



For Lease

980 Elk Grove Town Center

54,400 SF Former Grocer (26'-22' Clearance) & Small Shop

Negotiable

Retail space available, including 54,400sf Big Box and Small Shop Space, located at Elk Grove Town Center. Set within the affluent and densely populated Elk Grove Village community, the center sits prominently at the heavily trafficked intersection of Biesterfield Road and Arlington Heights Road. Elk Grove Town Center benefits immensely from its strategic location just 1.5 miles east of the 4,000-acre Elk Grove Village Business Park, the largest business park in the country, and less than a five-mile drive from O'Hare International Airport

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Executive Summary



Offering Summary

Lease Rate:	Negotiable
Building Size:	102,104 SF
Ceiling Heights	26' - 22'
Available SF:	700 - 54,400 SF
Lot Size:	13 Acres
Year Built:	1998
Zoning:	B2- General Business District
Market:	Chicago
Submarket:	Schaumburg
Traffic Count:	49,281

Property Overview

Small Shop & Big box former grocer available, located at Elk Grove Town Center consisting of 58,100 SF total available. Set within the affluent and densely populated Elk Grove Village community, the center sits prominently at the heavily trafficked intersection of Biesterfield Road and Arlington Heights Road. Elk Grove Town Center benefits immensely from its strategic location just 1.5 miles east of the 4,000-acre Elk Grove Village Business Park, the largest business park in the country, and less than a five-mile drive from O'Hare International Airport

Property Highlights

- 54,400 sf space available (demisable)
- Ceiling Heights of 26' in front sloping to 22' in back
- Two loading docs
- Small Shop space Available: 2,999 sf & 700 sf
- Located directly in Town Center
- Co-tenants with national credit tenant
- Sees 50,000 VPD at cross streets
- Located near multiple highways and O'Hare Airport
- 3 Miles from 4,000 ac Village Business Park with over 100,000 employees

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Elk Grove Town Center



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Additional Photos



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Site Plan

Suite	Tenant	Square Feet
1	Dollar Tree	10,353
4	VanFossen Family Chiropractic	1,777
6	The Nails 4 U	1,264
7	Athletico Rehabilitation	3,045
7A	Vacant	2,999
8	Village Dental	2,000
9	Bobar	1,082
10	Good Tequilas Mexican Grill	5,192
11	Vacant	700
12	Buffalo Wild Wings Grill & Bar	6,152
12A	Chase Bank	2,945
14	Jimmy John's	1,360
15	Prime Star Orthodontics	2,068
16	Brittany's Bistro	2,189
17	Chipotle Mexican Grill	2,378
PAD A	Popeyes Chicken & Biscuits	2,200
BIG BOX	Vacant	54,400



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For Lease 980 Elk Grove Town Center, Elk Grove Village, IL 60007

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Big Box - 54,400 sq. ft.



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Unit # 954 - 700 sq. ft.



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Unit #960 - 2,999 sq. ft.



