



**BUILT TO SUITE LEASE**  
New Development Retail  
Space at The Welkin

**1423 ELLINWOOD STREET**

Des Plaines, IL 60016

**PRESENTED BY:**

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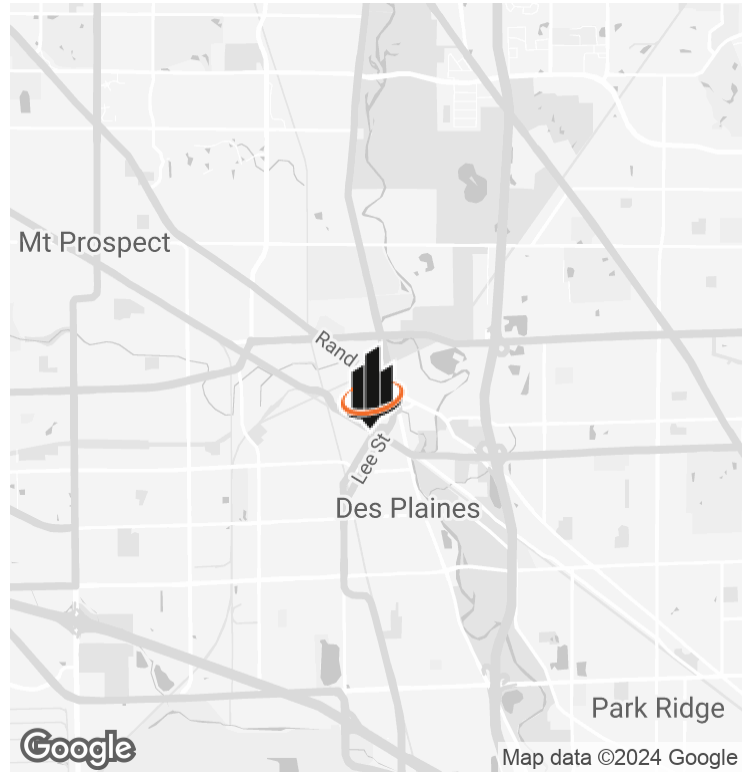
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$25.00 SF/yr NNN \$6.50 SF/yr NNN
<b>AVAILABLE SF:</b>	+/- 2,916 SF
<b>NUMBER OF UNITS:</b>	1
<b>YEAR BUILT:</b>	2022
<b>LOT SIZE:</b>	2.21 Acres
<b>OCCUPANCY:</b>	98%
<b>ZONING:</b>	9C-5
<b>SUBMARKET:</b>	Des Plaines/Arlington Hgts Corridor

## PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present the last retail unit available at The Welkin Apartment located at 1423 Ellinwood in Des Plaines, Illinois. The Welkin consists of 212 luxury apartments, 12,000 SF of amenities and Class A retail. This new modern development offers ±2,916 SF of raw space for a variety of retail, medical, or office uses. Dedicated mechanical duct for a future tenant's black iron kitchen exhaust. Built to suite options exist for well qualified tenants. Join Galaxy Hot Pot & Grill in this Urban 212 Unit Apartment Complex. Centrally located in the downtown transit-oriented district, with ample on-site and garage parking, directly across from the Metra Station. The Welkin is next to The Ellison, a 113-unit apartment community and The Mylo a new 131-unit apartment project. Incentives up to \$100,000.00 are available for business assistance grant programs from the City of Des Plaines.

## PROPERTY HIGHLIGHTS

- Built to suite options exist for well qualified tenants
- ±2,916 SF of Prime Retail Space
- City Business Incentives up to \$100,000
- Tenant Incentives for various uses
- Open Floor Plan | Dedicated Exhaust
- Wide Store Front | Street Frontage

