

A wide-angle photograph of a city skyline at dusk or dawn. The sky is filled with warm, orange, and yellow hues, with darker clouds on the left. The city's buildings, including several skyscrapers, are reflected in the calm water in the foreground. The overall atmosphere is peaceful and scenic.

PARA GROUP DEVELOPERS

4151 McCoy Drive , Ste : 147 , Aurora , IL 60504

HAMILTON CENTRE

220W , 224W , 236W , 240W , 248W

NORTHWEST HWY , PALATINE , IL 60067



PROPERTY OVERVIEW

Ideal For:

Salon Suites, Legal, Architect, Financial, Professional Offices and coffee store and Medical

Convenience:

Ample On-Site Parking

High-Traffic Corner Location

Situated at the Signalized Intersection of W Northwest Hwy & N Smith St

Nearby Amenities (All within approximately 0.2-0.3 miles)

CVS Pharmacy – ~0.2 mi (1-minute drive)

Chase Bank – Very short walk (~0.1-0.2 mi)

McDonald's – ~0.1 mi

Dunkin' Donuts – ~0.05-0.1 mi

Pep Boys (Auto Service & Tire) ~0.2 mi



CATEGORY	DETAILS
Total Population (3-Mile Radius)	90,000+
Population Density	~4,300 per sq. mile
Median Age	~39.6 years
Median Household Income	~\$95,950
Per Capita Income	~\$59,800
Total Spending Categories	Dining, Retail, Health & Wellness, Fitness, Beauty
Popular Business Types	Restaurants, Cafés, Dessert Shops, Sports Centers, Boutiques, Salons, Medical Offices
Commute Behavior	Avg. commute ~29 minutes; high demand for convenient drive-through and quick-service options
Retail & Shopping Trends	Strong demand for local boutiques, specialty shops, and lifestyle brands
Food & Beverage Demand	High demand for casual dining, ethnic cuisine, coffee, and dessert shops
Health & Wellness Market	Growing interest in fitness centers, salon suites, day spas, and medical wellness
Employment Sectors	Retail, Healthcare, Education, Finance, Professional Services
Traffic Flow	Heavy from Northwest Hwy, Route 53, and nearby Business Parks; strong daily drive-by visibility

• DEMOGRAPHICS



WHY HAMILTON CENTRE ?

Hamilton Centre sits at the heart of Palatine along Northwest Highway, a **high-traffic corridor with unmatched visibility and accessibility**. Surrounded by **banks, restaurants, retail, and service businesses**, it attracts steady daily customer flow. With a **dense local population and strong household incomes**, Hamilton Centre is the perfect location to establish and grow your business.

