

0.41 ACRE OUTLOT FOR LEASE

VALLI PRODUCE SHOPPING CENTER

120 W HIGGINS ROAD | HOFFMAN ESTATES, IL



9450 WEST BRYN MAWR AVENUE | SUITE 550 | ROSEMONT, IL 60018
773.355.3000 (main) | www.lee-associates.com

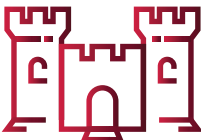
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PROPERTY HIGHLIGHTS



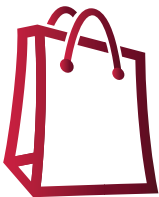
0.41 acres available
Outlot to Valli Produce Shopping Center



1.6 miles from Medieval Times Dinner & Tournament



Shadow anchored by Valli Fresh Market



2.5 miles from Woodfield Mall



108' frontage along Higgins Rd (Rt. 72)



1.5 miles from I-90
2.7 miles from I-290



High household income (\$135,000+) in surrounding communities

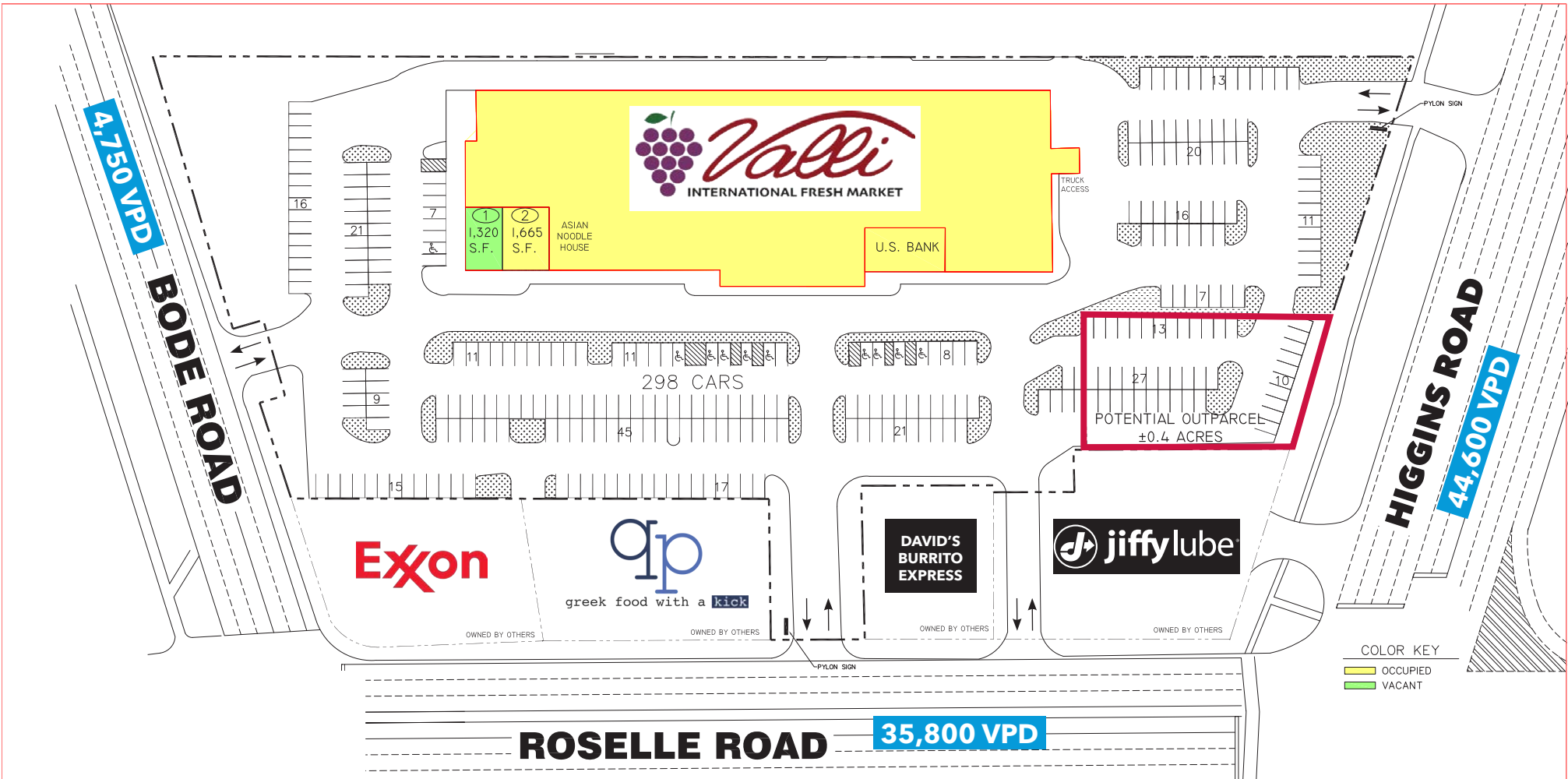


Golf Road: 32,100 VPD
Roselle Road: 35,800 VPD
Higgins Road: 44,600 VPD
I-90: 164,200 VPD