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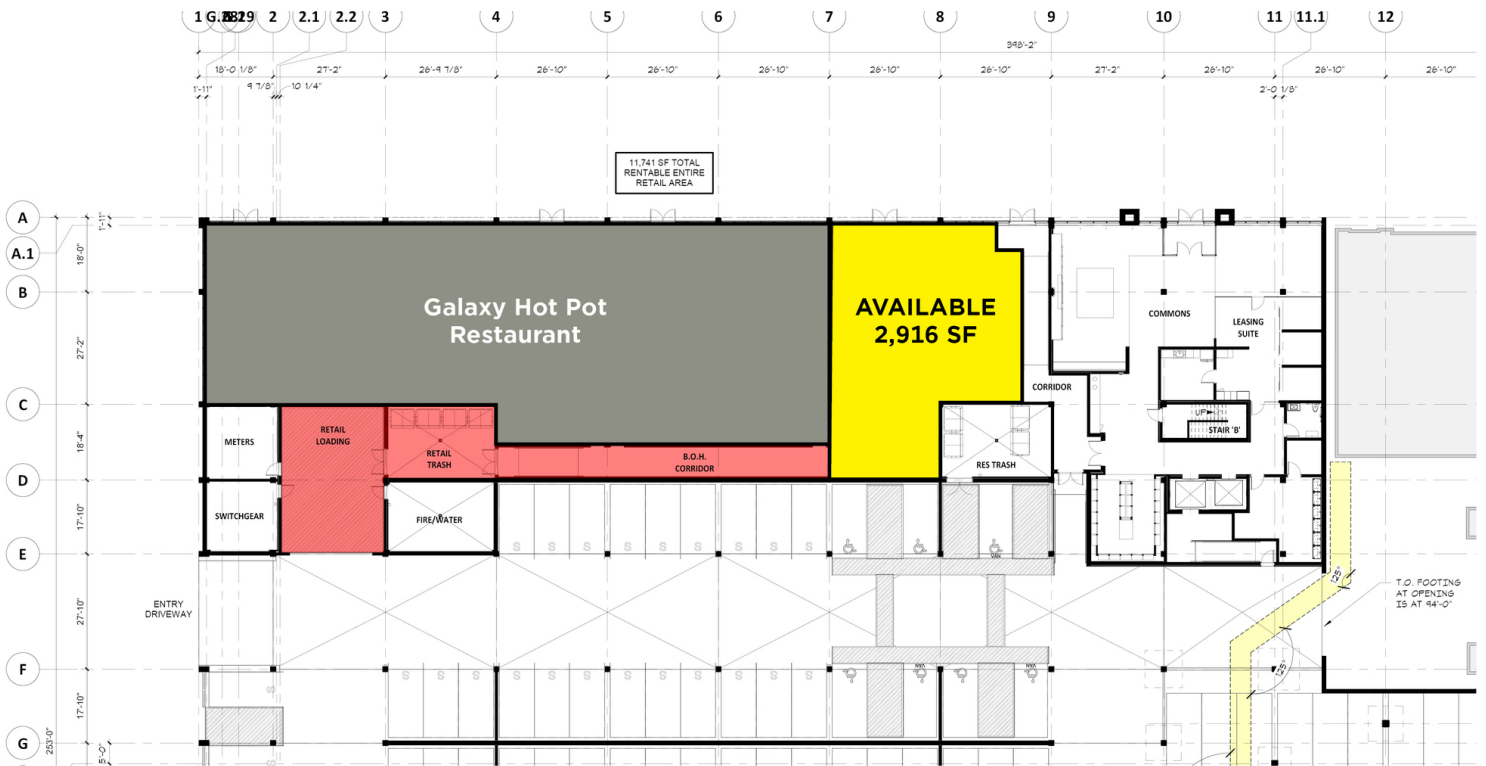
# PROPERTY PHOTOS



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# SITE PLAN AND INTERIOR PHOTOS



