



GREENBRIAR PLAZA

805-813 W. Rand Rd. , Arlington Heights, IL 60004

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**BRIAN
PROPERTIES, INC.**



PROPERTY HIGHLIGHTS

- The building is prominently located on Rand Rd. and boasts high visibility from the street
- Pylon signage is available, making it easy for customers to find your business
- Ingress and egress are excellent near a stoplight intersection along Rand Rd.

OFFERING SUMMARY

Building Size:	9,890 SF
Available SF:	960 SF
Rental Rate:	\$12.00 SF/yr (NNN)
CAM:	\$4.25 / SF
Real Estate Taxes:	\$6.00 / SF
Traffic Count:	28,800
Parking Ratio:	3.4 per 1,000
Zoning:	B-2 General Business District

PROPERTY DESCRIPTION

The Greenbriar Plaza shopping center is an established retail destination in the Arlington Heights, IL community. The retail spaces available for lease are suitable for a variety of businesses, and the Greenbriar Plaza 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 DESCRIPTION

The Greenbriar Plaza shopping center is an outstanding retail opportunity located in the high-traffic northwest suburb of Arlington Heights. The center benefits from close proximity to Interstate 53, and the property is situated in a major retail corridor along Rand Rd., providing excellent visibility and access. This village is a highly desirable northwest suburb with a population of approximately 75,525.



LEGEND

■ Available

AVAILABLE SPACES

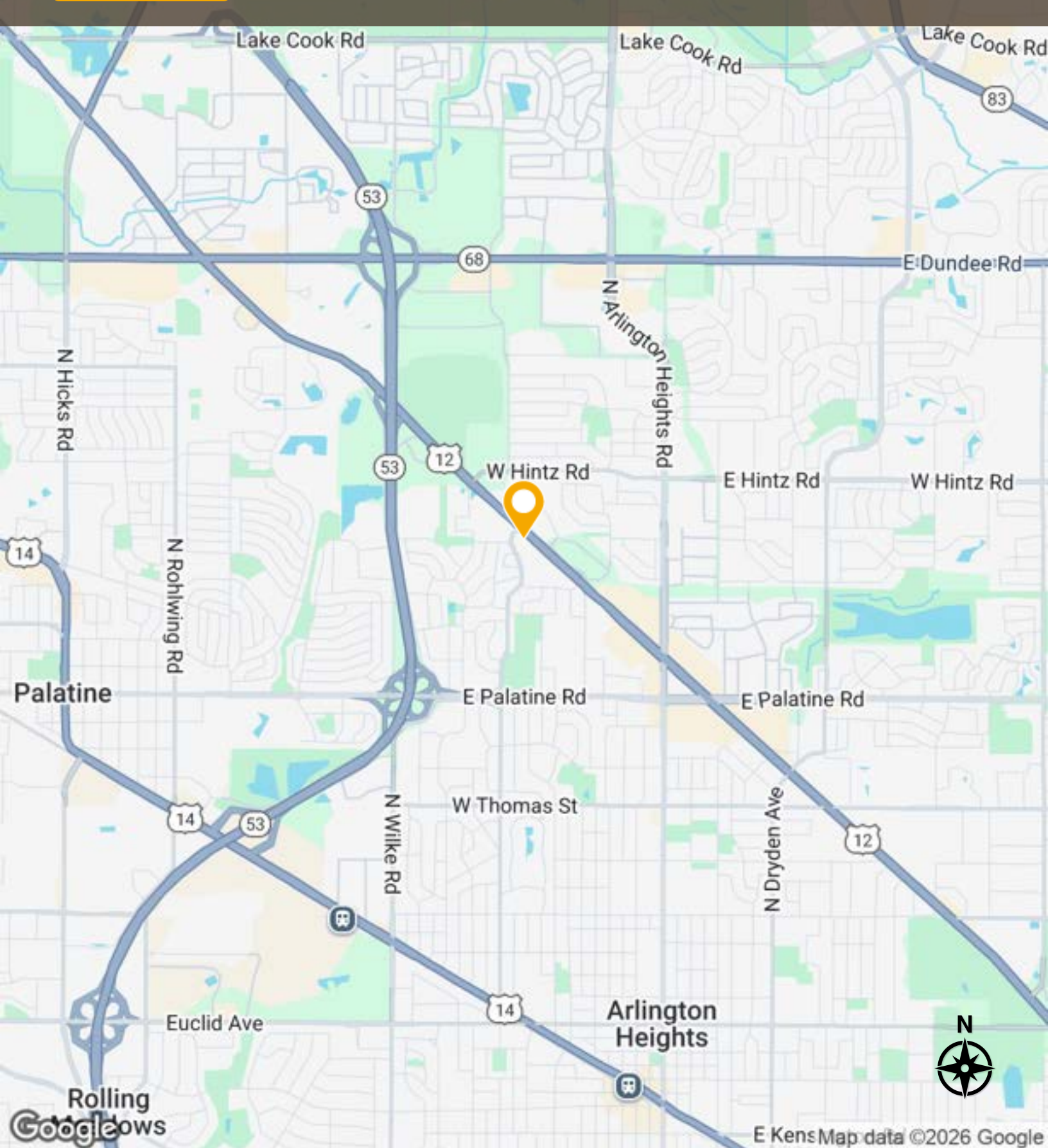
SUITE #	SIZE	LEASE RATE	RE TAXES	CAM	MONTHLY GROSS	LEASE TYPE	VIRTUAL TOUR
■ 805B	960 SF	\$12.00 SF/yr	\$6.00 SF/yr	\$4.25 SF/yr	\$1,780	NNN	Virtual Tour
■ 813B	960 SF	\$12.00 SF/yr	\$6.00 SF/yr	\$4.25 SF/yr	\$1,780	NNN	-