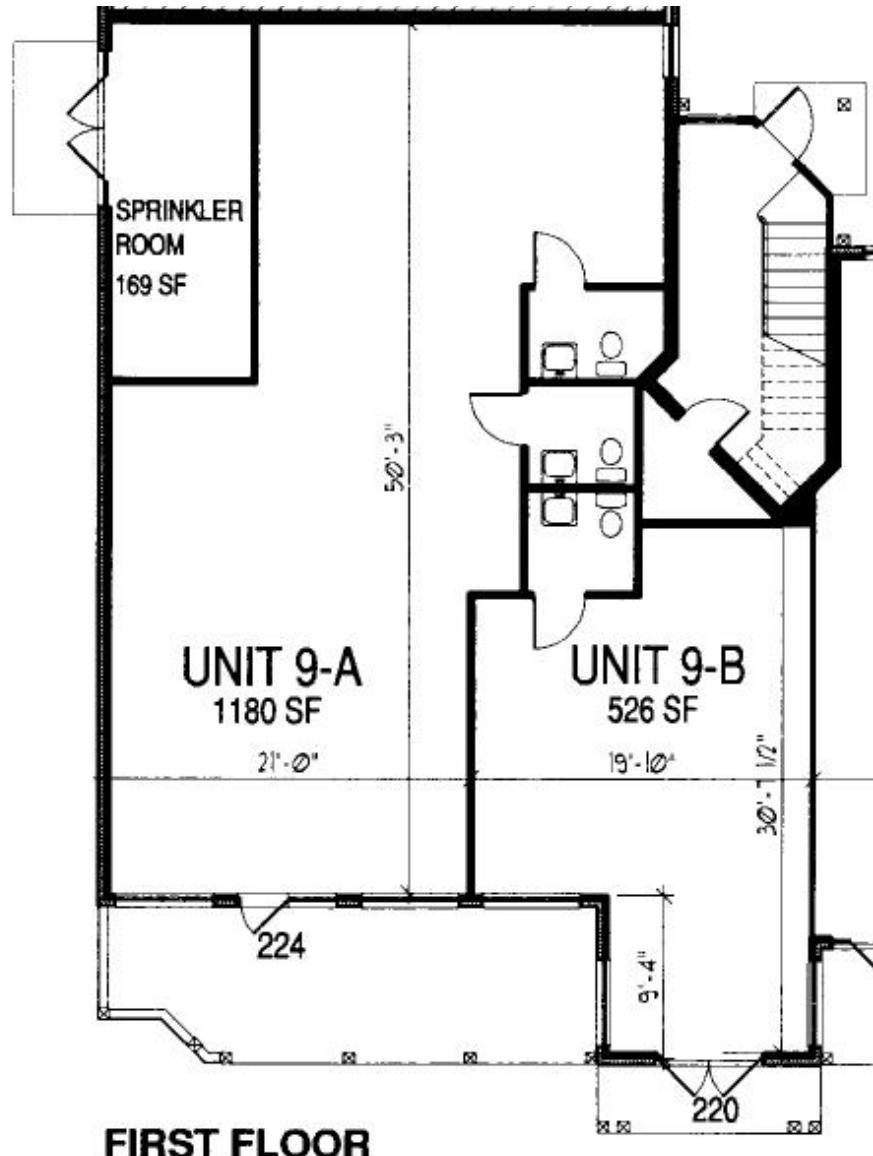
FLOOR PLANS

Unit 220W - 526 SQ. FT

- Compact and efficient floor plan - ideal for small professional offices
- Perfect for attorneys, consultants, insurance agents, or private practice
- Includes reception/office layout flexibility
- Move-in ready with immediate availability
- Located within a high-visibility plaza with strong traffic flow

Unit 224W - 1,180 SQ. FT

- Spacious suite - suitable for growing businesses or multi-office setups
- Great for medical, financial, architectural, or legal offices
- Ample natural light and professional setting
- Ready to occupy in a thriving commercial hub



