

# RETAIL PROPERTY FOR LEASE

## BARRINGTON CENTER

700-730 S. NORTHWEST HWY., BARRINGTON, IL 60010

### GREGG COMEAUX

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### BRIAN PROPERTIES, INC.

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# EXECUTIVE SUMMARY

BARRINGTON CENTER

700-730 S. NORTHWEST HWY. | BARRINGTON, IL 60010



## OFFERING SUMMARY

|                    |                               |
|--------------------|-------------------------------|
| Building Size:     | 22,255 SF                     |
| Available SF:      | 1,190 SF                      |
| Rental Rate:       | \$15.00 SF/yr (NNN)           |
| CAM:               | \$3.25 / SF                   |
| Real Estate Taxes: | \$5.75 / SF                   |
| Traffic Count:     | 23,000                        |
| Parking Ratio:     | 3.3 per 1,000                 |
| Zoning:            | B-1 General Business Services |

## PROPERTY OVERVIEW

The Barrington Centre shopping center is an established retail destination in the Barrington, IL community. The retail spaces available for lease are suitable for a variety of businesses, and the shopping center provides tenants with a high-quality environment in which to operate. The shopping center is well-maintained and offers ample parking for customers. In addition, the location is highly visible and easily accessible, making it ideal for businesses looking to attract new customers.

## LOCATION OVERVIEW

The Barrington Centre shopping center is an outstanding retail opportunity located in the high-traffic northwest suburb of Barrington. The property is situated on Northwest Hwy. providing excellent visibility and access. The shopping center benefits from close proximity to downtown Barrington, being just 1.0 miles from downtown. This village is a highly desirable northwest suburb, with a population of approximately 10,722.

## PROPERTY HIGHLIGHTS

- High Traffic Location: Northwest Hwy. sees an average of 22,110+ cars per day
- A new pylon sign was installed in early 2022 to further promote the businesses
- Ample Parking: There are 3.0 parking spaces per 1,000 SF available
- Outstanding demographics within three miles

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# PLANS

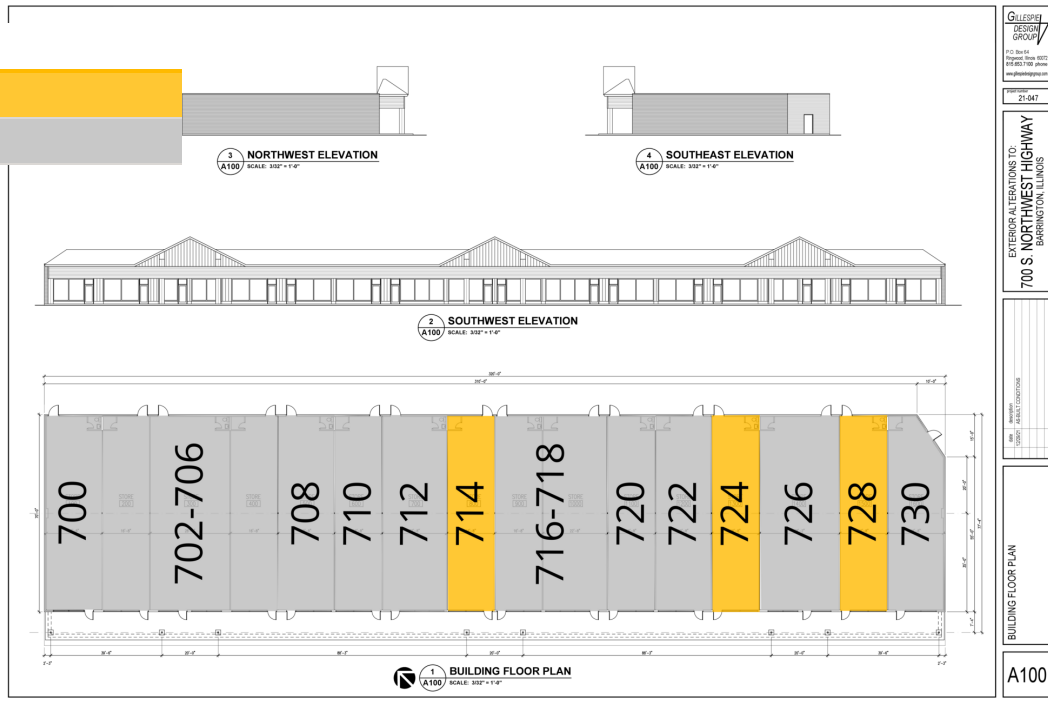
BARRINGTON CENTER

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## LEGEND

Available

Unavailable



GLENN  
MESKA  
GROUP  
P.L.L.C.  
21-047

EXTERIOR ALTERATIONS TO  
700 S NORTHWEST HIGHWAY  
BARRINGTON, ILLINOIS

DATE: 11/15/2020

BUILDING FLOOR PLAN

A100

## LEASE INFORMATION

|              |          |             |               |
|--------------|----------|-------------|---------------|
| Lease Type:  | NNN      | Lease Term: | 36 months     |
| Total Space: | 1,190 SF | Lease Rate: | \$15.00 SF/yr |

