

**Retail/Stores**

Status: **ACTV**  
Area: **5**  
Address: **1013 S Arlington Heights Rd South, Arlington Heights, IL 60005**  
Directions: **Arlington heights rd & Central rd.**  
Sold by: Mkt. Time (Lst./Tot.): **189/189**  
Closed Date: Contract:  
Off Mkt Date: Concessions:  
Township: **Elk Grove** Unincorporated: **No**  
Subdivision:  
Year Built: **2018**  
Relist:  
List Price Per SF: **\$0**  
Sold Price Per SF: **\$0**  
Zoning Type: **Commercial**  
Actual Zoning: **B2**  
Subtype: **Shopping Center**  
Lot Dimensions: **150X150**  
Apx. Tot. Bldg SF:  
Land Sq Ft: **22500**  
Lot Size Source: **Other**  
# Stories: **1**  
Gross Rentbl. Area:  
# Tenants: **6**  
Estimated Cam/Sf: **\$0**  
Mobility Score: - **?**

MLS #: **12289554**  
List Date: **02/12/2025**  
List Dt Rec: **02/12/2025**  
List Price:  
Orig List Price:  
Sold Price:  
Rented Price:  
Lease Price SF/Y: **\$28**  
Mthly. Rnt. Price: **\$3,500**  
CTGF:  
County: **Cook**  
PIN #:  
Multiple PINs:  
Min Rentbl. SF: **1500**  
Max Rentbl. SF: **1500**  
# Units: **6**  
Unit SF: **1500** (Leasable Area)  
Units: **Square Feet**  
Lease Type: **Modified Gross**  
Est Tax per SF/Y: **\$0**

Remarks: **Free standing Retail shopping center @ Arlington heights rd. Central Rd Newley remodeled High traffic Unit space move in conditions one ADA bathroom**  
**Additional Space Includes Full Finish Basement Ideal for a professional offices or retail**

Frontage Acc:  
Current Use:  
Known Encumbrances:  
Location: **High Traffic Area**  
# Drive in Doors: **0**  
# Trailer Docks: **0**  
Ceiling Height: **9**  
Gas Supplier: **Nicor Gas**  
Electric Supplier: **Commonwealth Edison**

Construction: **Brick**  
Exterior: **Brick**  
Foundation: **Concrete**  
Roof Structure: **Hip**  
Roof Coverings:  
Docks:  
# Parking Spaces: **29**  
Indoor Parking:  
Outdoor Parking: **19-30 Spaces**  
Parking Ratio: **4.7**  
Extra Storage Space Available: **Yes**  
Misc. Inside: **Heavy Floor Load, Storage Inside, Basement**  
Floor Finish: **Parquet, Wood**

Air Conditioning: **Central Air**  
Electricity: **101-200 Amps**  
Heat/Ventilation: **Forced Air, Gas**  
Fire Protection: **None**  
Water Drainage: **None**  
Utilities To Site:  
Tenant Pays: **Electric, Heat, Scavenger**  
HERS Index Score:  
Green Disc:  
Green Rating Source:  
Green Feats:  
Backup Info:  
Sale Terms:  
Possession:

**Financial Information**

Gross Rental Income: **\$0**  
Annual Net Operating Income: **\$0**  
Real Estate Taxes: **\$0**  
Tax Year: **2023**  
Special Assessments: **No**  
Fuel Expense (\$/src): **/**  
Trash Expense (\$/src): **/**

Individual Spaces (Y/N): **Yes**  
Total Income/Month: **\$0**  
Net Operating Income Year: **2023**  
Total Annual Expenses:  
Expense Source:  
Frequency: **Not Applicable**  
Electricity Expense (\$/src): **/**  
Insurance Expense (\$/src): **/**

Total Building (Y/N): **Yes**  
Total Income/Annual: **\$0**  
Cap Rate: **0**  
Expense Year:  
Loss Factor:  
Water Expense (\$/src): **/**  
Other Expense (\$/src): **/**

**Operating Expense Includes:****Broker Private Remarks:**

Internet Listing: **Yes**  
VOW AVM: **Yes**  
Listing Type: **Exclusive Right to Lease**

Remarks on Internet?: **Yes**  
VOW Comments/Reviews: **Yes**  
Address on Internet: **Yes**  
Call for Rent Roll Info:  
Cont. to Show?:

Broker Owned/Interest: **Yes**  
Lock Box: **None**

Expiration Date: **02/29/2028**

Information: **Short Notice OK**  
Showing Inst: **click showing assist**  
Broker: **USA Real Estate Ltd. (25528) / (847) 640-6800**  
List Broker: **Joe Zivoli, CCIM (81665) / (847) 640-6800 / joezivoli@joezivoli.com; joezivoli@gmail.com**  
CoList Broker:

More Agent Contact Info: **847-640-6800**

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12289554

Prepared By: Joe Zivoli, CCIM | USA Real Estate Ltd. | 08/19/2025 01:22 PM