



Eprus Group, Inc.

FOR SALE or FOR LEASE

Former CVS

13,000sf on 1.36 acres

Property Address:

***200 W. Northwest Highway
Palatine, Illinois 60067***

Eprus Group Inc.

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Former CVS Palatine, Illinois

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Former CVS Palatine, Illinois

1. Property Summary

200 W. Northwest Highway presents a rare redevelopment or reuse opportunity in the heart of Palatine. Positioned at the signalized intersection of Northwest Highway (US-14) and Smith Road, this former CVS sits on a generous 1.36-acre corner with excellent visibility, strong traffic counts, and multiple access points. The property includes an existing drive-through lane, making it highly adaptable for a wide range of retail, medical, service, or food-oriented users.

Palatine is one of Chicago's most established northwest suburbs, known for its stable residential base, strong incomes, and diverse commercial corridors. The site benefits from immediate proximity to dense rooftops, commuter traffic, and the broader Northwest Highway retail and service corridor. With limited availability of large, freestanding buildings in the area, this property offers exceptional flexibility for both owner-users and developers seeking a high-profile suburban corner.

Whether reusing the existing 13,000 SF building or pursuing a ground-up redevelopment, the site's size, access, and visibility make it a standout opportunity in a supply-constrained market.

Property Highlights

- **13,000 SF former CVS building on 1.36 acres**
- **Signalized hard corner** at Northwest Highway (US-14) & Smith Road
- **Existing drive-through lane** ideal for pharmacy, medical, QSR, or service retail
- **Available for sale or for lease**
- **Multiple access points** with excellent visibility and strong traffic counts
- **Flexible reuse potential** for retail, medical, fitness, grocery, automotive, service, or specialty users
- **Prime redevelopment opportunity** for national or regional tenants