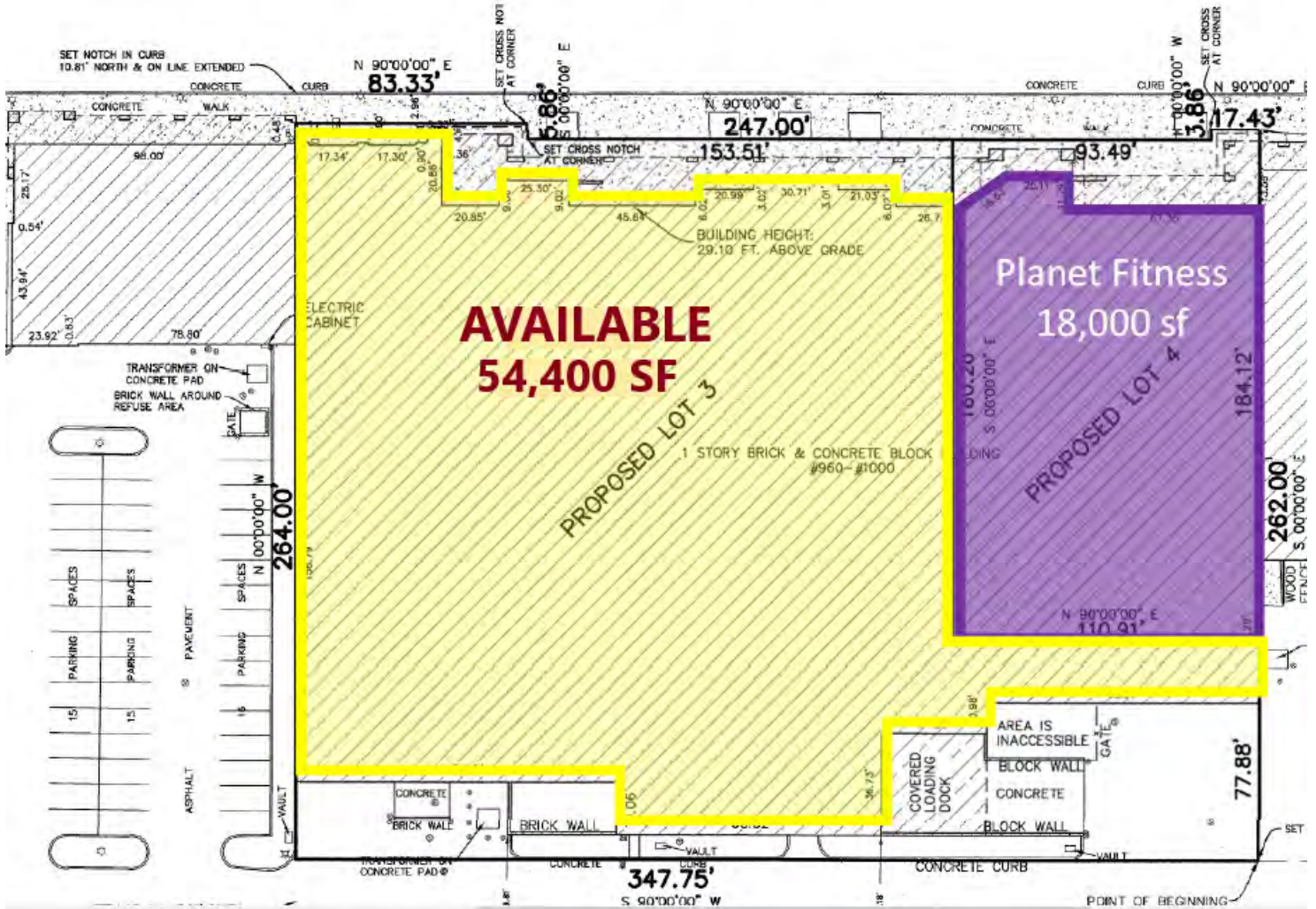
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Space Plans

