

609 W Euclid Ave

Arlington Heights, IL

**2ND GENERATION DENTAL
OFFICE PROPERTY FOR LEASE**

Introducing 609 West Euclid Avenue, a prime commercial property available for lease in Arlington Heights, IL. This attractive space boasts a modern design with ample natural light, making it an ideal setting for dentists seeking a professional and welcoming environment at a fraction of the cost of starting from scratch. The property offers a modern dental office layout, including 4 fully-equipped operatories, allowing dental practices to seamlessly transition and expand their operations. As an added benefit, tenants have the option to expand into adjacent dental space during their lease term, providing flexibility for future growth. With convenient access and excellent visibility, this property presents a fantastic opportunity for dental practices looking to establish or expand their presence in this vibrant area. Don't miss the chance to make this remarkable space the new home for your dental practice.



Lease Rate:
\$35.00 SF/yr (NNN)

Available SF:
1,710 SF

Operatories:
4

Building Size:
2,730 SF

Lease Term:
Negotiable

609 W Euclid Ave

Arlington Heights, IL

AVAILABLE SPACES

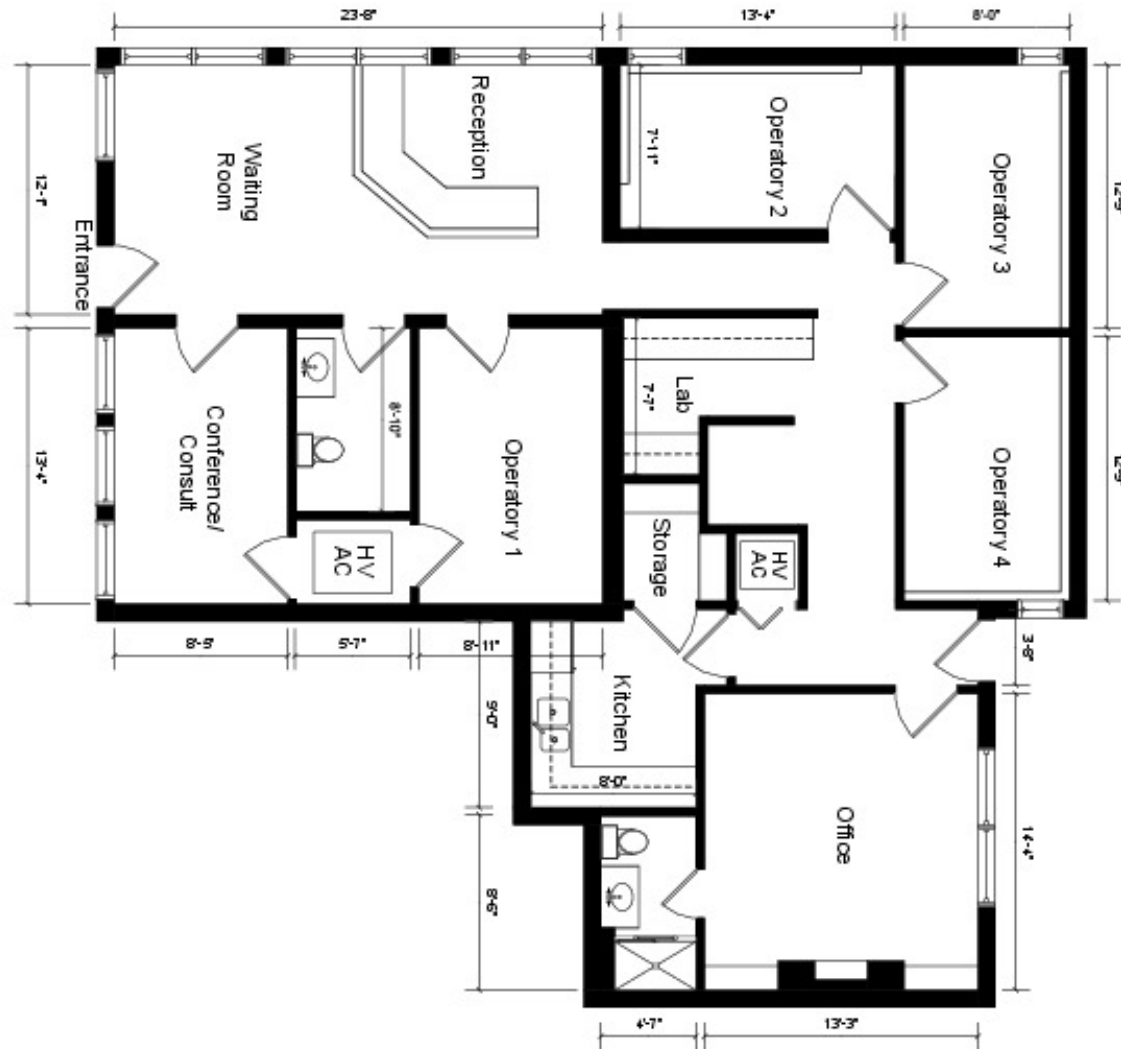
Suite	Tenant	Size SF	Lease Type	Lease Rate	Description
609 Euclid	Available	1,710 SF	NNN	\$35.00 SF/yr	Fully Built-Out and Equipped Dental Office with 4 Operatories. 972sf Space Adjacent to This Office with 2 Additional Plumbed Operatories Offers Tenants a Great Option to Expand Down the Road!





605 WEST EUCLID AVENUE – ARLINGTON HEIGHTS, IL

Copyright © 2024. www.bestfloorplans.com - Floor plans are approximate and for marketing purposes only.



APPROXIMATELY 1,710 SQUARE FEET

609 W Euclid Ave
Arlington Heights, IL

ADDITIONAL PHOTOS



609 W Euclid Ave

Arlington Heights, IL

DEMOGRAPHICS MAP AND REPORT

Population

1 MILE

17,678

TOTAL POPULATION

52,966 | 116,409
2 MILES | 3 MILES

44

AVERAGE AGE

44 | 43
2 MILES | 3 MILES

Households and Income

1 MILE

7,439

TOTAL HOUSEHOLDS

21,258 | 47,398
2 MILES | 3 MILES

2.4

OF PERSONS PER HH

2.5 | 2.5
2 MILES | 3 MILES

1 Mile

42

AVERAGE AGE (MALE)

42 | 42
2 MILES | 3 MILES

46

AVERAGE AGE (FEMALE)

45 | 44
2 MILES | 3 MILES

1 Mile

\$159,679

AVERAGE HH INCOME

\$154,611 | \$143,992
2 MILES | 3 MILES

\$487,185

AVERAGE HOUSE VALUE

\$465,853 | \$428,067
2 MILES | 3 MILES

* Demographic data derived from 2020 ACS - US Census