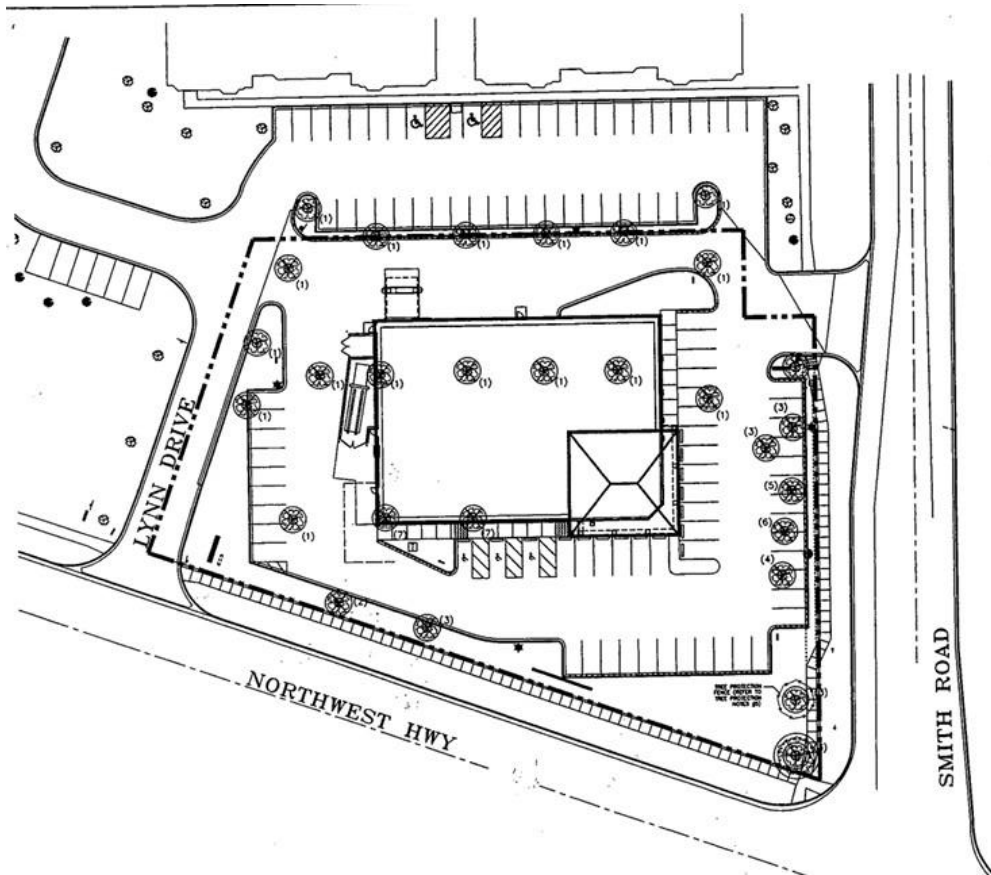


Former CVS Palatine, Illinois

2 Former CVS Building for Sale or Lease

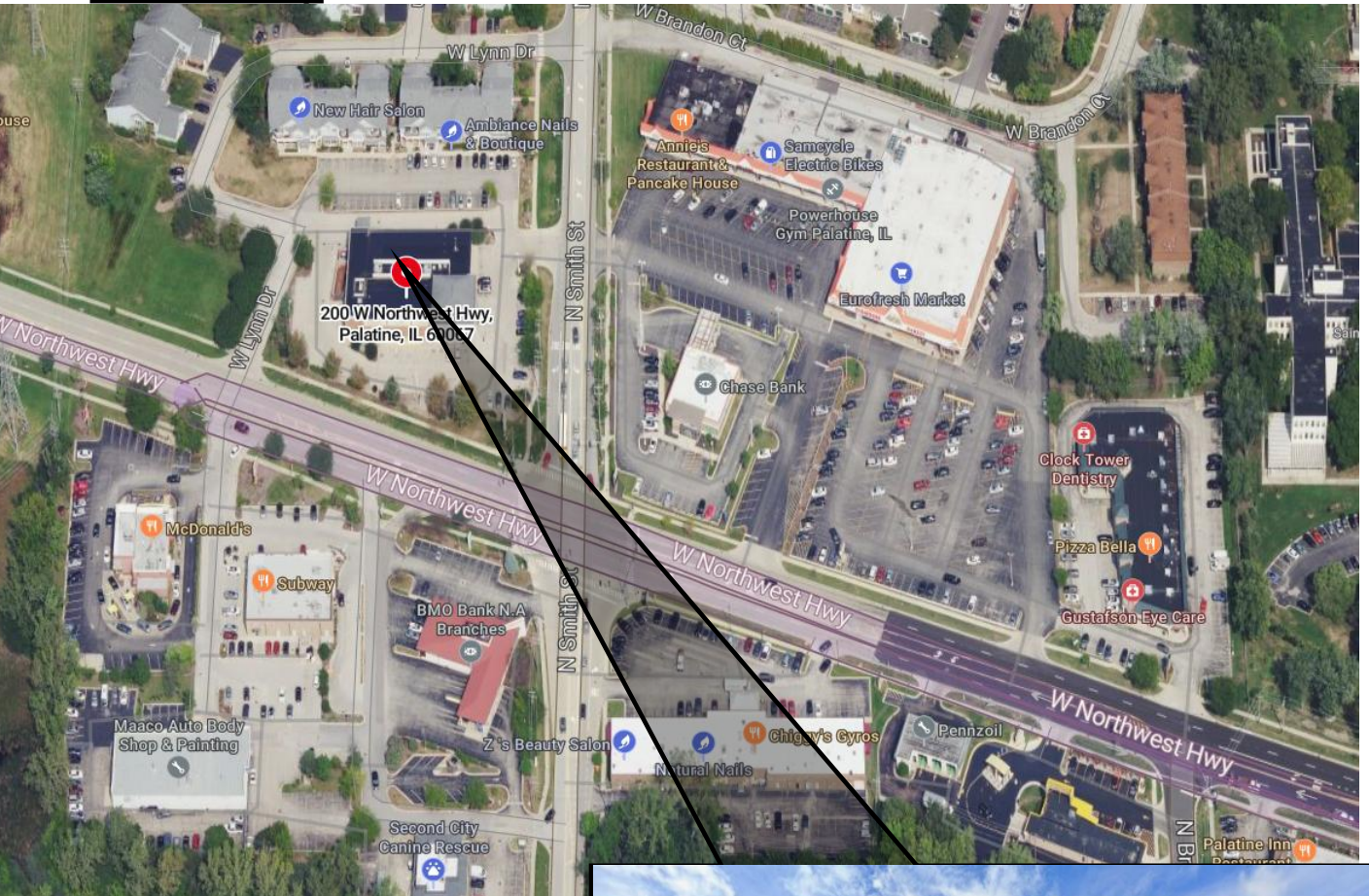
**13,000sf building on
1.36 acres**

Hard Corner Lot



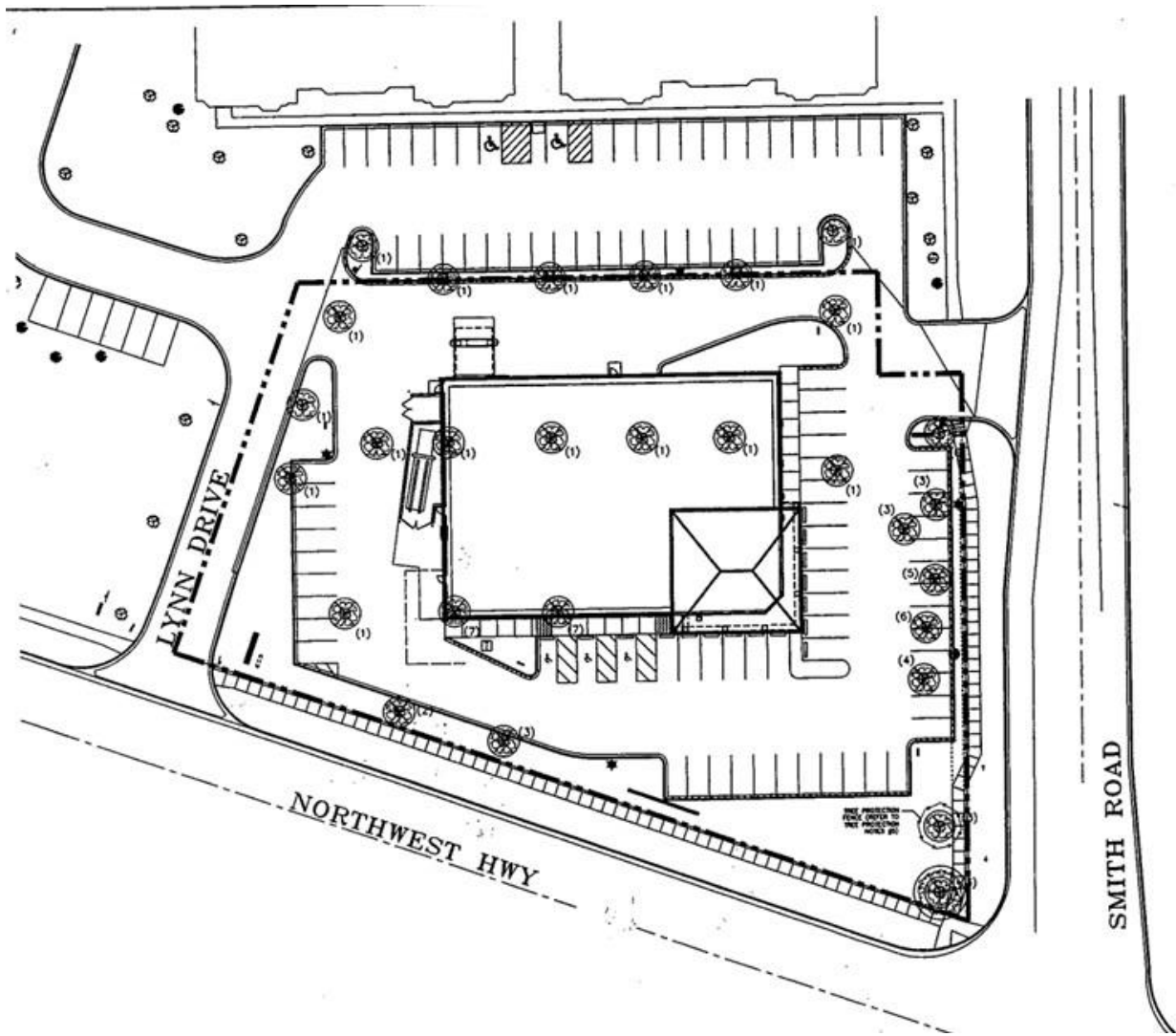
Former CVS Palatine, Illinois

3. Location Map



Former CVS Palatine, Illinois

4. Floor Plan



Former CVS Palatine, Illinois

5. Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	32,400	151,800	352,600
HH Income (Median)	\$109,000	\$113,000	\$117,000
Age (Median)	43	41	41
# of Employees	26,500	121,400	282,100

Former CVS Palatine, Illinois

Area Employment Categories

Top Employment Categories

Management, business, science, and arts occupations

Educational services, and health care and social assistance

Manufacturing

Professional, scientific, and management, and administrative, and waste management services

Retail trade

Arts, entertainment, and recreation, and accommodation and food services

Transportation and warehousing, and utilities

Finance and insurance, and real estate, and rental and leasing

Construction

Other services, except public administration

Wholesale trade

Public administration

Information

Agriculture



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