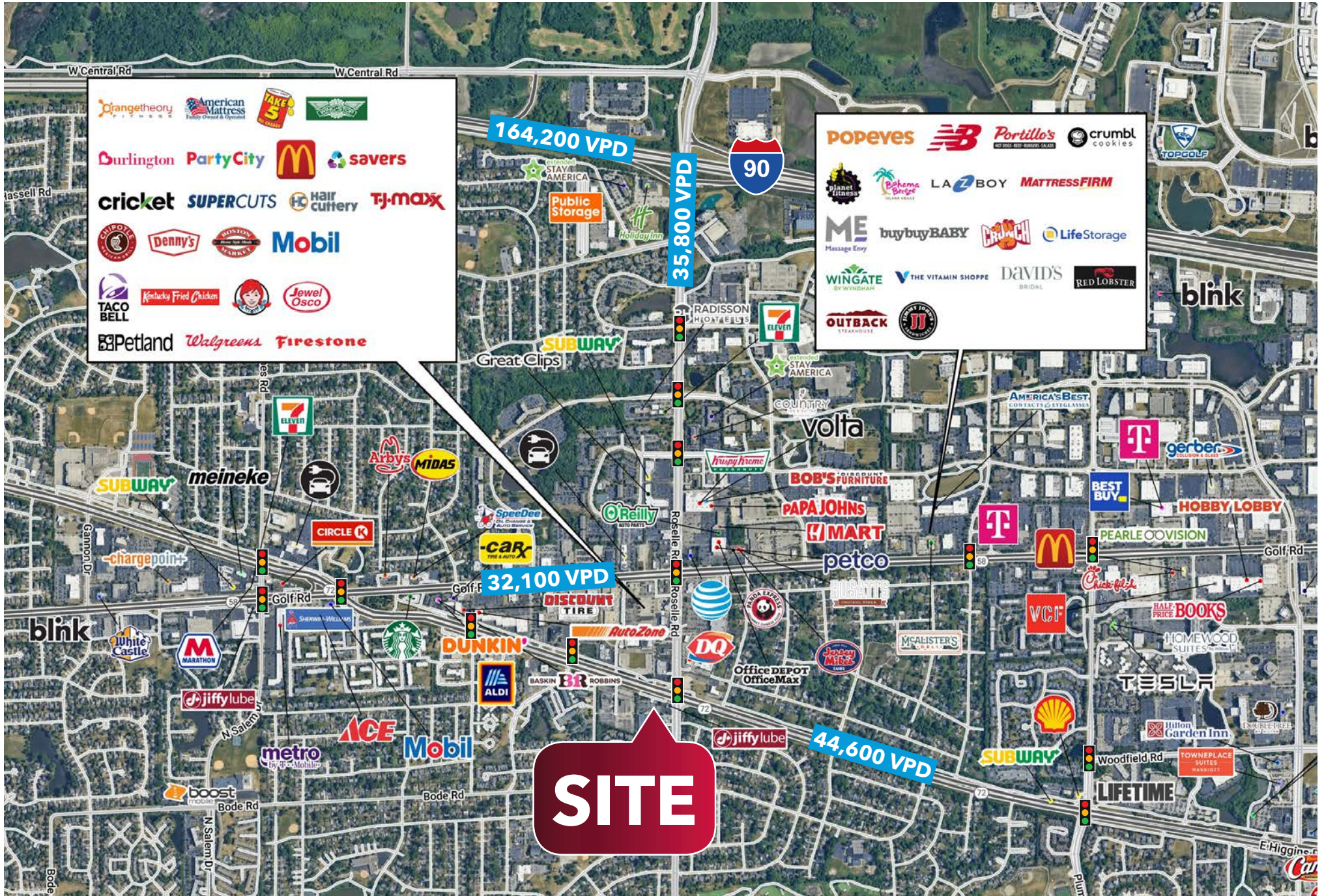


Nearby area retailers: ALDI, Binny's Beverage Depot, Bob's Discount Furniture, Burlington, Jewel-Osco, Jiffy Lube, TJ Maxx, Valli Fresh Market, Walgreens

