



Palwaukee Plaza

604-698 N Milwaukee Ave, Prospect Heights, IL 60070



Eprus Group, Inc.



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Palwaukee Plaza

\$12.00 - \$15.00 /SF/YR

100,000sf mix use center located just south of Chicago Executive Airport and one mile from I-294 full interchange.

There are over 66,000 vehicles per day at Milwaukee Avenue & Palatine Road.

The surrounding area consists of dense residential, industrial, office and hospitality.

Surrounding communities include Northbrook, Wheeling, Arlington Heights, Buffalo Grove, Mount Prospect, etc.

Idea for retail, medical and office users....

- Near Chicago Executive Airport, I-294. Minutes away from O'Hare International Airport.
- Easily accessed from many Northwest communities.
- Office, retail and pad site opportunities.
- High day and night population.



Rental Rate: \$12.00 - \$15.00 /SF/YR

Total Space Available: 10,684 SF

Max. Contiguous: 7,500 SF

Property Type: Shopping Center

Center Type: Neighborhood Center

Stores: 34

Center Properties: 3

Frontage: 1,039' on Apple Dr

Gross Leasable Area: 115,455 SF

Walk Score @: 66 (Somewhat Walkable)

Taxes: \$0.57 USD/SF/MO

Operating Expenses: \$0.10 USD/SF/MO

Rental Rate Mo: \$1.25 /SF/MO

1st Floor Ste 622

Space Available	904 SF
Rental Rate	\$15.00 /SF/YR
Date Available	November 12, 2023
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

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1st Floor Ste 660

Space Available	7,500 SF
Rental Rate	\$12.00 /SF/YR
Date Available	January 01, 2024
Service Type	Triple Net (NNN)
Built Out As	Convenience Store
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

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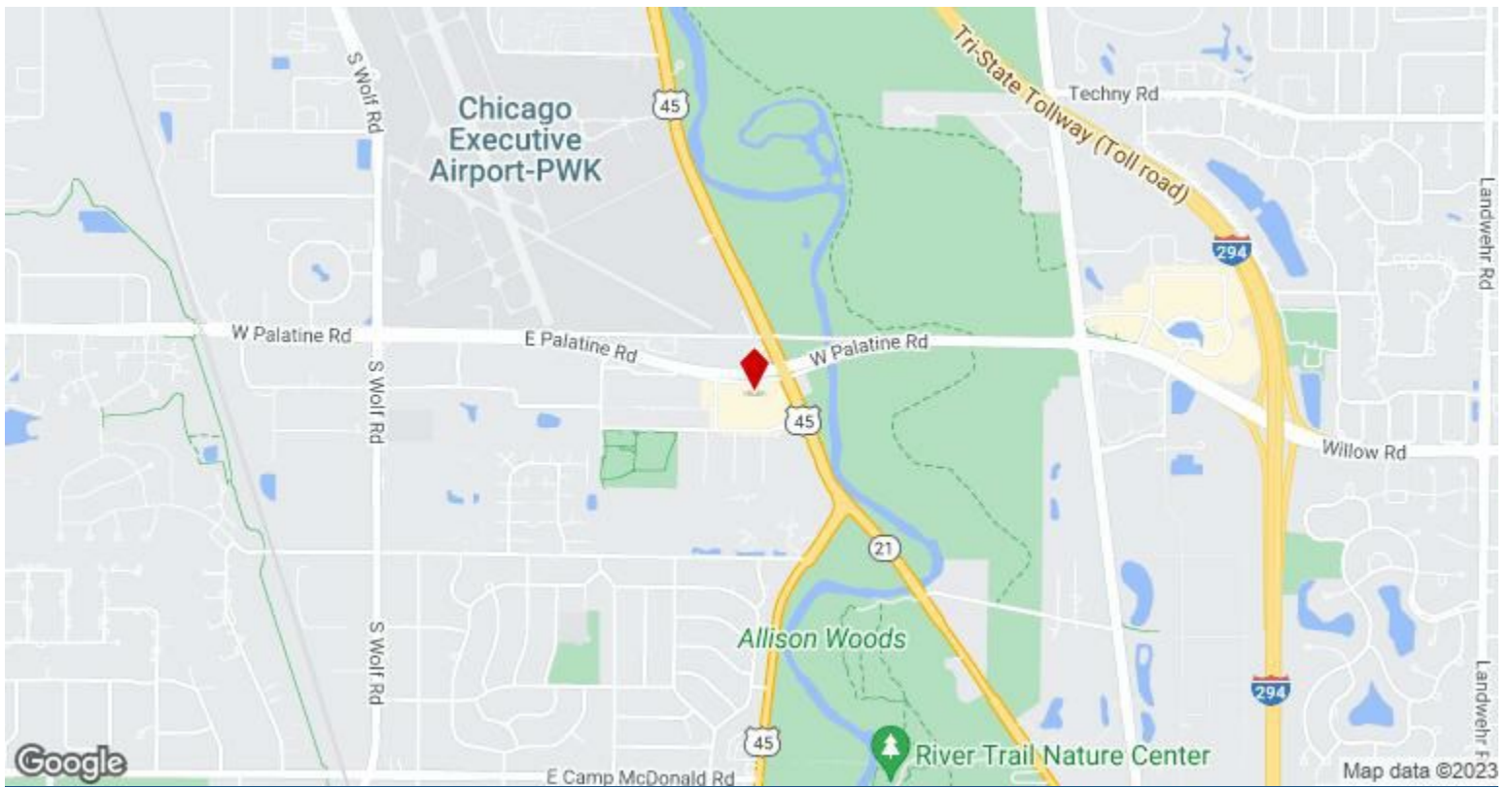
1st Floor Ste 694

