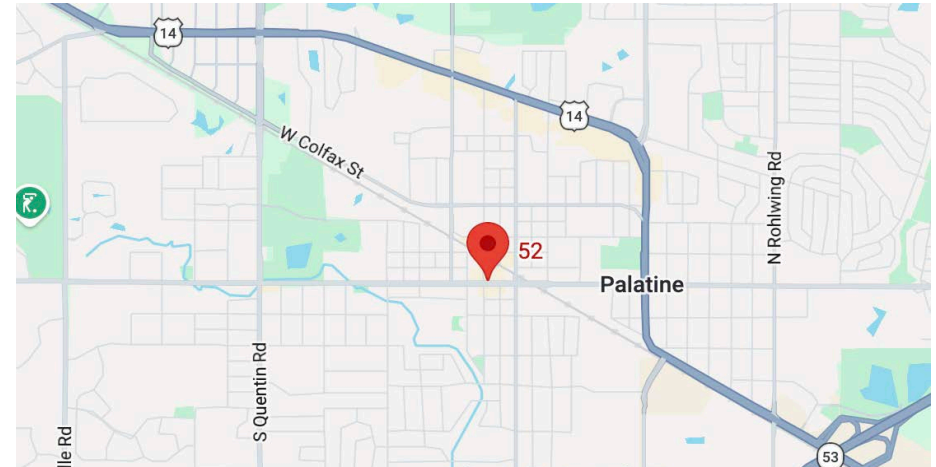


FOR LEASE

TWO ADJACENT UNITS AVAILABLE | DOWNTOWN PALATINE

52-56 W Palatine Rd, Palatine, IL 60067



OFFERING SUMMARY

| | |
|---------------------|--------------------|
| Lease Rate: | \$24.00 SF/YR (MG) |
| Unit 1 Size: | 850± SF |
| Unit 2 Size: | 1,050± SF |
| Total Available SF: | 1,900± SF |

PROPERTY OVERVIEW

Proano Commercial Group presents a retail and office opportunity featuring two suites totaling approximately 850 and 1,050 square feet, available for lease individually or combined. The 850 square foot unit is available immediately and offers a flexible layout with a private restroom, 10 to 12 foot ceilings, and 200-amp electrical service, making it well suited for retail, service, or professional office users. The 1,050 square foot unit offers similar specifications and is currently leased through September 2026, providing an opportunity for future occupancy or investment.

The property is situated within a well-maintained and established strip center with strong co-tenancy. Zoned B-3 Central Business District, the space allows for a wide range of retail, office, and service uses. The site includes approximately 28 on-site parking spaces, including 2 designated handicap spaces, offering convenient access for both employees and customers. Tenant is responsible for electric, heat, and internet, while landlord covers water.

Paul Proano

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LOCATION DESCRIPTION

Ideally positioned in the heart of downtown Palatine, this property sits along Palatine Road, a primary east-west corridor with strong visibility and consistent traffic flow of approximately 20,000 to 25,000 vehicles per day. Surrounded by a vibrant mix of established retail, dining, and service-oriented businesses, the site benefits from steady daily activity and strong co-tenancy. The property is located just one block from Palatine Town Square and within walking distance to the Metra station, providing convenient access for both local residents and commuters. Its location within a walkable downtown environment makes it highly attractive for businesses seeking both exposure and accessibility.



The surrounding area offers a strong demographic profile, with a stable residential base and a mix of professionals, families, and commuters supporting local businesses. Palatine is known for its desirable Northwest suburban location, quality school districts, and proximity to major employment hubs including Schaumburg and O'Hare. The combination of daytime population, commuter traffic, and nearby residential density creates consistent demand for retail, service, and office users, making this an ideal location for long-term business success.

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56 W PALATINE RD:

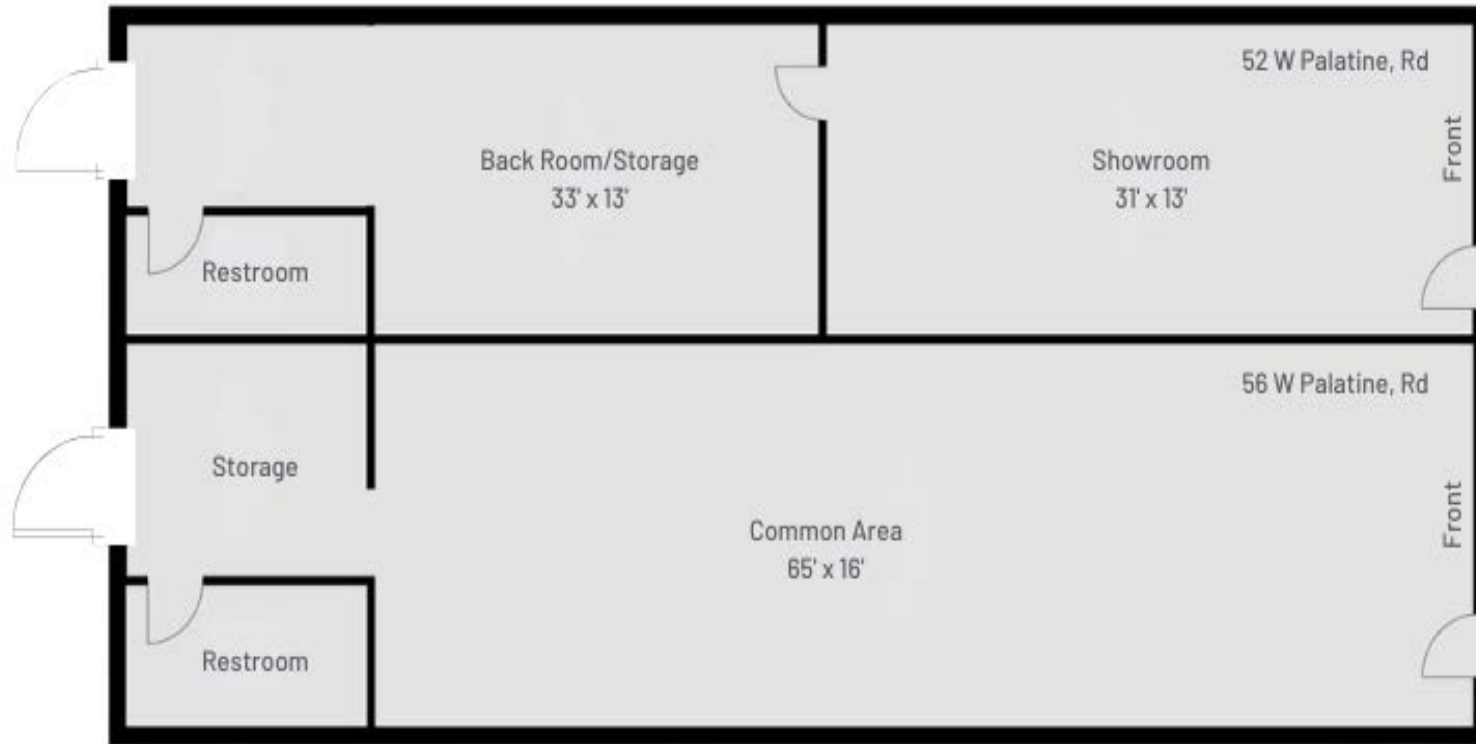


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TWO ADJACENT UNITS AVAILABLE | DOWNTOWN PALATINE

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52-56 W PALATINE RD, PALATINE, IL 60067
1,900 Approx. Square Footage

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