980 Elk Grove Town Center Front Parking Lot

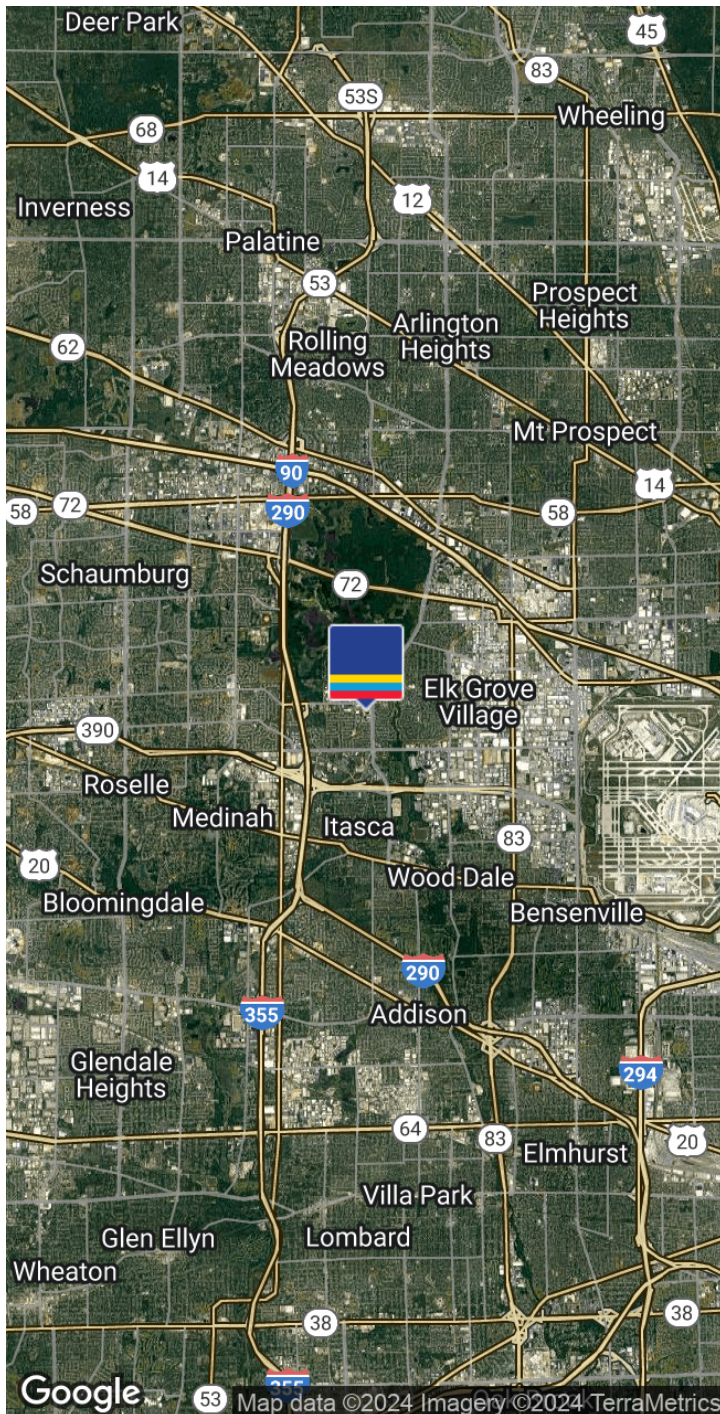


Movie Theater Parking Lot

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Location Map



Location Overview

Elk Grove Village is a village in Cook and DuPage counties in the U.S. state of Illinois. Per the 2020 census, the population was 32,812. Located 20 miles (32 km) northwest of Chicago along the Golden Corridor, the Village of Elk Grove Village was incorporated on July 17, 1956. Elk Grove Village is home to the largest consolidated business park in North America. There are nearly 3,600 businesses operating in the Village's 5.9-square-mile (15 km²) business park along the western edge of O'Hare International Airport, employing nearly 100,000 persons. Elk Grove Village is a vibrant and diverse community with a lot to offer its residents. The village is home to a mix of businesses, schools, and parks, and it is located just minutes from O'Hare International Airport, making it a convenient place to live, work, and raise a family.

