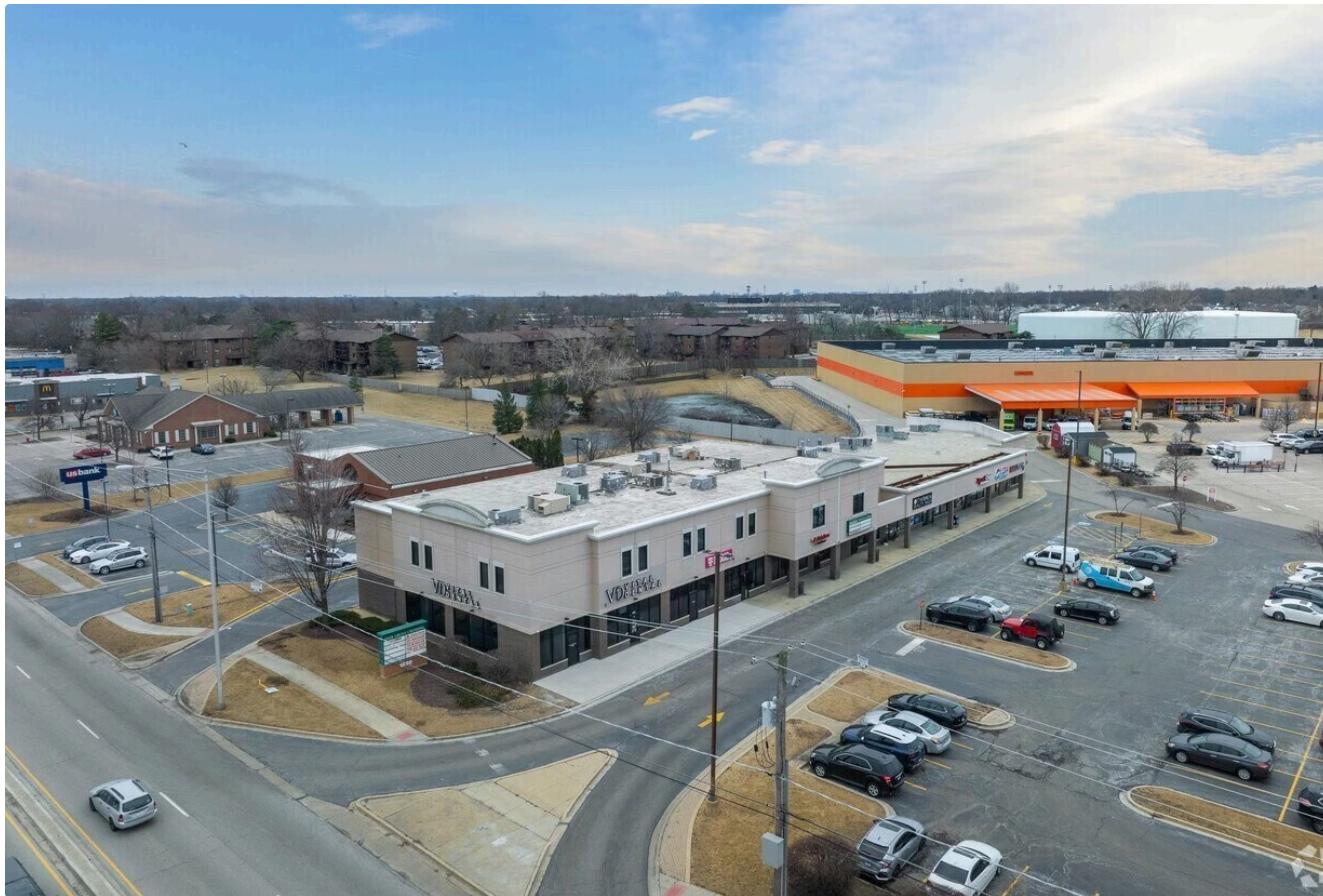


# Deer Grove Crossing

## A+ Prime Retail Location in Palatine

1590 N. Rand Rd | Palatine, IL 60074

Corner of Rand Rd (US-12) & Dundee Rd (IL-68)



# Unmatched Visibility & Location

Deer Grove Crossing occupies the most dominant intersection in all of Palatine, strategically positioned at the southeast corner of Rand and Dundee Roads, a major regional retail corridor boasting over 65,000 vehicles per day (35,000+ on Rand Rd and 30,000+ on Dundee Rd). This hard-corner, signalized intersection offers 293 feet of direct Rand Rd frontage and visibility from multiple directions, enhanced by a cross-parking easement with Home Depot, ensuring unmatched accessibility and exposure.