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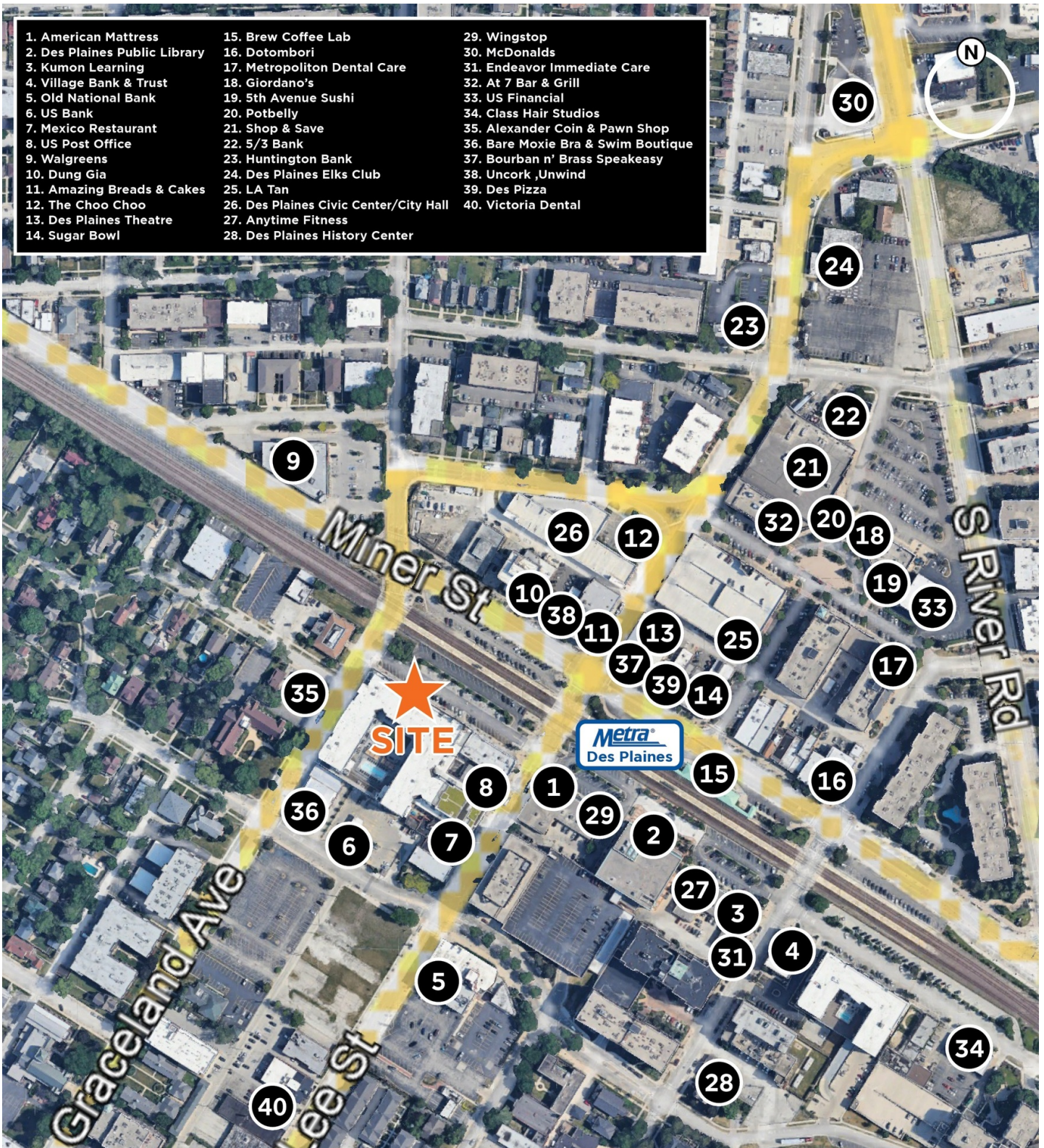
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# AREA RETAILERS

