

DEARBORN REALTY & CONSTRUCTION

FOR LEASE

HIGH POINT PLAZA

1350 E. Chicago St.
Elgin IL 60120
Cook County



OVERVIEW

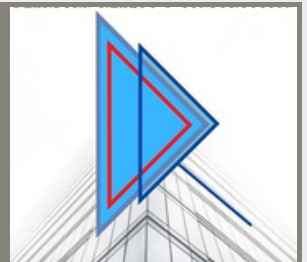


ABOUT THIS PROPERTY

Located on lighted street corner of Chicago Street and Shales Parkway. Very busy intersection with lot of high car count. Location, Location, Location - one of the busiest centers around the community. Close to residential and industrial mixed community. Highly visible and easily accessible. Within 5 miles of I-90 and other Elgin-Downtown shopping districts.

CONTACT

 Oscar  (630) 439-4676  oscar@chuckandleo.com
 Dearborn Office | 968 W. Lake St., Roselle IL | (630) 894-1277



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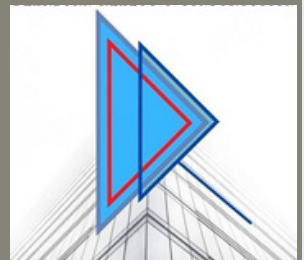
UNIT 27 | 1500 SQFT



CONTACT

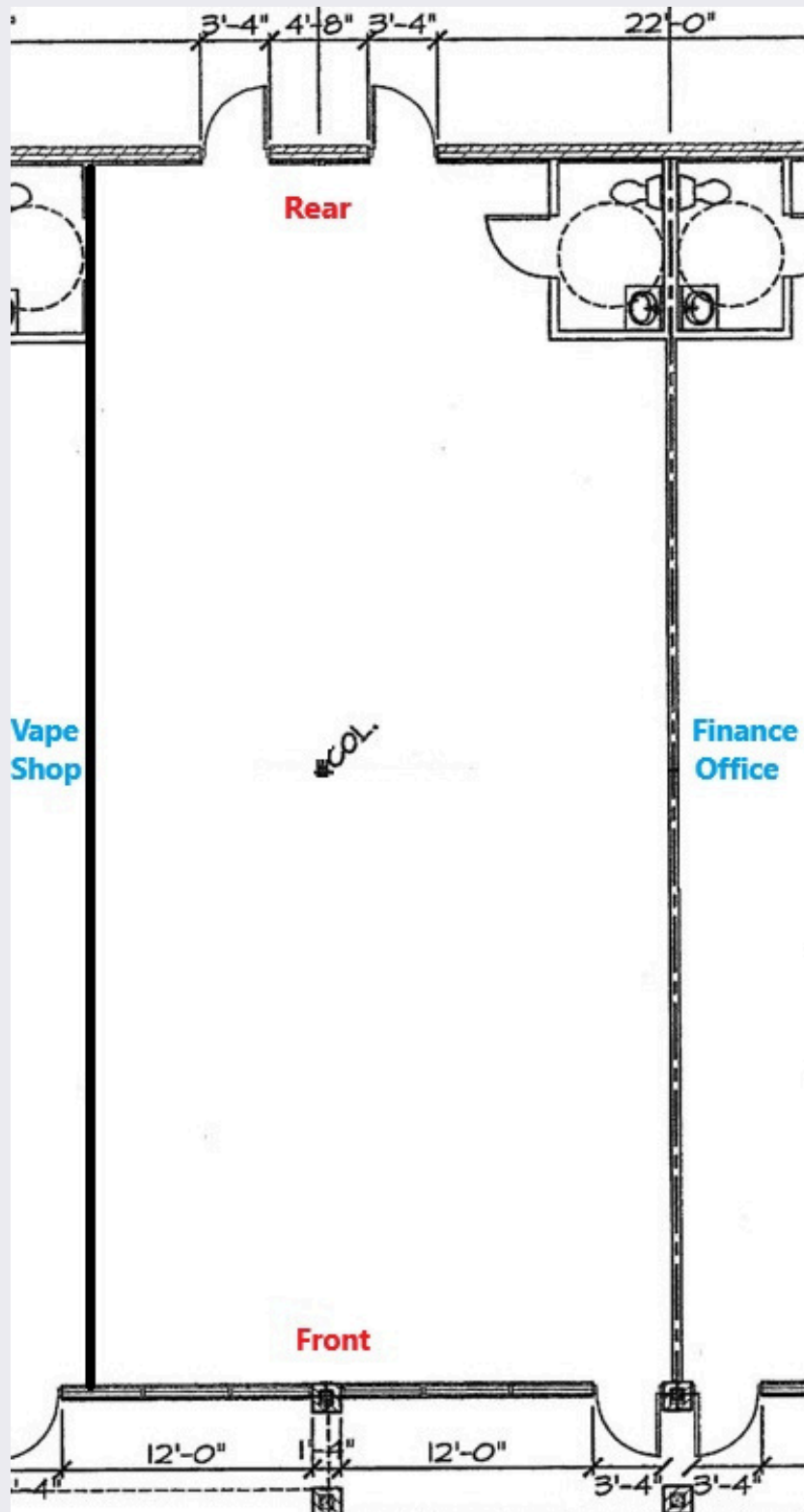
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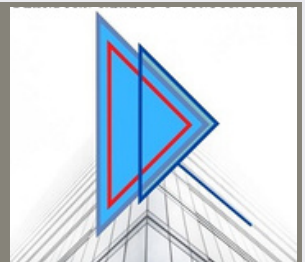
UNIT 27 | UNIT LAYOUT



