

MULTI-TENANT RETAIL CENTER - FOR SALE

Palwaukee Plaza
604-698 N Milwaukee Ave, Prospect Heights, IL 60070
(Chicago MSA)

POTENTIAL
OUT-LOT
DEVELOPMENT

RETAIL PROPERTY FOR SALE

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PROPERTY INFORMATION



Offering Summary

Sale Price:	Subject To Offer
NOI:	\$912,000
Occupancy:	87%
Building Size:	113,801 SF
Lot Size:	10.47 Acres
Zoning:	B-2
Year Built:	1973
Parking:	Approx. 605 Spaces
VPD:	Approx. 58,800 VPD

Property Overview

Palwaukee Plaza is a multi-tenant retail center located along North Milwaukee Avenue in northwest suburban Prospect Heights, Illinois (Chicago MSA). The Property was renovated in 1989 and totals 113,801 square feet across three (3) buildings, including approximately 10,550 square feet of second-floor professional office space. The center is situated on a 10.47 acre parcel and zoned B-2: Community Business District. Currently, the center is 87% leased. Palwaukee Plaza features a diverse mix of long-standing tenants including Dollar Tree, Wintrust Bank, Palwaukee Liquor, Rocky's America Grill, Care For Kids Learning Center, Monica's, Mango's, Bravo Bakery, Mi Dulce Michoacana, APM Dental, Doggy Daydream, and State Farm, among many others. The center generates a strong in-place NOI of approximately \$912,000, providing investors with stable day-one cash flow and meaningful upside through lease-up and future out lot development. The Property features multiple access points, monument signage, and a large on-site parking lot with 605 surface spaces. The center is strategically positioned along a high-traffic commercial corridor surrounded by dense residential neighborhoods and several national retailers including Walmart, LA Fitness, Home Depot, McDonald's, Starbucks, O'Reilly Auto Parts, Binny's Beverage Depot, T.J. Maxx, and Panera Bread, among others.

Property Highlights

- High occupancy income-producing asset with an in-place NOI of approximately \$912,000, along with the ability to add value through lease-up and future out lot development
- Located along North Milwaukee Avenue (30,000+ VPD), a well-traveled commercial corridor serving Prospect Heights, Wheeling, Mount Prospect, and the surrounding communities
- The center is comprised of several smaller tenant spaces limiting tenancy risk
- Long-term occupancy with over half of the existing Tenants leasing at the center for a decade or longer

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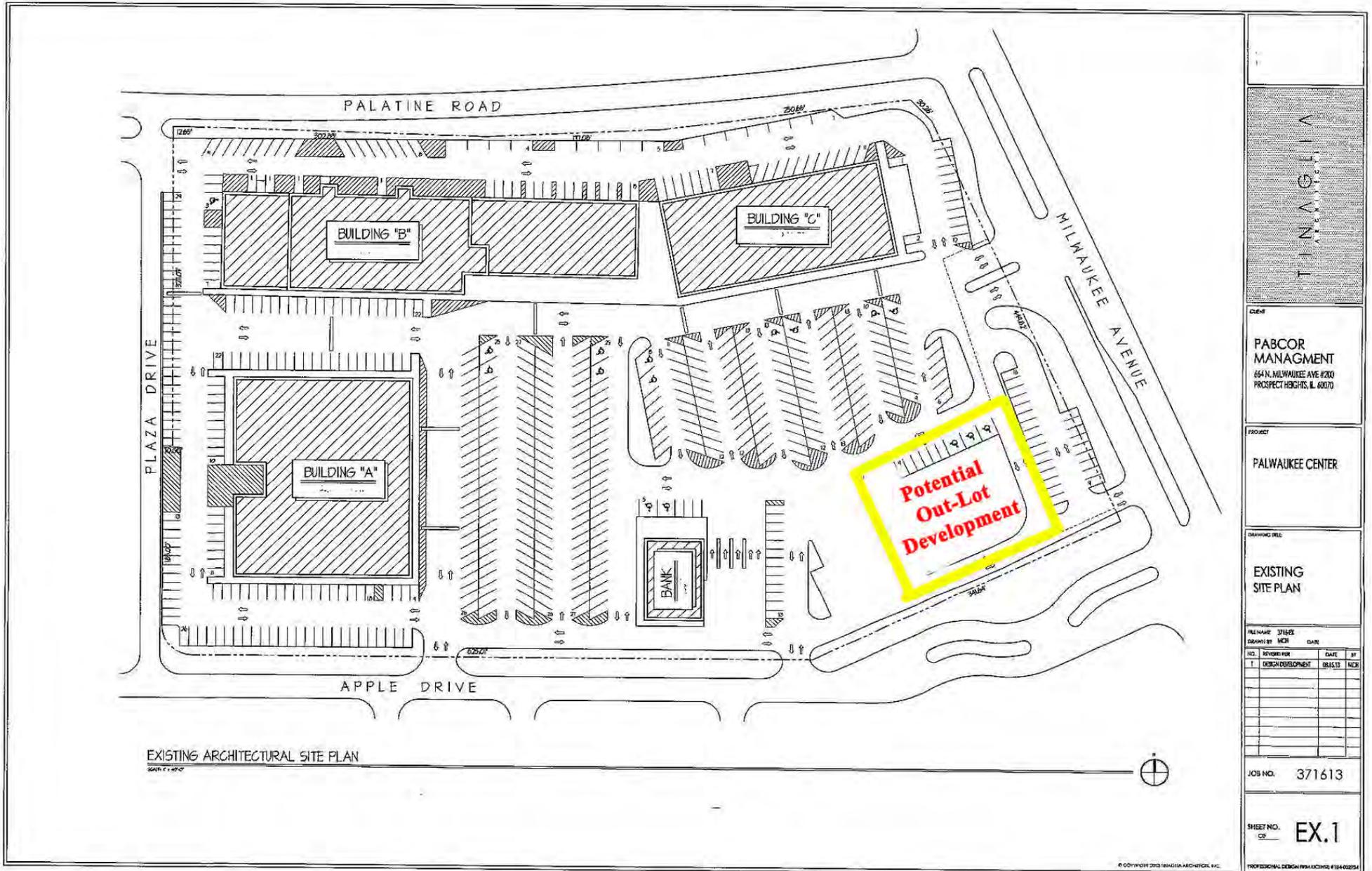
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VITACORP
T. N. S. I. T.