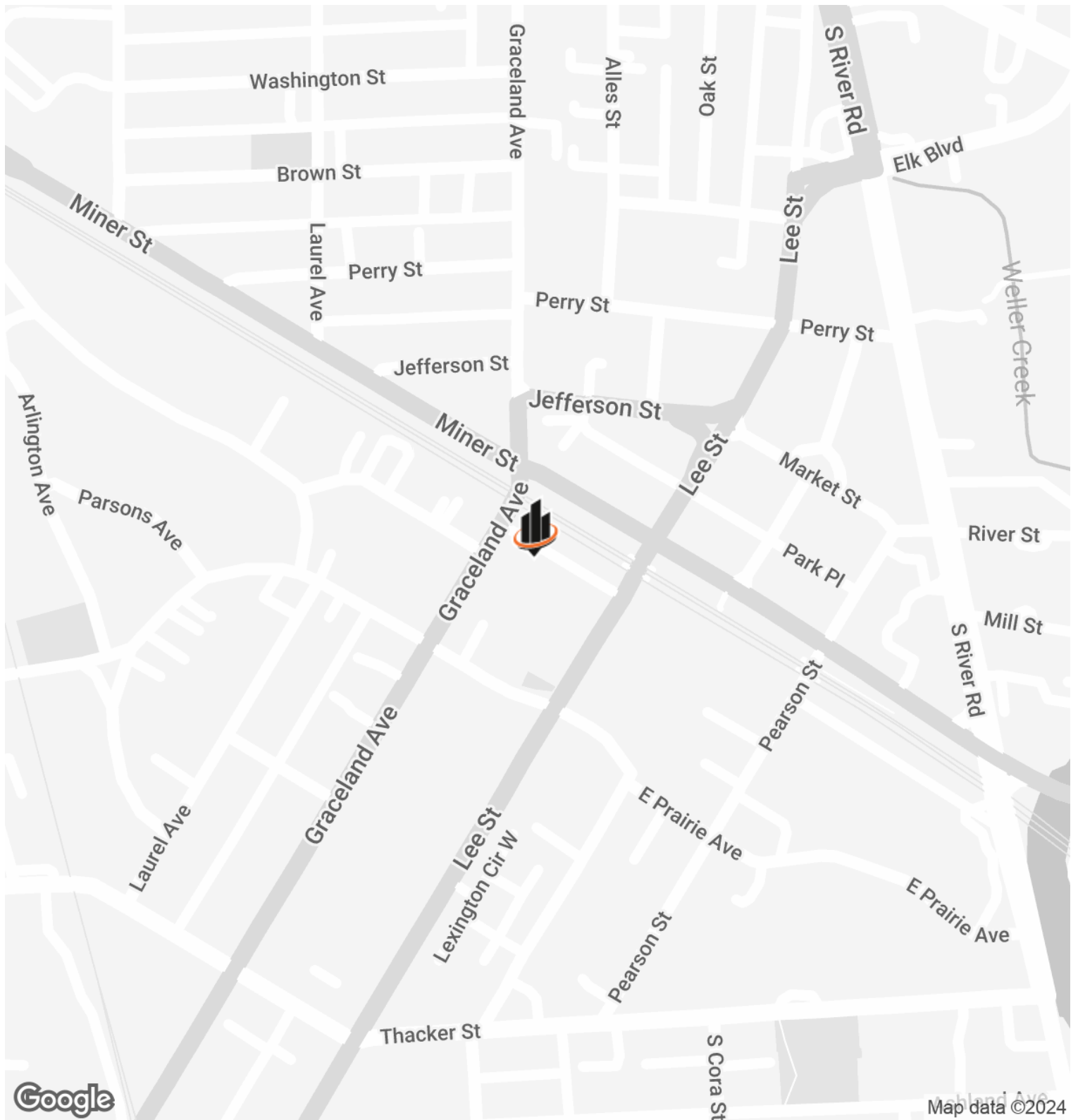


- |                               |  |                                    |
|-------------------------------|--|------------------------------------|
| 1. American Mattress          | 15. Brew Coffee Lab                    | 29. Wingstop                       |
| 2. Des Plaines Public Library | 16. Dotombori                          | 30. McDonalds                      |
| 3. Kumon Learning             | 17. Metropolitan Dental Care           | 31. Endeavor Immediate Care        |
| 4. Village Bank & Trust       | 18. Giordano's                         | 32. At 7 Bar & Grill               |
| 5. Old National Bank          | 19. 5th Avenue Sushi                   | 33. US Financial                   |
| 6. US Bank                    | 20. Potbelly                           | 34. Class Hair Studios             |
| 7. Mexico Restaurant          | 21. Shop & Save                        | 35. Alexander Coin & Pawn Shop     |
| 8. US Post Office             | 22. 5/3 Bank                           | 36. Bare Moxie Bra & Swim Boutique |
| 9. Walgreens                  | 23. Huntington Bank                    | 37. Bourban n' Brass Speakeasy     |
| 10. Dung Gia                  | 24. Des Plaines Elks Club              | 38. Uncork ,Unwind                 |
| 11. Amazing Breads & Cakes    | 25. LA Tan                             | 39. Des Pizza                      |
| 12. The Choo Choo             | 26. Des Plaines Civic Center/City Hall | 40. Victoria Dental                |
| 13. Des Plaines Theatre       | 27. Anytime Fitness                    |                                    |
| 14. Sugar Bowl                | 28. Des Plaines History Center         |                                    |