**65K+**

## Daily Vehicle Count

Combined traffic flow from Rand Rd (35,000+) and Dundee Rd (30,000+) creates exceptional exposure for your business.

**293**

## Feet Direct Frontage

Unmatched visibility with nearly 300 feet of direct Rand Rd frontage at a signalized hard-corner intersection.

**246K+**

## Consumers Within 5 Miles

Over 246,000 consumers within a 5-mile radius providing exceptional market depth.



# Premier Retail Gateway

This premier center anchors Palatine's main retail gateway, surrounded by high-volume national retailers including Target, Jewel-Osco, Starbucks, Dunkin Donuts, NTB, Midas, TJ Maxx/HomeGoods, Ross, Aldi, Petco, Hobby Lobby, Menards, and Walmart. The trade area draws from affluent neighboring suburbs — Barrington, Lake Zurich, Arlington Heights, and Schaumburg — placing Deer Grove Crossing at the commercial heart of Chicago's northwest suburbs.



## Target

Major anchor retailer



## Jewel-Osco

Grocery destination



## TJ Maxx/HomeGoods

High-traffic retail



## Home Depot

Primary anchor



## Dunkin Donuts

High Volume

# Anchor Center Overview

Deer Grove Crossing is a highly trafficked, modern power center known for its synergy of medical, retail, and service tenants. Anchored by The Home Depot, the property benefits from constant daily destination trips. The center features wide drive aisles, excellent ingress/egress, and an expansive 70-space surface lot shared via reciprocal easements.

The property enjoys strong daily traffic and cross-parking easements with Home Depot, ensuring effortless access and visibility. Located within Deer Grove Crossing, a vibrant retail power center alongside tenants such as Sprint, GNC, State Farm Insurance, New Chiropractic, Nail Tech 9, and more. Adjacent Deer Grove Centre hosts major anchors Dunkin Donuts, Midas, NTB, TJ Maxx/HomeGoods, Ross Dress for Less, Aldi, Petco, Hobby Lobby, and others — creating strong synergy for professional users and their clients.



# Available Spaces Overview

**Retail or 2nd Floor Office Suites available!** Office suites feature **private entrances, common restrooms, and elevator access.**