SITE PLAN



RETAILER AERIAL



DEMOGRAPHICS



1 MILE

3 MILES

5 MILES

15,679

Estimated
Population

43,841

Estimated
Population

102,440

Estimated
Population

6,227

Number of
Households

16,759

Number of
Households

40,189

Number of
Households

\$114,266

Household
Income

\$135,302

Household
Income

\$130,965

Household
Income

12,941

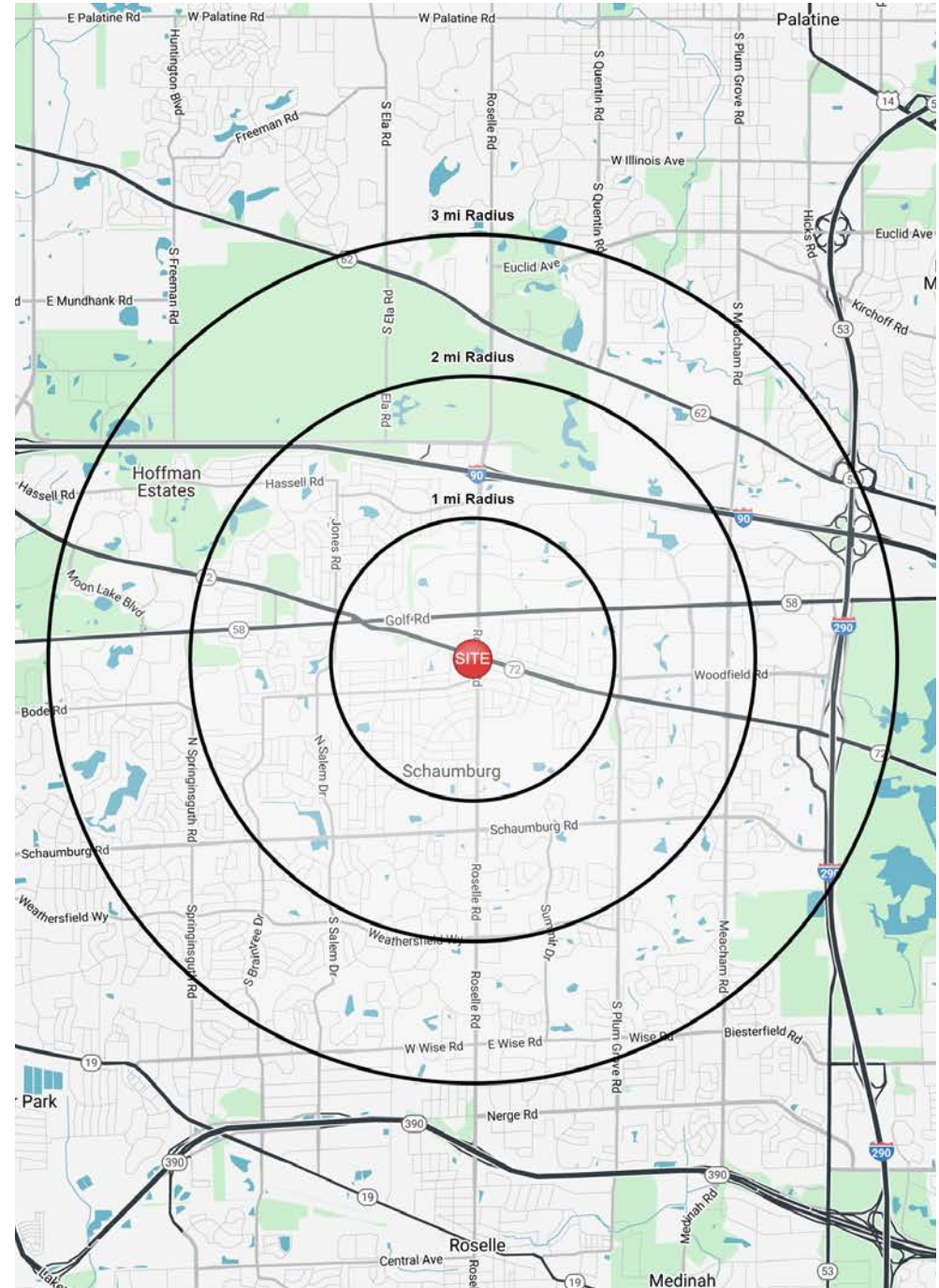
Daytime
Population

55,918

Daytime
Population

115,381

Daytime
Population



[CLICK HERE TO VIEW FULL DEMOGRAPHICS REPORT](#)