CLIENT
PABCOR MANAGEMENT
664 N. MILWAUKEE AVE #200
PROSPECT HEIGHTS, IL 60070

PROJECT
PALWUKEE CENTER

DRAWING TITLE
EXISTING SITE PLAN

FILE NAME: 371613
DRAWN BY: MCH DATE:

NO.	REVISION FOR	DATE	BY
1	DESIGN DEVELOPMENT	08/13	MCH

JOB NO. 371613

SHEET NO. **EX.1**
OF

PROFESSIONAL DESIGN FIRM LICENSE #184-02854

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WINTRUST®



DOLLAR TREE®

Wintrust

Founded:	1991
Locations:	175+
Annual Base Rent:	\$140,209
Headquarters:	Rosemont, Illinois
Website:	https://www.wintrust.com/

Summary

Wintrust's mission centers on being a community-focused bank that offers big-bank capabilities with a local feel, aiming to be an asset to communities by knowing customers, investing locally, and providing tailored financial solutions, with guiding values of Integrity, Accountability, Well-being, and Teamwork. They focus on local roots, empowering entrepreneurs, and creating community impact through financial education and supporting underbanked areas.

Dollar Tree

Founded:	1986
Locations:	9,000+
Annual Base Rent:	\$136,483
Headquarters:	Chesapeake, Virginia
Website:	https://www.dollartree.com/

Summary

Dollar Tree, Inc. is one of the largest and most loved value retailers in North America. Our mission is to provide amazing values and a great shopping experience to our customers in every store, every day. Our diverse and high-performing organization made up of engaged, productive associates help us deliver on all aspects of our mission and drive consistent, profitable growth.

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RETAIL PROPERTY FOR SALE

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LOCATION INFORMATION

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LOCATION DESCRIPTION



Location Description

Palwaukee Plaza is located at 604–698 N Milwaukee Avenue at the southwest corner of Milwaukee Avenue and Palatine Road in Prospect Heights, Illinois (Chicago MSA). The Property is positioned within a densely populated north suburban trade area featuring 83,000+ residents and an average household income exceeding \$150,000 within a three (3) mile radius. Milwaukee Avenue (U.S. Route 45) and Palatine Road provide strong regional connectivity, while Interstate 294 (I-294) is located approximately one (1) mile to the east, offering direct access to O’Hare International Airport, downtown Chicago, and the broader metropolitan area. The Prospect Heights Metra Station is located approximately two (2) miles northwest, enhancing commuter and daytime population flow to the corridor. The immediate area is supported by established residential neighborhoods, nearby office and industrial employment centers, and the Chicago Executive Airport (PWK), which sits just a few blocks north along Milwaukee Avenue.