## Retail Suite M

\$16.00 NNN + \$10.05 PSF pass-throughs

Ground floor inline retail/service space with exceptional visibility

## Office Suites

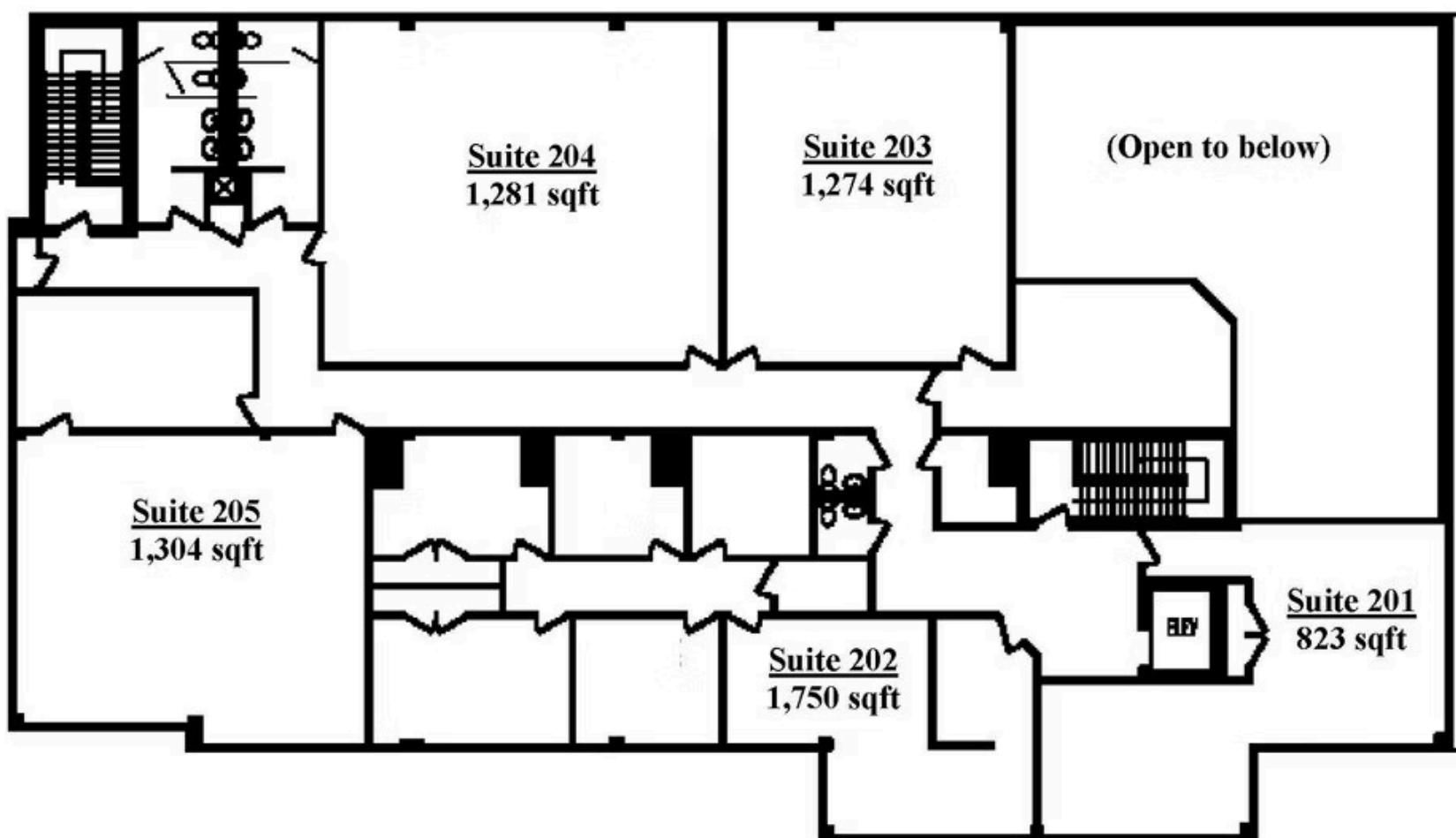
\$16.75 PSF Modified Gross

Professional second-floor office space with elevator access and secure entry

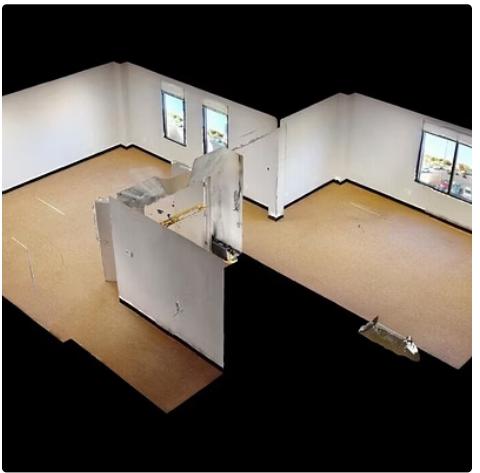
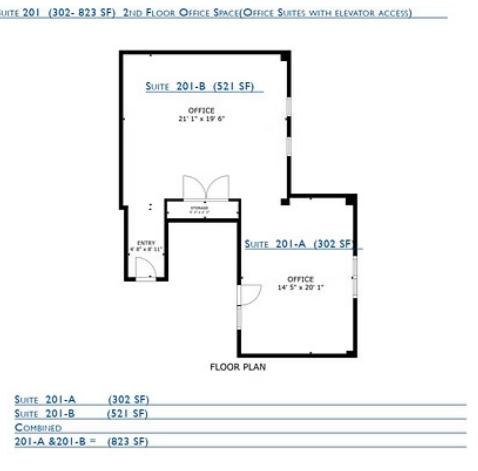
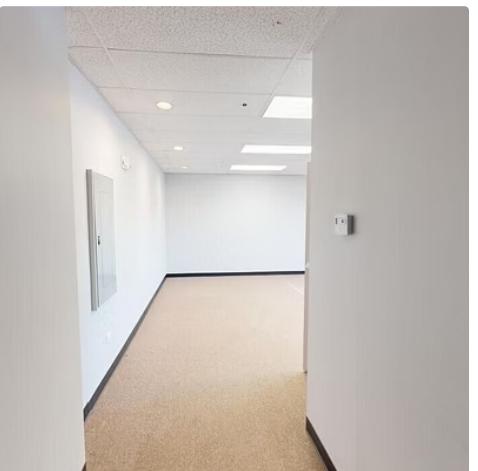
# Available Spaces - Detailed Breakdown

