## **Offering Memorandum**

Property Address: 301 W Northwest Hwy, Barrington, IL 60010



### 1. Executive Summary

This is a rare opportunity to acquire a premier **freestanding 2,300 SF retail building** strategically located along one of Barrington's most trafficked corridors, Route 14 (Northwest Highway). The site lies ahead of a transformative **multi-lane infrastructure expansion**, delivering heightened future visibility and access. Former approval for a drive-thru (previously submitted by Dunkin' Donuts) enhances appeal for QSR or coffee operators, as Barrington remains relatively underserved by major fast-food chains (e.g., no Wendy's, Taco Bell, Five Guys, or Burger King nearby)

### 2. Property Overview

Attribute Details

**Building Size** ±2,300 SF

**Lot Size** ±0.252 acres

**Zoning** B-1 (drive-thru potential subject to village approval)

**Configuration** Single-story, fully built-out fast-food restaurant; excellent condition; high ceilings; central air/heat; private restrooms; freezer space

### 3. Pricing & Financials

• Asking Price (Sale): \$1,400,000

Lease Option: Asking NNN rent is \$36/SF/YR

## 4. Market Highlights & Opportunity

- **Location Strength:** Positioned at a signalized, high-traffic corridor with upcoming roadway expansion, ensuring ongoing exposure.
- **Demographics:** High-income trade area with strong unmet demand for QSR and coffee concepts.
- Strategic Advantage: Pre-approved drive-thru offers significant redevelopment upside.
- Unique Positioning: Absence of major fast-food competitors positions this as an early-mover opportunity

#### 5. Broker & Marketing Details

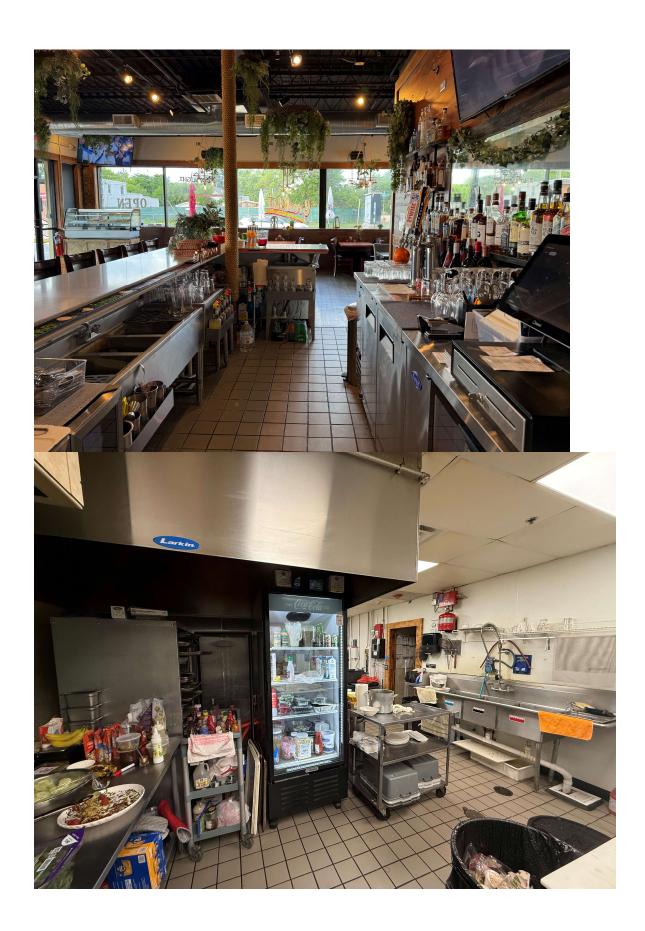
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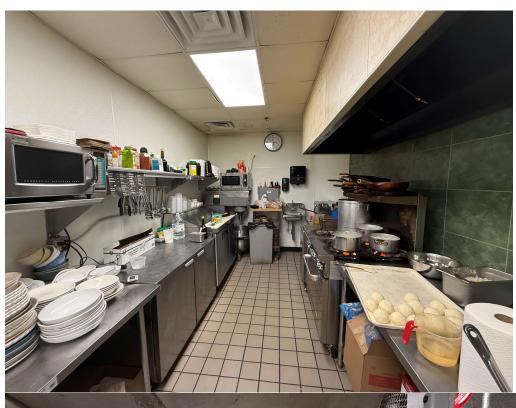




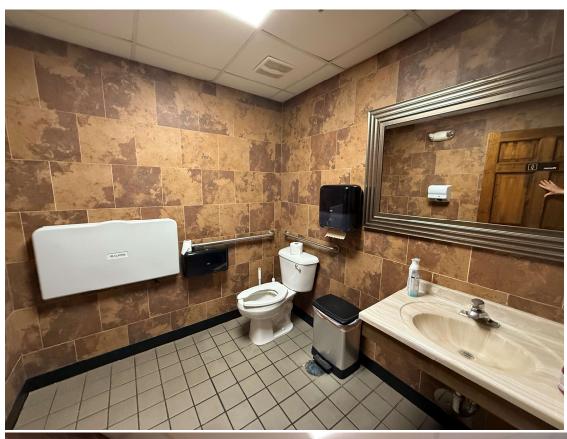














# NORTHWEST HIGHWAY