## AVAILABLE SPACES

| SUITE | TENANT    | SIZE     | TYPE | RATE          | DESCRIPTION                             |
|-------|-----------|----------|------|---------------|---|
| 714   | Available | 1,190 SF | NNN  | \$15.00 SF/yr | Rent, CAM & Taxes are \$2,380 per month |
| 724   | Available | 1,190 SF | NNN  | \$15.00 SF/yr | Rent, CAM & Taxes are \$2,380 per month |
| 728   | Available | 1,190 SF | NNN  | \$15.00 SF/yr | Rent, CAM & Taxes are \$2,380 per month |

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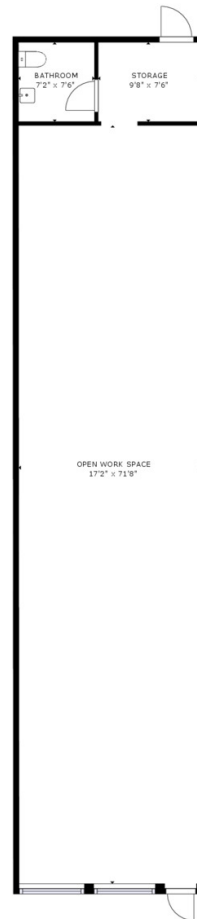
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# UNIT 714 VIRTUAL TOUR & FLOOR PLAN

BARRINGTON CENTER

700-730 S. NORTHWEST HWY. | BARRINGTON, IL 60010

360° VIRTUAL TOUR



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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# FLOOR PLANS

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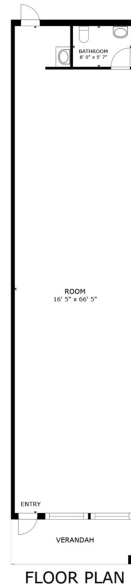
360° VIRTUAL TOUR



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360° VIRTUAL TOUR



FLOOR PLAN



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# ADDITIONAL PHOTOS

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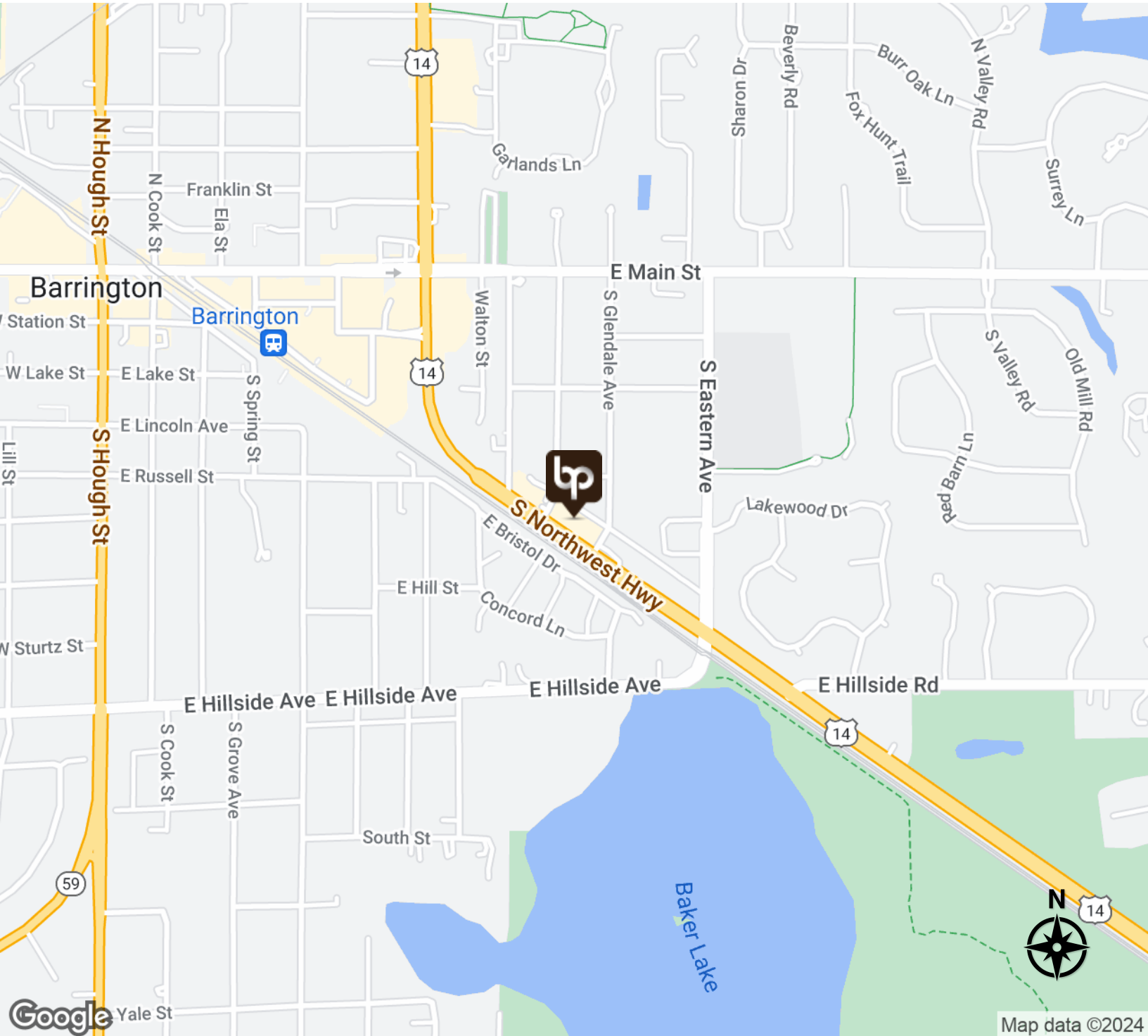