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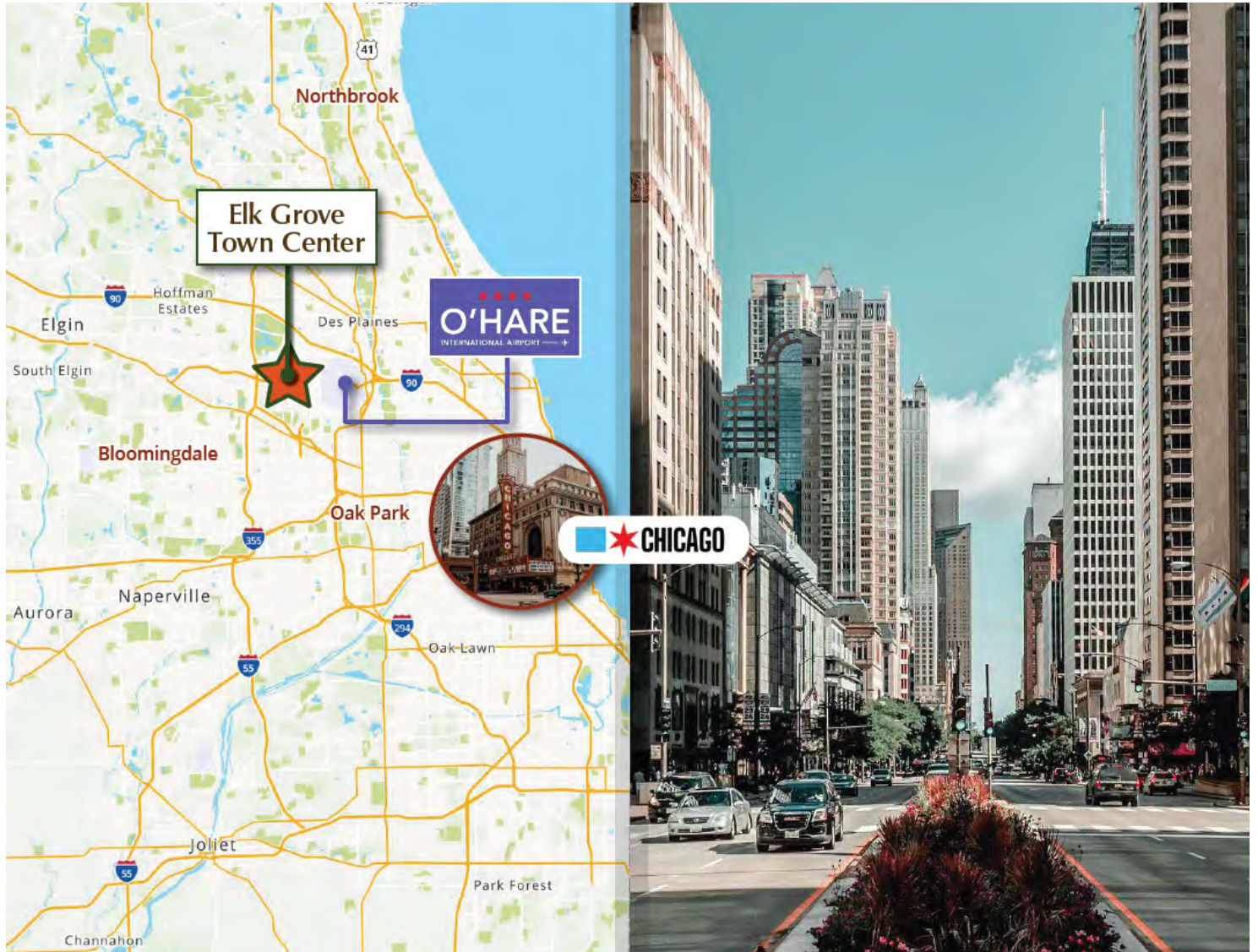
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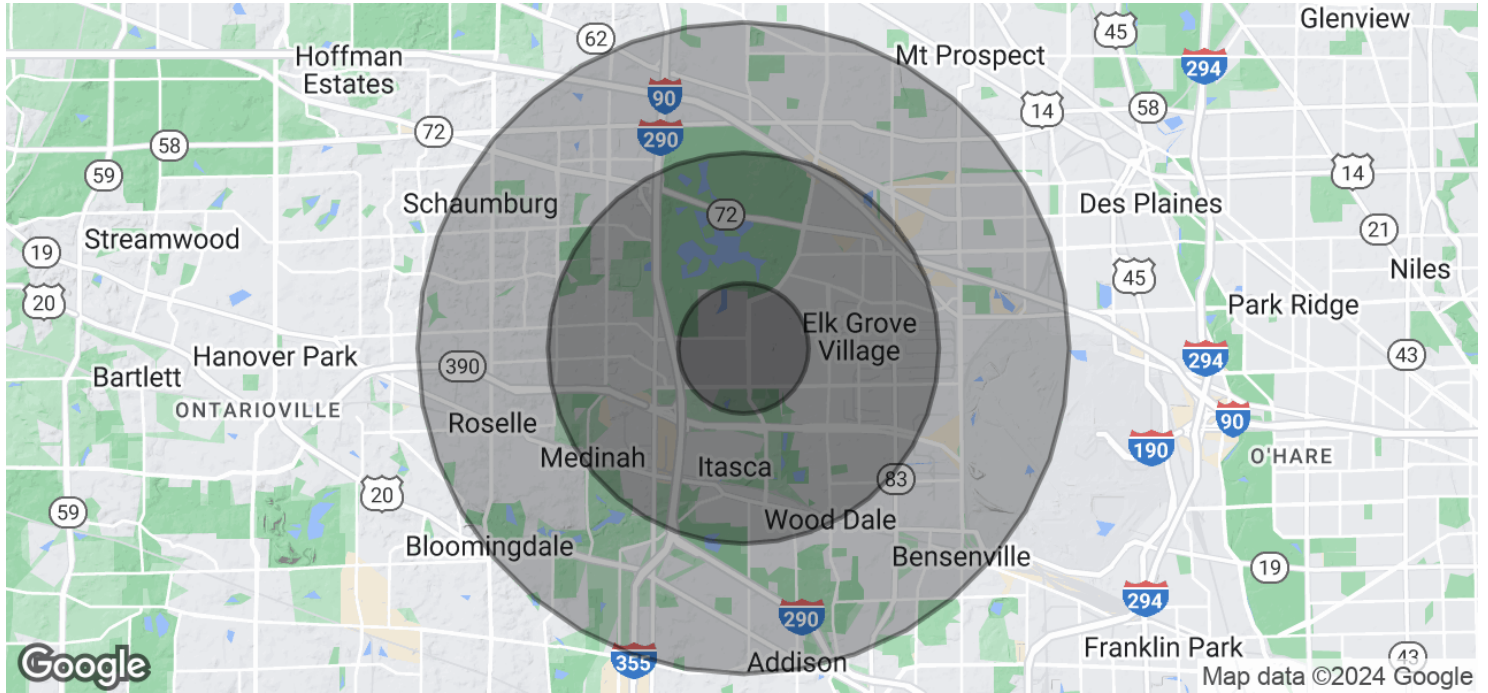
Proximity to Chicago



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	10,181	58,278	220,329
Average Age	44.5	43.1	42.1
Average Age (Male)	40.8	41.3	40.3
Average Age (Female)	45.1	43.5	43.1
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,455	24,020	90,122
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$89,670	\$102,390	\$92,636
Average House Value	\$286,926	\$286,340	\$265,220

2020 American Community Survey (ACS)

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