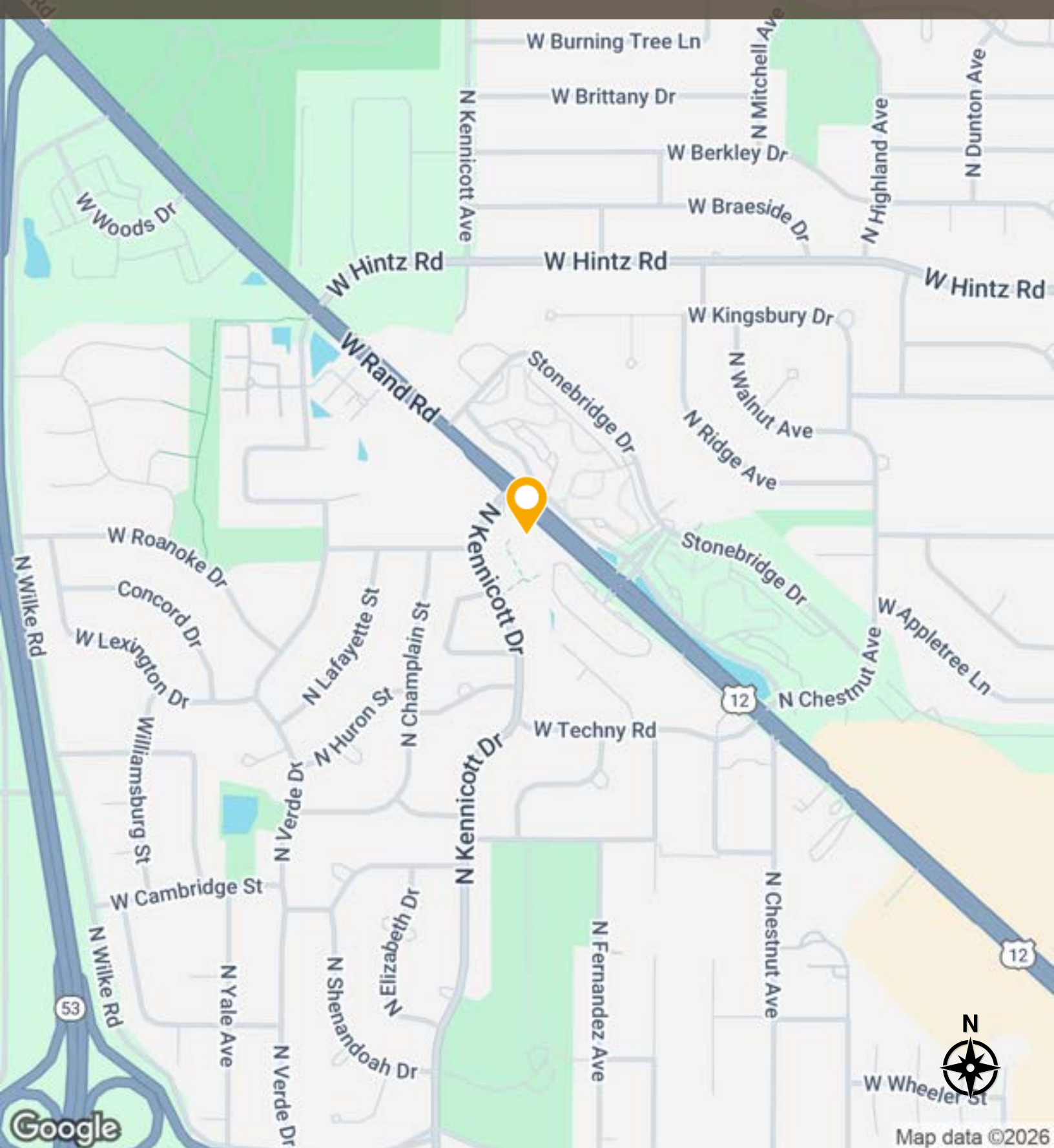


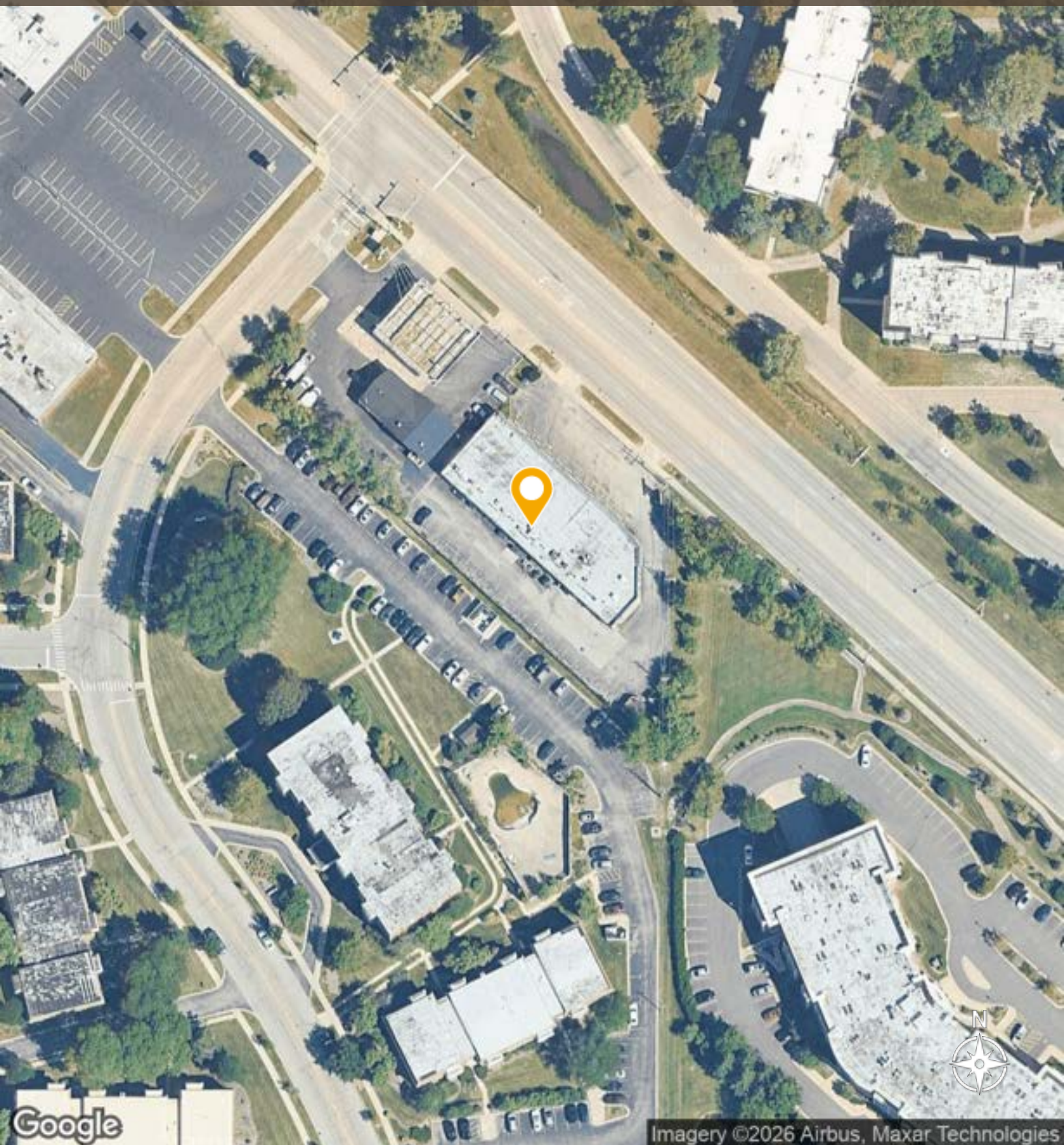


SUITE #	SIZE	LEASE RATE	RE TAXES	CAM	MONTHLY GROSS	VIRTUAL TOUR
805B	960 SF	\$12.00 SF/yr	\$6.00 SF/yr	\$4.25 SF/yr	\$1,780	Virtual Tour





