, or equipment vendors to assess what modifications you'll need. The vanilla shell condition provides flexibility, and understanding your construction timeline and budget is essential for project planning.

03

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## Review & Submit LOI

Work with your accountant or financial advisor to model the economics. When you're ready to move forward, submit a Letter of Intent outlining your proposed lease terms, intended use, and any conditions or contingencies.

04

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## Complete Due Diligence & Lease Negotiation

Once the LOI is accepted, conduct thorough due diligence on property conditions, permitted uses, and lease terms. Work with legal counsel to negotiate final lease language that protects your interests and clarifies responsibilities.

05

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## Plan Your Build-Out & Grand Opening

Coordinate with the landlord on timing for your construction work. Plan your marketing launch to coincide with build-out completion, generating awareness as you prepare to open doors in one of Mount Prospect's most promising commercial locations.

# Contact Information

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## Property Details

**Address:** 6 W Busse Avenue, Mount Prospect, IL 60056

**Size:** 1,350 square feet

**Rate:** \$24.00/SF/year

**Total Gross Rent:** \$3,345.90/month

**Availability:** Immediate

Additional information and listing details available at LoopNet.  
Schedule your private tour today to experience this exceptional  
downtown Mount Prospect opportunity firsthand.



### Don't Miss This Opportunity

Prime downtown locations in growing communities don't remain available for long. Contact Ted Aretos today to schedule your showing and begin your journey to establishing your business in Mount Prospect's most dynamic commercial district.