



Retail/Stores
 Status: **ACTV** List Price:
 Area: **5** List Date: **02/12/2025** Orig List Price:
 Address: **1013 S Arlington Heights Rd South, Arlington Heights, IL 60005** List Dt Rec: **02/12/2025** Sold Price:
 Directions: **Arlington heights rd & Central rd.** Mkt. Time (Lst./Tot.): **189/189** Rented Price:
 Sold by: Contract:
 Closed Date: Concessions:
 Off Mkt Date: Township: **Elk Grove** Unincorporated: **No** CTGF:
 Zoning Type: **Commercial** Subdivision:
 Actual Zoning: **B2** Year Built: **2018** County: **Cook**
 Subtype: **Shopping Center** Relist:
 Lot Dimensions: **150X150** List Price Per SF: **\$0** PIN #:
 Apx. Tot. Bldg SF: **22500** Sold Price Per SF: **\$0** Multiple PINs:
 Land Sq Ft: **22500** Lot Size Source: **Other** Min Rentbl. SF: **1500**
 Net Rentable Area: # Stories: **1** Max Rentbl. SF: **1500**
 Mobility Score: - ? Gross Rentbl. Area: # Units: **6**
 Estimated Cam/Sf: **\$0** Unit SF: **1500** (Leasable Area
 Lease Type: **Modified Gross** Units: **Square Feet**
 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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Prepared By: Joe Zivoli, CCIM | USA Real Estate Ltd. | 08/19/2025 01:22 PM