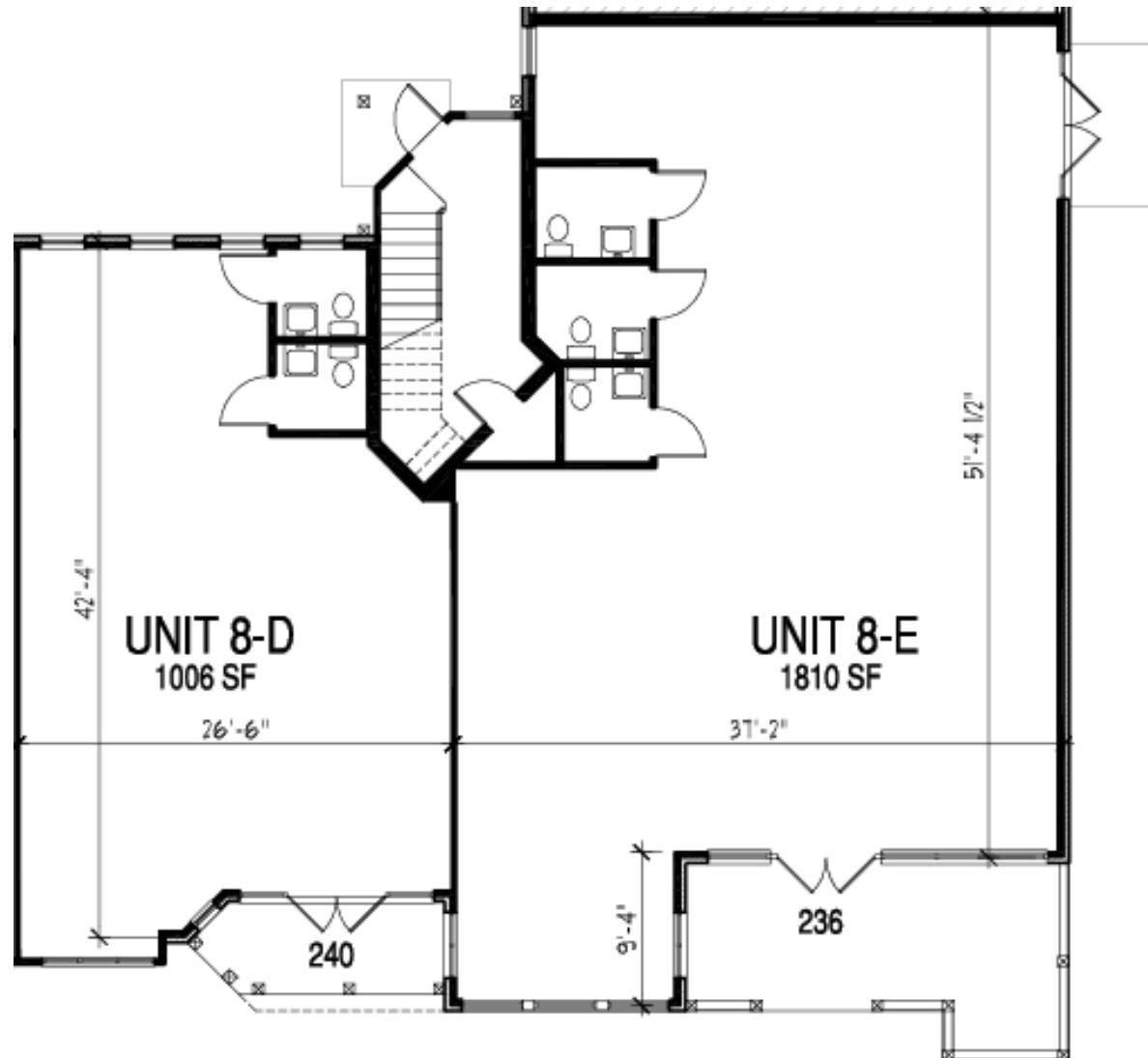
FLOOR PLANS

Unit 236 W - 1,810 SQ.FT

- Spacious layout - ideal for Coffee Shop, Boba Tea, or Physical Therapy
- Build-out flexibility with open floor plan
- Bathrooms already finished - saves time and cost on setup
- Located in a high-traffic corridor with strong daily visibility
- Excellent for retail or service-oriented businesses

Unit 240 W - 1006 SQ.FT

- Designed and ready-to-move-in for Salon Suites
- Perfect for beauty, wellness, spa, or barber professionals
- Can accommodate multiple private suites
- Convenient parking and easy customer access
- Immediate occupancy available





HAMILTON CENTRE : 220W , 224W , 236W , 240 W , NORTHWEST HWY , PALATNE , IL 60067

Located in the heart of Palatine along Northwest Highway, Hamilton Centre offers prime visibility and easy accessibility from major roads. Just minutes from Route 53 and Palatine Metra Station, this address ensures strong commuter and local traffic. Surrounded by shopping centers, banks, restaurants, and service businesses, it provides a convenient hub for both customers and employees. With direct access to nearby neighborhoods and a central suburban location, Hamilton Centre is perfectly positioned for retail, dining, and professional services.



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