The Property benefits from a high-visibility location along Milwaukee Avenue with exposure to more than 58,800 vehicles per day, creating strong daily traffic and consistent customer flow. This stretch of Milwaukee Avenue serves as a well-established commercial corridor anchored by major national retailers and daily-needs operators that draw shoppers from Prospect Heights, Wheeling, Glenview, Mount Prospect, and Arlington Heights. Retailers in the surrounding area include Costco, Menards, Jewel-Osco, LA Fitness, Planet Fitness, McDonald’s, Dunkin’, Starbucks, Panera Bread, Walgreens, Chipotle, O’Reilly Auto Parts, Fresh Farms International Market, and Citibank, among many others. The combination of affluent demographics, significant traffic counts, strong regional access, and dense surrounding rooftops creates a highly attractive environment for retail tenants seeking visibility, accessibility, and steady consumer demand.

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RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies,

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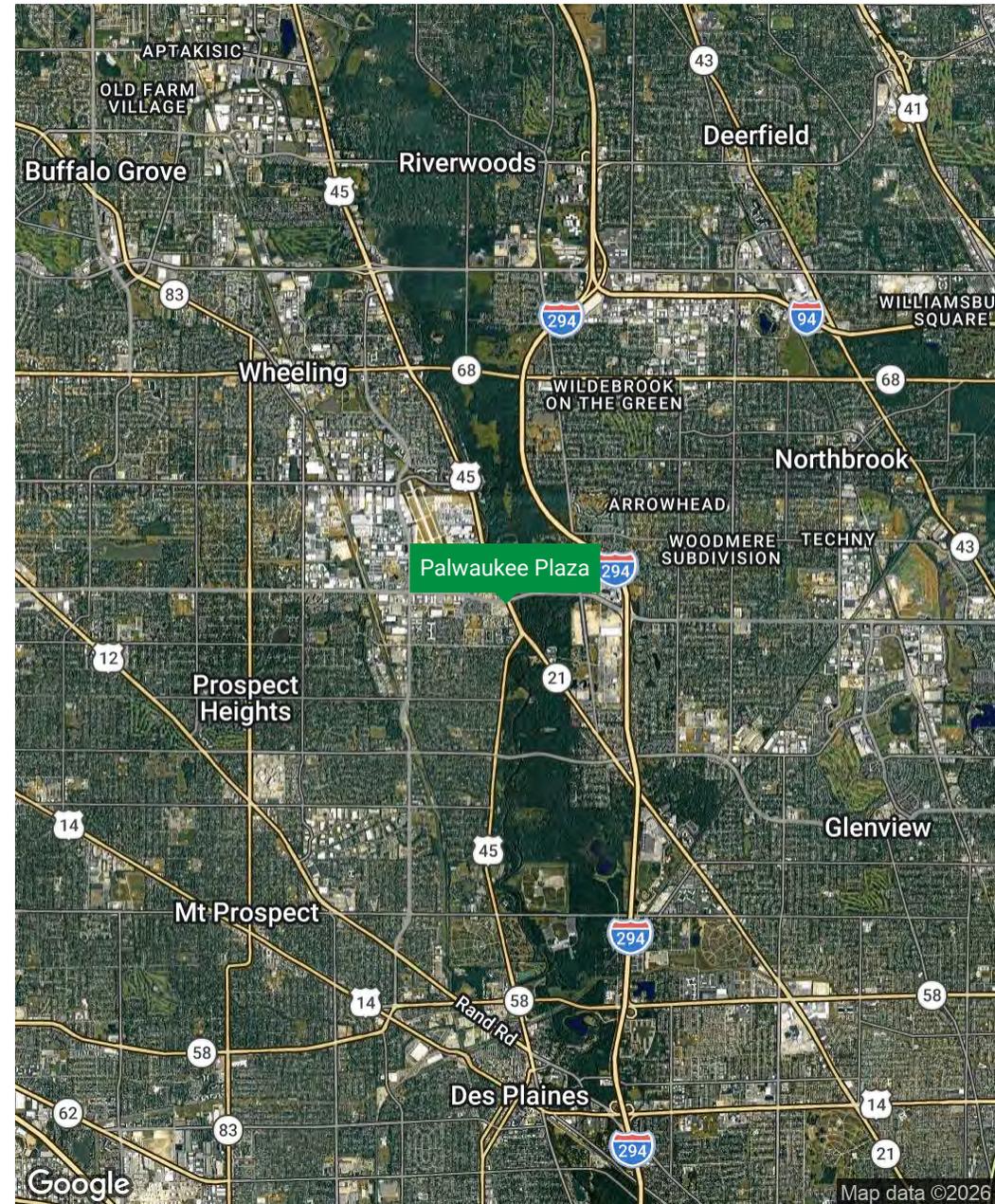
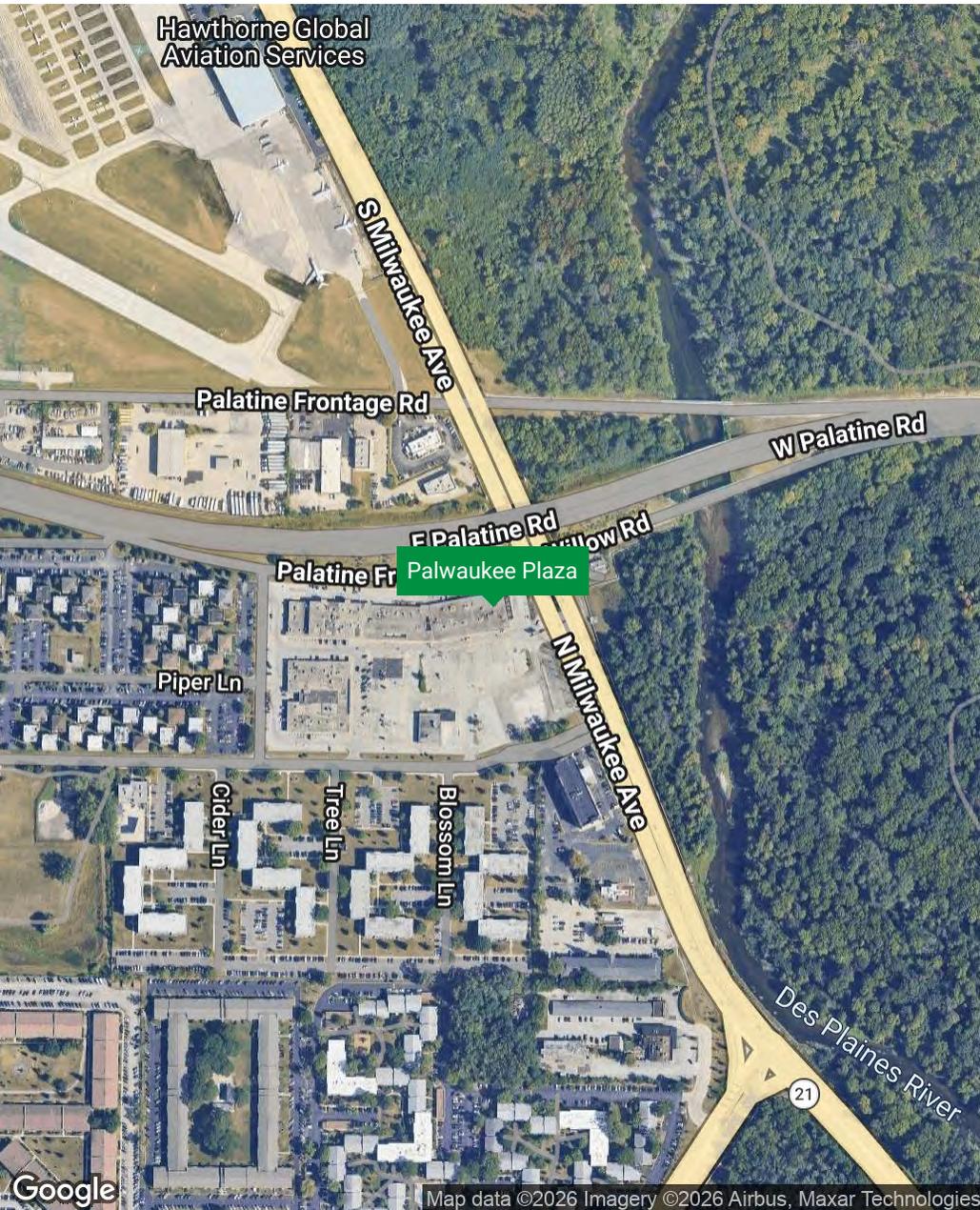
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LOCATION MAP



