

**Retail/Stores**

Status: ACTV	MLS #: 12468281	List Price:
Area: 5	List Date: 09/10/2025	Orig List Price:
Address: 1052 S Arlington Heights Rd , Arlington Heights, IL 60005	List Dt Rec: 09/11/2025	Sold Price:
Directions: Just south of downtown Arlington	Mkt. Time (Lst./Tot.): 86/86	Rented Price:
Sold by:	Contract:	Lease Price SF/Y: \$16.88
Closed Date:	Concessions:	Mthly. Rnt. Price: \$3,516
Off Mkt Date:	Unincorporated: No	CTGF:
Township: Elk Grove	Subdivision:	County: Cook
Zoning Type: Commercial	Year Built: 2023	PIN #:
Actual Zoning: B2	Relist:	Multiple PINs:
Subtype: Free Standing Store	List Price Per SF: \$0	Min Rentbl. SF: 2500
Lot Dimensions: 116x140	Sold Price Per SF: \$0	Max Rentbl. SF: 2500
Apx. Tot. Bldg SF:	Lot Size Source: Other	
Land Sq Ft: 16240	# Stories: 1	# Units:
Net Rentable Area:	Gross Rentbl. Area:	Unit SF: 2500
	# Tenants: 2	Lease Type: Modified Gross
	Estimated Cam/SF: \$1	Est Tax per SF/Y: \$8.50
Mobility Score: -		

Remarks: *****Corner Location, Free Standing Shopping Center*** Open your business in this newly remodeled all brick building. A mile away from Downtown Arlington Heights. Parking Lot paved with new asphalt and freshly striped. Enjoy 2,500 square feet of space and the exposure with our 10 ft new windows aesthetically showcasing everything your business offers! Two ADA Bathrooms LED Ceiling lights. Corner oversized monument landscaped signage.**

Frontage Acc: **City Street**
Current Use: **Commercial**
Known Encumbrances:
Location: **Corner**
Drive in Doors: **0**
Trailer Docks: **0**
Ceiling Height: **11**

Construction: **Brick**
Exterior: **Brick**
Foundation: **Concrete**
Roof Structure: **Flat**
Roof Coverings: **Membrane**
Docks:
Parking Spaces:
Indoor Parking:
Outdoor Parking: **19-30 Spaces**
Parking Ratio:
Extra Storage Space Available:
Misc. Inside:
Floor Finish:

Air Conditioning: **Central Air**
Electricity: **101-200 Amps**
Heat/Ventilation: **Forced Air, Gas**
Fire Protection: **Hydrants On Site**
Water Drainage:
Utilities To Site:
Tenant Pays: **Air Conditioning, Electric, Heat**
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Backup Info:
Sale Terms:
Possession:

Financial Information

Gross Rental Income:
Annual Net Operating Income: **\$0**
Real Estate Taxes: **\$0**
Tax Year: **2023**
Special Assessments: **Unknown**
Fuel Expense (\$/src): **/**
Trash Expense (\$/src): **/**
Operating Expense Includes:

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

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

Broker Private Remarks:

Internet Listing: **Yes**
VOW AVM: **Yes**
Listing Type: **Exclusive Right to Lease**
Display of Listing on IDX?: -

Remarks on Internet?: **Yes**
VOW Comments/Reviews: **Yes**
Address on Internet: **Yes**

Broker Owned/Interest: **Yes**
Lock Box: **Sentrilock**

Call for Rent Roll Info:
Cont. to Show?:

Expiration Date: **07/08/2026**

Information: **24-Hr Notice Required**
Showing Inst: **Front door Sentry lock box**
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:

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

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Prepared By: Joe Zivoli, CCIM | USA Real Estate Ltd. | 12/04/2025 03:18 PM