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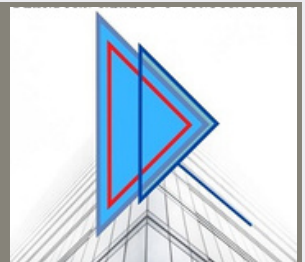
BUSINESSES IN PLACE

| Address | Tenant | SQFT |
|---------|---------------------------|------|
| 1 | Subway | 1020 |
| 2-4 | High Point Dentistry | 3100 |
| 5 | Money Transfer services | 900 |
| 6 | Total by Verizon | 1100 |
| 7 | Surge Staffing | 900 |
| 8 | State Farm Insurance | 1000 |
| 9 | Indian Grocery | 1000 |
| 10 | La Moda Barbershop | 1000 |
| 11 | Michoacana Ice Cream | 1000 |
| 12-15 | Chicago Tap House & Grill | 4000 |
| 16 | Mr C's Hot Dog | 1540 |
| 17 | New Life Medical | 1020 |
| 18 | Pawber Grooming | 1000 |
| 19 | Fortune House | 1000 |
| 20 | Salon Santi | 1200 |
| 21 | IFIX Cellphones | 800 |
| 22 | T.N. Nails | 1000 |
| 23 | Eyebrows Expert | 1000 |
| 24-26 | Elgin Vape | 2500 |
| 27 | Available | 1500 |
| 28 | Personal Finance | 1000 |
| 29 | Taqueria Azteca | 1500 |
| 30-32 | Liquour Store | 2520 |