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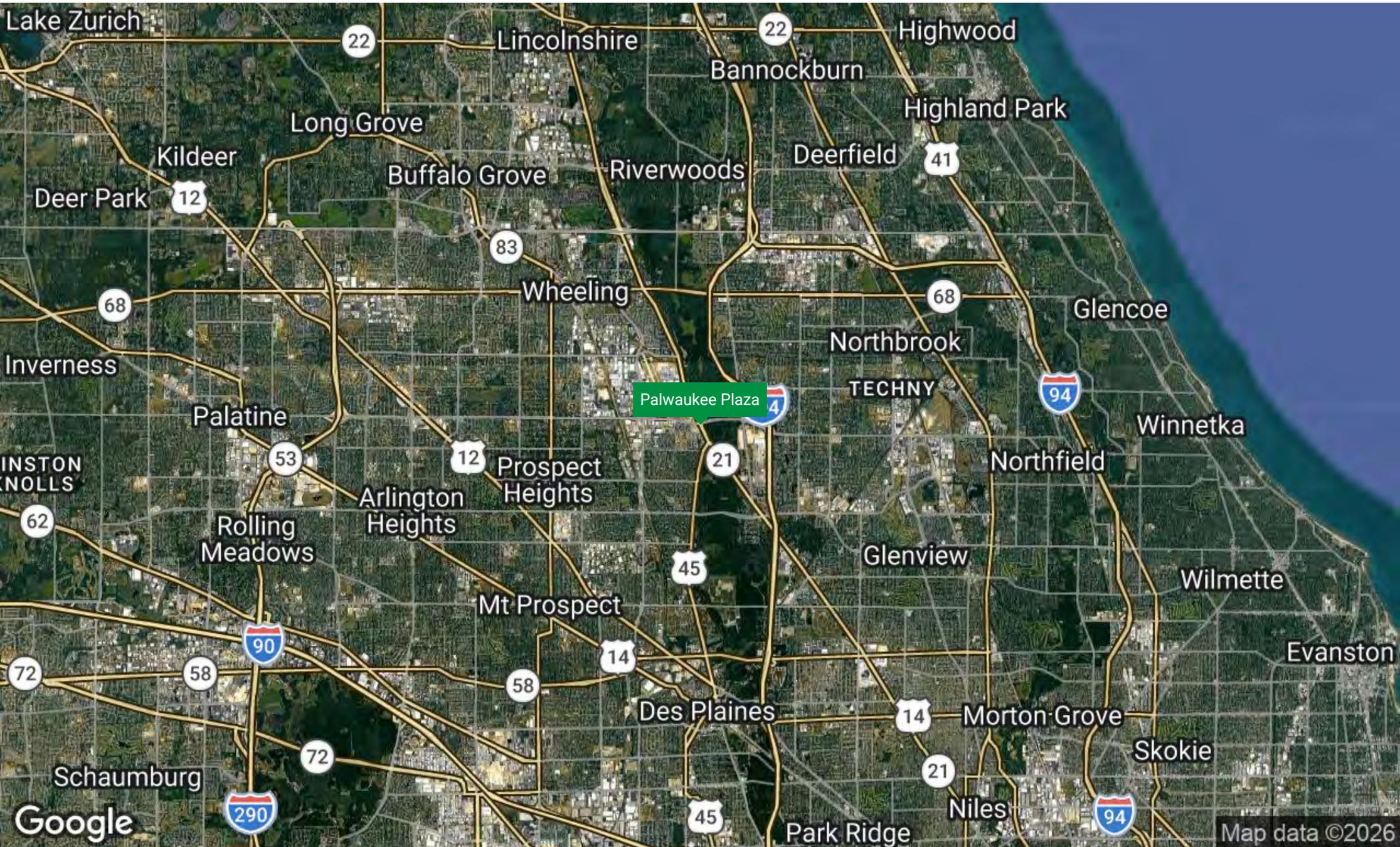
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RETAIL PROPERTY FOR SALE

AERIAL MAP



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An aerial photograph of a large, single-story commercial building with a flat roof and numerous air conditioning units. The building is surrounded by a large parking lot with several cars parked. In the background, there are other industrial or commercial buildings and a clear sky. A large, stylized green number '3' is superimposed over the center of the image.