Space Available	2,280 SF
Rental Rate	\$15.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	3 - 10 Years

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Bravo Baking Co	1,500	
Care For Kids Learning Center	2,000	
Dollar Tree	-	
Family Dollar Store	15,000	
Herrerias Grocery	1,500	
La Michoacana	2,000	
Monica's Mexican Restaurant	2,500	
Rocky's American Grill	12,000	
State Farm	2,000	
Village Bank & Trust, National Association	5,880	



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Property Photos



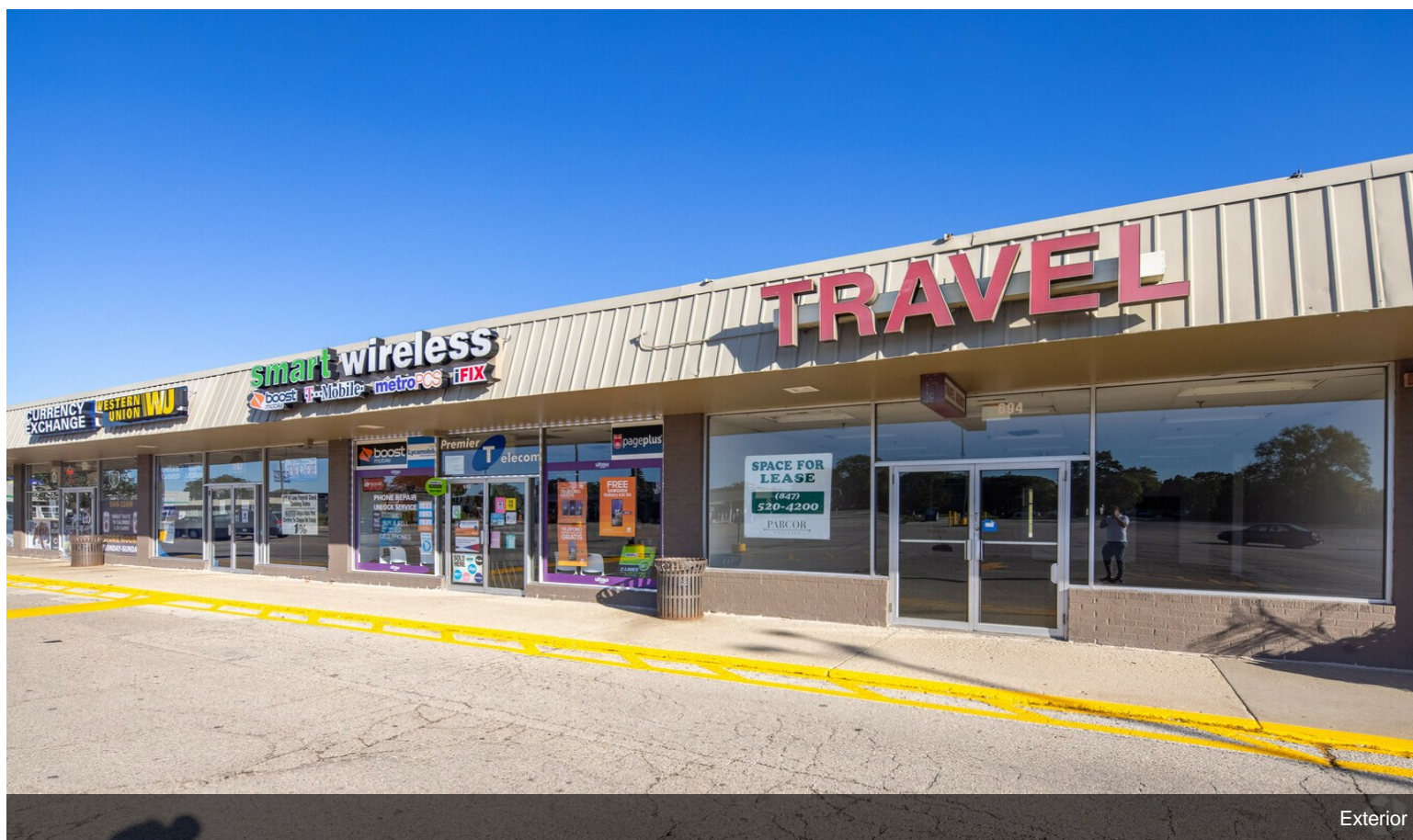
Exterior



Property Photos



Exterior



Exterior

Property Photos



Exterior