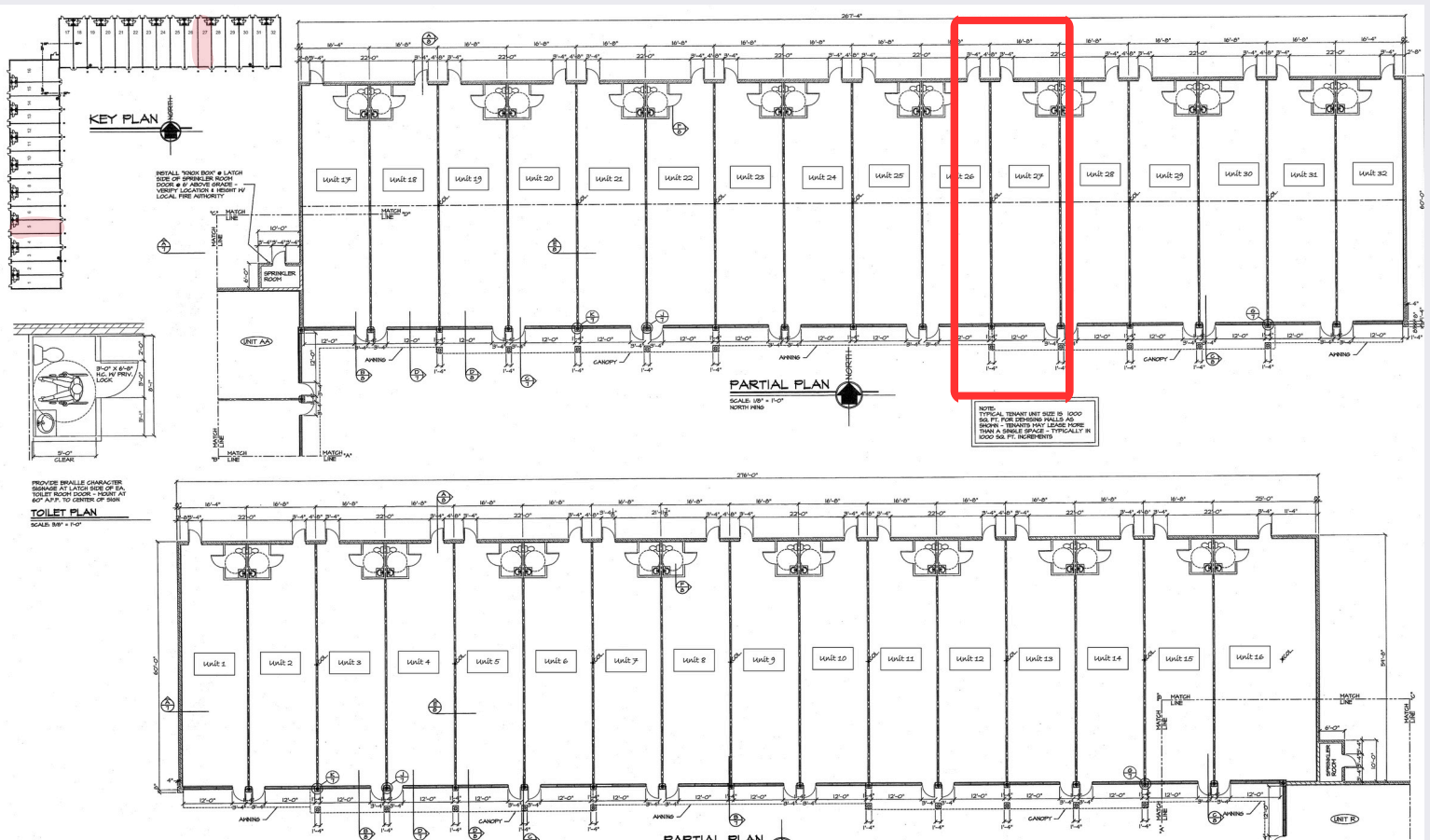
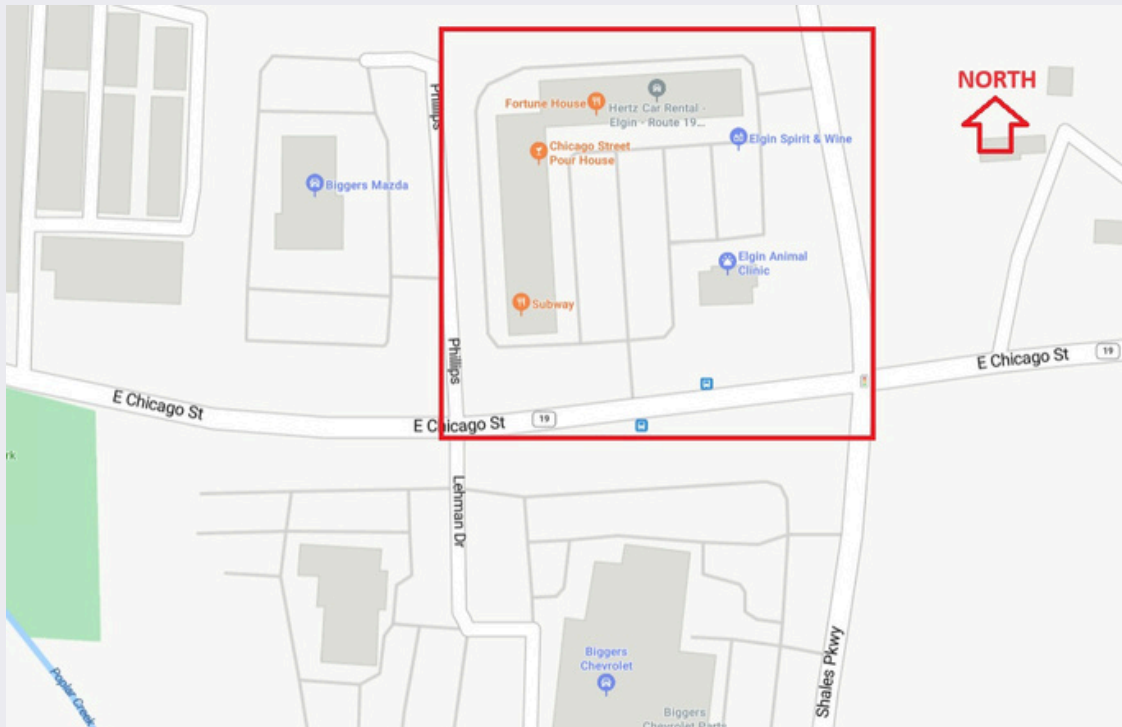
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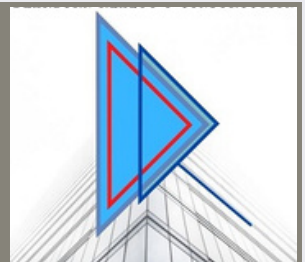
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SHOPPING CENTER INFORMATION

Center Size: 32,600 sq.ft.

Parking: 210 spaces

Stores: 23 (sprinkled building)

Year Built: 2009

Zoning: AB (check with Elgin if business is allowed)

LEASING AND PRICING

Our leases are Triple Net. Contact us to get information on Base Rent and NNN per square foot. Security Deposit is 2x Base Rent. Tenant is responsible for utilities such as electric and gas. Water and Garbage service is included in CAM.

ABOUT US

Self-managed property developers. Responsive to property issues and tenant matters. We have other leasing opportunities for retail space, office space, office warehouse (also available to purchase), and land for sale. Areas of our other properties are in: Schaumburg, Roselle, Hoffman Estates, Elk Grove, Carol Stream, Geneva, Elgin, and Round Lake.



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