3

DEMOGRAPHICS

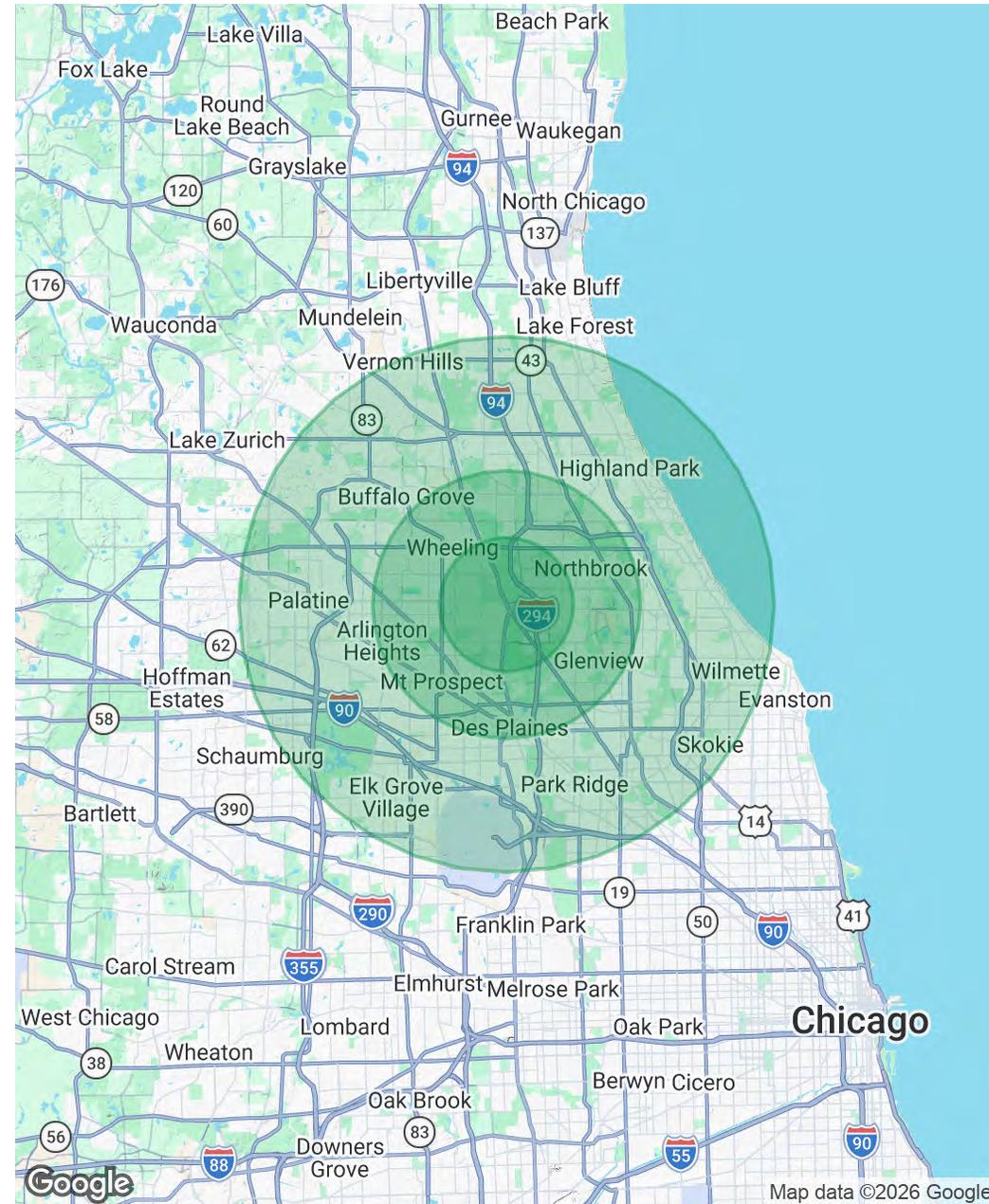
RETAIL PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT

Population	2.5 Miles	5 Miles	10 Miles
Total Population	55,518	288,776	877,710
Average Age	44	44	43
Average Age (Male)	42	42	42
Average Age (Female)	45	45	44

Households & Income	2.5 Miles	5 Miles	10 Miles
Total Households	21,331	112,354	340,075
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$153,352	\$149,413	\$157,410
Average House Value	\$503,067	\$480,997	\$531,015

Demographics data derived from AlphaMap



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Village Bank & Trust[®]
A WINTRUST COMMUNITY BANK



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PALWAUKEE PLAZA

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