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# LOCATION MAP



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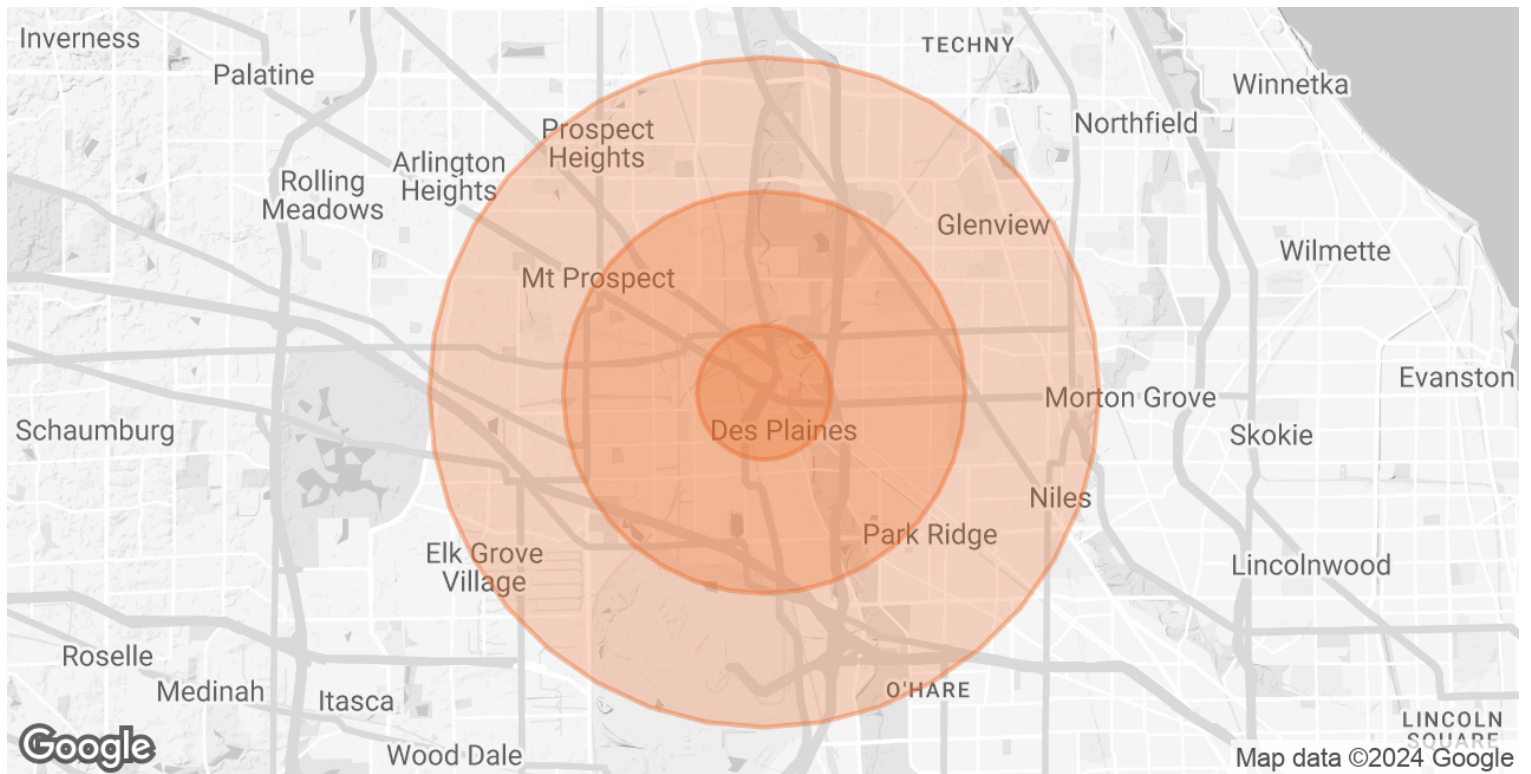
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	18,212	127,336	297,867
<b>AVERAGE AGE</b>	45	44	43
<b>AVERAGE AGE (MALE)</b>	43	42	42
<b>AVERAGE AGE (FEMALE)</b>	47	45	44
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	8,479	49,367	114,196
<b># OF PERSONS PER HH</b>	2.1	2.6	2.6
<b>AVERAGE HH INCOME</b>	\$105,955	\$115,912	\$131,562
<b>AVERAGE HOUSE VALUE</b>	\$330,470	\$379,531	\$437,760

Demographics data derived from AlphaMap

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