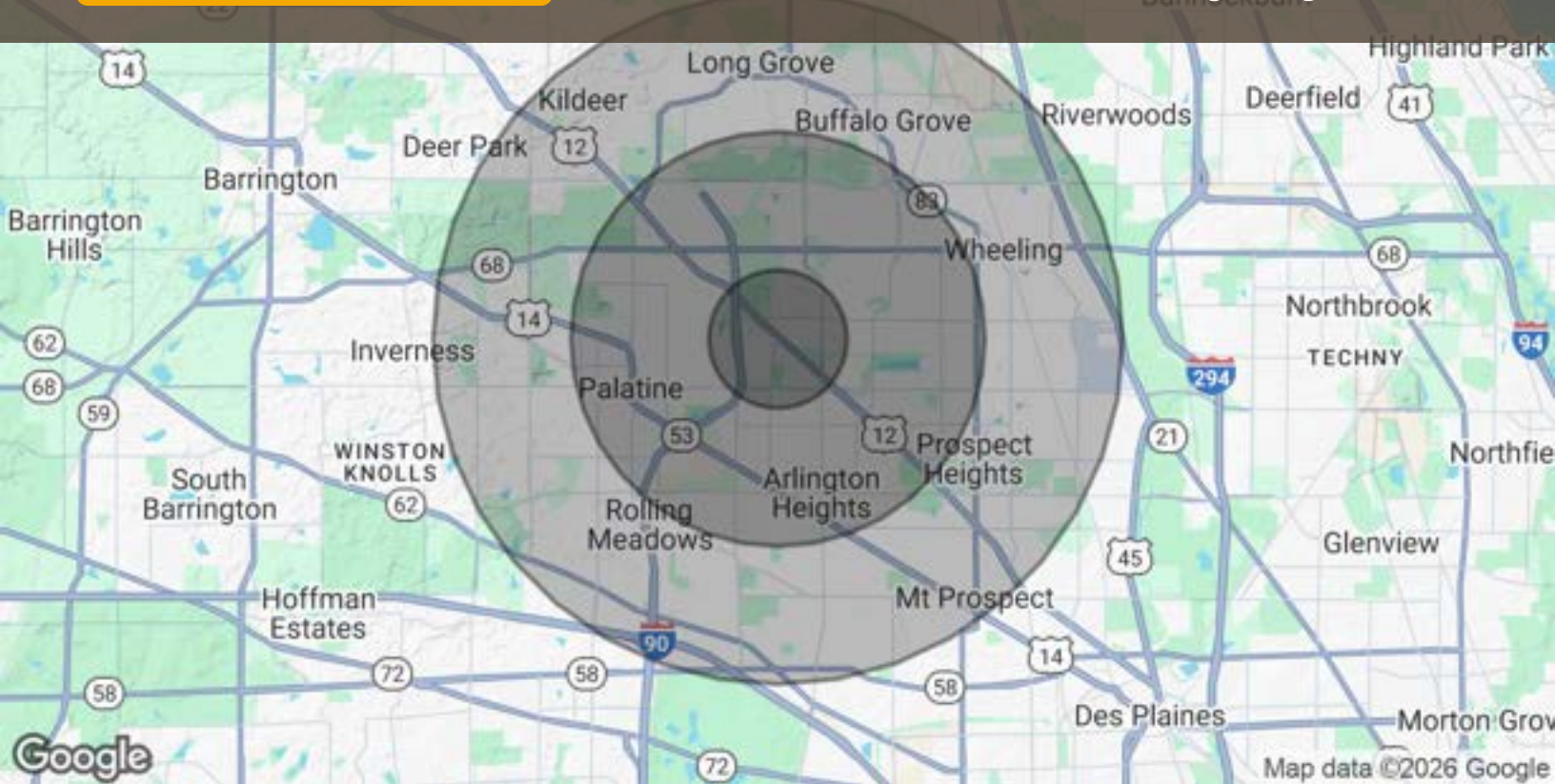




Demographics Map & Report

For Lease

Greenbriar Plaza | 805-813 W. Rand Rd. | Arlington Heights, IL | 60004



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,000	136,593	318,022
Average Age	41.3	39.8	40.1
Average Age (Male)	40.6	38.7	38.7
Average Age (Female)	41.7	41.0	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,556	53,354	124,057
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$89,065	\$90,192	\$92,474
Average House Value	\$350,870	\$337,918	\$359,869

2020 American Community Survey (ACS)

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