Level / Suite	Size (SF)	Use	Rate (\$/SF)	Lease Type	Status
GRND – M	1,123 SF	Retail	\$16.00	NNN	Active
2nd – 201-A	302 – 823 SF	Office	\$16.75	MG	Active
2nd – 201-B	521 – 823 SF	Office	\$16.75	MG	Active
2nd – 203	1,274 SF	Office	\$16.75	MG	Active
2nd – 204	1,281 SF	Office	\$16.75	MG	Active
2nd – 205-A	337 SF	Office	\$16.75	MG	Active
2nd – 205-B	967 SF	Office	\$16.75	MG	Active

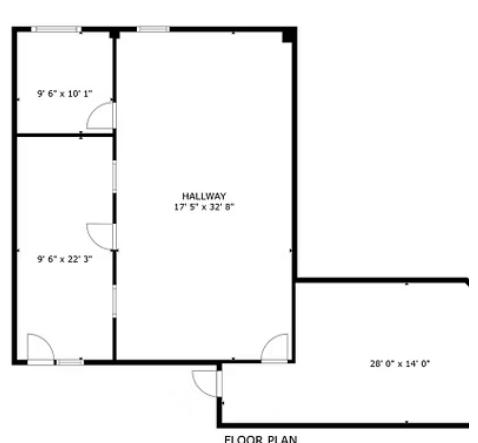
# Professional/Office Space



# Space # 201-A (2nd Floor)



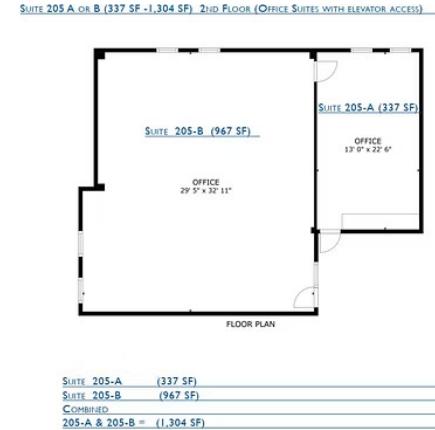
# Space # 203 (2nd Floor)



# Space # 204 (2nd Floor)



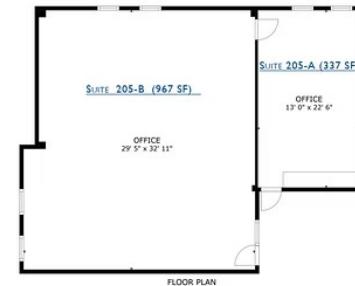
# Space # 205-A (2nd Floor)



# Space # 205 B (2nd Floor)



[SUITE 205 A OR B \(337 SF - 1,304 SF\) 2ND FLOOR \(OFFICE SUITES WITH ELEVATOR ACCESS\)](#)



SUITE 205-A (337 SF)  
SUITE 205-B (967 SF)  
COMBINED  
205-A & 205-B = (1,304 SF)

# Current Tenants - Ground Floor Units

Current Tenants by Unit:

## Unit A

Vital Dental

## Units B-C

T-Mobile

## Unit D

State Farm

## Unit E

Warehouse Mattress & Furniture, Inc.

## Unit F

Stylette Studio

## Unit G

Ukrainian-American Consulting

## Unit H

Pufftastic Smoke Shop, Inc

## Unit J

Sport Clips

# Current Tenants - Continued

## **Unit K**

224 Massage

## **Unit L**

Nail Tech 9

## **Unit M**

**VACANT (Available Space)**

## **Unit N**

Exquisite Jewelers

## **Second Floor:**

### **Unit 202**

New Chiropractic

These tenants represent a stable, long-term mix of healthcare, professional, and retail service users, creating consistent cross-traffic and customer retention.

# Tenant Mix by Category



## Healthcare Services

Vital Dental, New Chiropractic,  
224 Massage



## Retail & Service

T-Mobile, Sport Clips, Nail Tech  
9, Exquisite Jewelers, Pufftastic  
Smoke Shop