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# LOCATION MAPS

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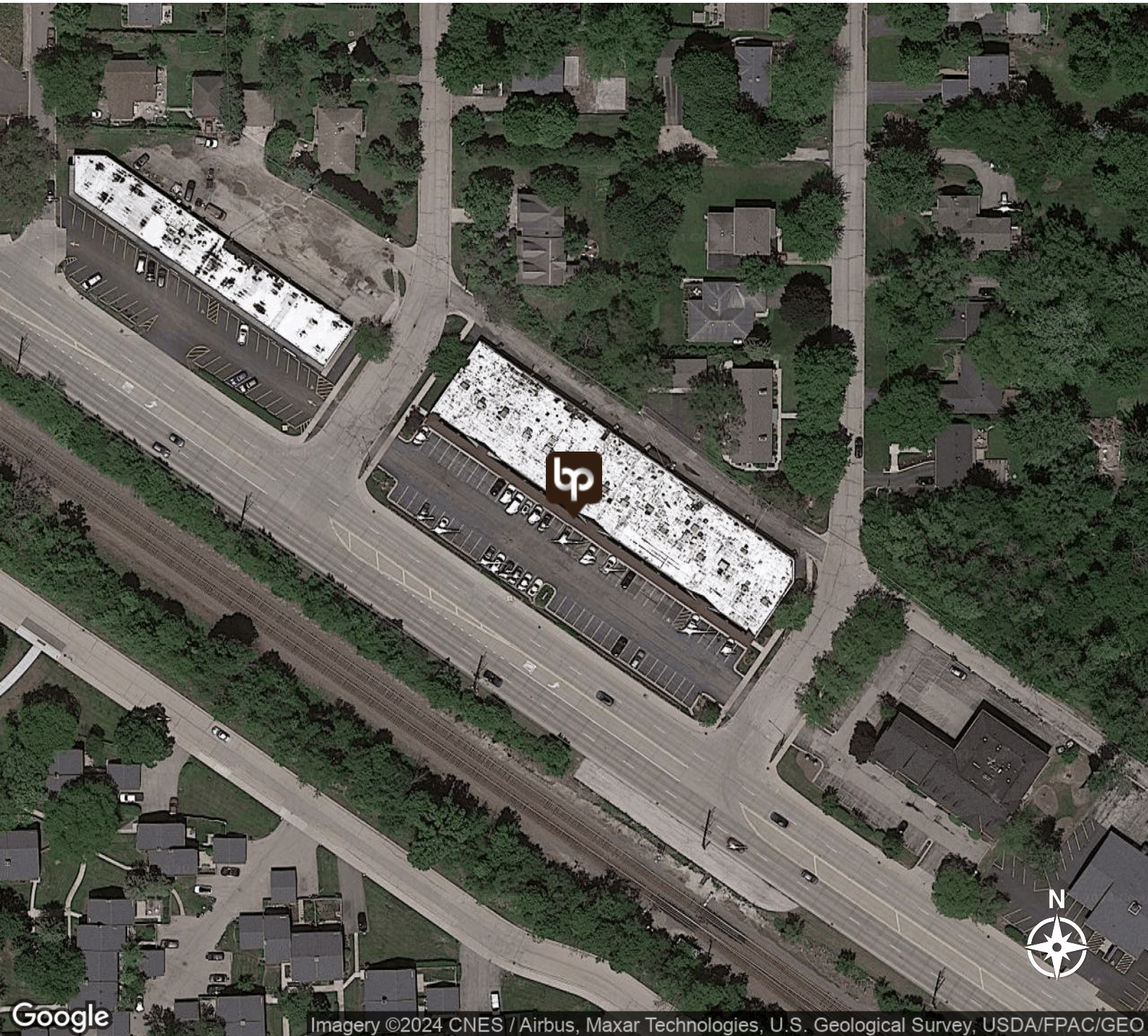