## Professional Services

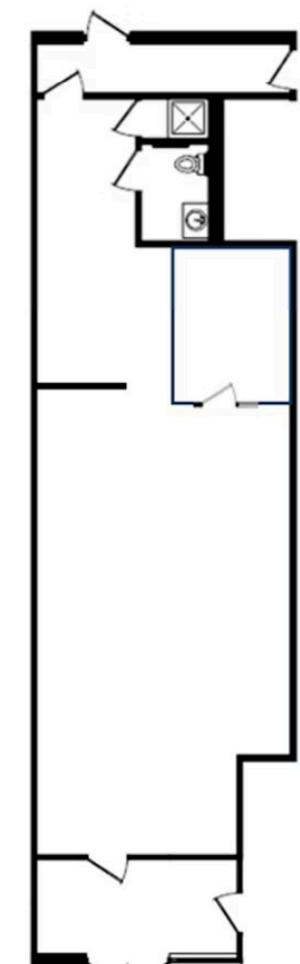
State Farm, Ukrainian-American  
Consulting

# Retail Suite M - Available Space

## Ground Floor, Inline

- **Suite:** M (Ground Floor, Inline)
- **Size:** ± 1,123 SF
- **Condition:** Second-generation service/retail buildout
- **Exposure:** Prominent signage opportunity on both the building fascia and monument sign
- **Access:** Multiple curb cuts from Rand and Dundee Roads with cross-parking through Home Depot
- **Parking:** 70 dedicated spaces + overflow via shared access field
- **Traffic:** 65,000+ vehicles daily combined flow (per IDOT)

EXHIBIT "B"  
FLOOR PLAN



# Retail Suite M - Financial Terms

## Lease Structure

- **Lease Type:** NNN
- **Term:** 3-5 Years
- **Base Rent:** \$16.00/SF
- **Estimated NNNs:** \$10.05/SF (see detailed breakdown)
- **Security Deposit:** \$3,660.00 (pending credit tenant approval; otherwise subject to change)
- **Monument Signage:** +\$100.00/month (optional)

## Monthly Breakdown

### Year 1

Base \$1,497 + Est. NNN \$941 = **\$2,438/mo**

(Add +\$100/mo if monument sign is utilized)

# Office Space Features

Professional second-floor office space available with **elevator access** and **secure entry** within a vibrant power retail environment. Perfect for medical, professional, or boutique service tenants seeking convenient, visible northwest-suburban offices.



## 24/7 Access

24/7 tenant access with individual HVAC control



## Secure Entry

Secure key-fob entry & building camera system



## Common Areas

Common restrooms and professional corridors



## High Traffic

Prime corner location with 65,000 + cars/day at Rand & Dundee



## Elevator Access

Elevator access and ample shared parking



## Signage

Highly visible signage opportunities on both building and monument sign

# Professional Office Environment

Located within **Deer Grove Crossing**, a vibrant retail power center anchored by **Home Depot**, alongside tenants such as Sprint, GNC, State Farm Insurance, New Chiropractic, Nail Tech 9, and more. Adjacent **Deer Grove Centre** hosts major anchors **TJ Maxx/HomeGoods, Ross Dress for Less, Aldi, Petco, Hobby Lobby**, and others — creating strong synergy for professional users and their clients.

# Building & Site Features

## Signalized Hard-Corner Site

Signalized hard-corner site with dual road exposure

## 24-Hour Access

24-hour access, tenant-controlled HVAC

## Modern Construction

Modern construction, updated façade, and professional landscaping

## Ample Parking

Ample parking (70 surface spaces + shared overflow with Home Depot)

## High Signage Visibility

High signage visibility: fascia/canopy + monument opportunity

## Strong Tenant Mix

Strong tenant mix supporting daily repeat traffic

# Signage Opportunities

## Building Fascia



Prominent signage opportunity on the building fascia, ensuring maximum visibility from both Rand and Dundee Roads.

## Monument Sign



Optional monument signage available for +\$100.00/month, providing additional exposure at the main entrance.

# Parking & Access



## 70 Dedicated Spaces

Expansive surface lot exclusively for Deer Grove Crossing tenants



## Shared Overflow

Cross-parking easement with Home Depot provides additional capacity



## Multiple Access Points

Curb cuts from both Rand and Dundee Roads ensure easy ingress/egress

# Area Advantages

Palatine is an affluent, high-density northwest Chicago suburb known for its strong daytime employment base, excellent schools, and robust local economy. The immediate area features dense rooftops, established communities, and major retail anchors, creating a stable environment ideal for service, retail, and medical tenants. The site's location near Route 53 provides direct regional access to I-90, I-290, and O'Hare International Airport, making it convenient for both customers and employees.

# Regional Access & Connectivity

Palatine is a well-established northwest-Chicago suburb with high incomes, strong employment, and exceptional accessibility. Route 53, I-90, and I-290 connect the site directly to O'Hare Airport and the broader Chicago metro. The surrounding area features dense residential communities, major employers, and thriving retail demand, providing an ideal base for service, healthcare, and professional operators.



## Route 53

Direct regional highway access



## I-90 & I-290

Major interstate connections



## O'Hare Airport

Convenient for customers and employees

# Landlord Notes & Requirements

01

## Refuse

Tenant to contract with Lakeshore (preferred vendor).

02

## Utilities

Tenant establishes individual electric & gas accounts upon key turnover.

03

## Signage

All signage through Rainbow Signs (preferred vendor).

04

## HVAC

Tenant must maintain an active service contract with AI Air (preferred vendor).

05

## Plans/Permits

Tenant responsible for layout drawings, permits, and vendor COIs.

06

## Compliance

Tenant to secure all required municipal and health department approvals.

# Preferred Vendors



## Lakeshore Refuse Services

Required vendor for waste management and refuse collection



## Rainbow Signs

Signage Exclusive vendor for all tenant signage installation and maintenance



## AI Air HVAC Services

Required service contract for heating and cooling system maintenance

# Tenant Responsibilities

## 1 Layout Drawings & Permits

Tenant responsible for all layout drawings, permits, and vendor COIs

## 2 Utility Accounts

Establish individual electric and gas accounts upon key turnover

## 3 Municipal Approvals

Secure all required municipal and health department approvals

## 4 Vendor Contracts

Contract with preferred vendors for refuse, signage, and HVAC services

# Why Deer Grove Crossing?

This is Palatine's premier retail address — a location that offers the visibility, access, and traffic counts typically reserved for regional shopping destinations. Its proven success with medical, retail, and service tenants, combined with its central positioning among major northwest suburbs, makes it a rare opportunity for operators seeking maximum exposure and credibility. If your business needs to be seen — this is where it belongs.

# Key Investment Highlights

## Prime Corner Location

Signalized hard corner with 65,000 + vehicles per day

## Exceptional Visibility

293 feet of direct Rand Rd frontage with multiple access points from Rand & Dundee

## Strong Demographics

Over 246,000 consumers within a 5-mile radius

## Proven Tenant Mix

Stable mix of healthcare, professional, and retail service users creating consistent cross-traffic

## Major Anchor

Anchored by The Home Depot with constant daily destination trips

## Flexible Options

Both retail and office spaces available with competitive rates

# Surrounding National Retailers



Nearby national retailers draw from affluent neighboring suburbs — **Barrington, Lake Zurich, Arlington Heights, and Schaumburg** — creating consistent customer flow.

# Property Location Map



## Property Address

1590 N. Rand Rd – Suite M  
Deer Grove Crossing  
Palatine, IL 60074

## Location

Southeast corner of Rand Rd (US-12) & Dundee Rd (IL-68)

# Ready to Secure This Prime Location?

Don't miss this opportunity to position your business at Palatine's most dominant intersection. With unmatched visibility, exceptional traffic counts, and a proven tenant mix, Suite M at Deer Grove Crossing represents the premier retail address in the northwest Chicago suburbs.

# Availability Summary

## Retail Suite M

- **± 1,123 SF** ground-floor inline retail/service space
- **Condition:** 2nd-generation build-out ready for immediate occupancy
- **Exposure:** Prominent Rand Rd frontage with dual signage options
- **Parking:** 70 dedicated surface spaces + shared overflow via Home Depot
- **Traffic Count:** 65,000 + vehicles per day
- **Lease Type:** NNN | Base Rent \$16 PSF | Est. NNN \$10.05 PSF

## Office Suites (2nd Floor)

- Multiple suites ranging from 302 SF to 1,281 SF
- **Features:** Private entrances, common restrooms, elevator access
- **Access:** 24/7 tenant access with individual HVAC control
- **Security:** Secure key-fob entry & building camera system
- **Environment:** Professional corridors within vibrant retail center
- **Lease Type:** Modified Gross | \$16.75 PSF

# Contact Information



**Ted Aretos**

**Member at EatZ Real Estate Group LLC**

316 W. Northwest Highway

Barrington, IL 60010

- 888-971-3289 Ext. 4
- 815-761-8334
- 888-673-3045
- [ted@eatz-associates.com](mailto:ted@eatz-associates.com)
- [www.eatz-associates.com](http://www.eatz-associates.com)

Specializing in Restaurant & Retail Real Estate throughout Illinois and the Midwest.