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# AERIAL MAP

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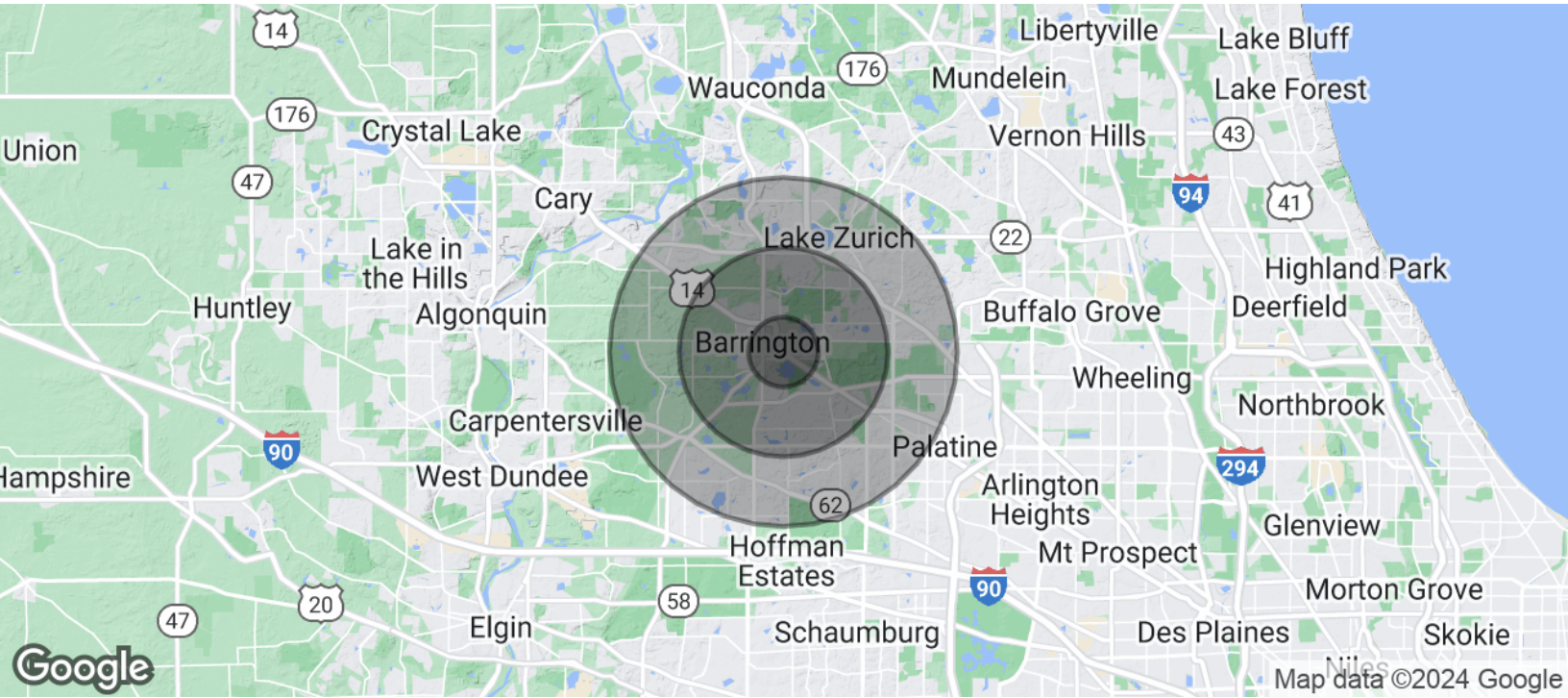


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# DEMOGRAPHICS MAP & REPORT

BARRINGTON CENTER

700-730 S. NORTHWEST HWY. | BARRINGTON, IL 60010



| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 5,114     | 31,518    | 98,267    |
| Average Age          | 45.2      | 43.4      | 43.2      |
| Average Age (Male)   | 43.3      | 42.0      | 42.8      |
| Average Age (Female) | 46.0      | 44.1      | 43.6      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 2,148     | 11,965    | 38,921    |
| # of Persons per HH  | 2.4       | 2.6       | 2.5       |
| Average HH Income    | \$154,024 | \$175,079 | \$150,134 |
| Average House Value  | \$497,781 | \$514,781 | \$432,172 |

\* Demographic data derived from 2020 ACS - US Census

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