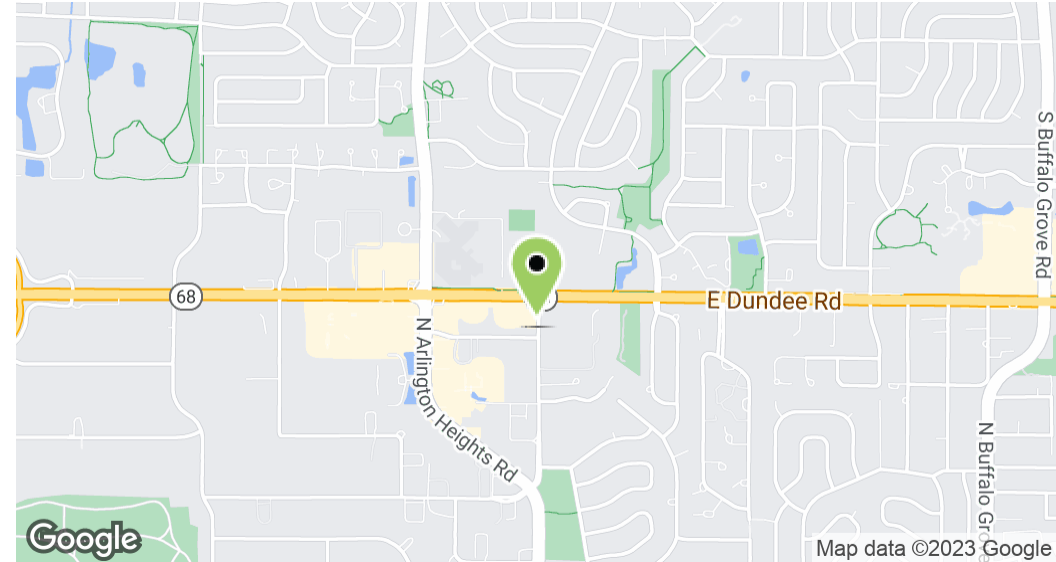


3438 North Old Arlington Heights Road | Arlington Heights, IL 60004

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Rarely available former Oral Surgery Office available for Lease! This space is built out with a significant amount of existing infrastructure, including: Up to 5 plumbed operatories / exam rooms, lab space, 2 restrooms, staff break area, reception/waiting area, and business office.

This property has rarely had any vacancy since it was developed in 1989, and is currently home to a number of medical and dental co-tenants that could be beneficial to a multitude of different medical providers. Ownership at the property is very stable and well-capitalized, and maintains the property at a very high level.

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
Available SF:	2,103 SF
Building Size:	12,000 SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	286	1,416	6,102
Total Population	626	3,292	14,615
Average HH Income	\$113,873	\$117,779	\$111,165

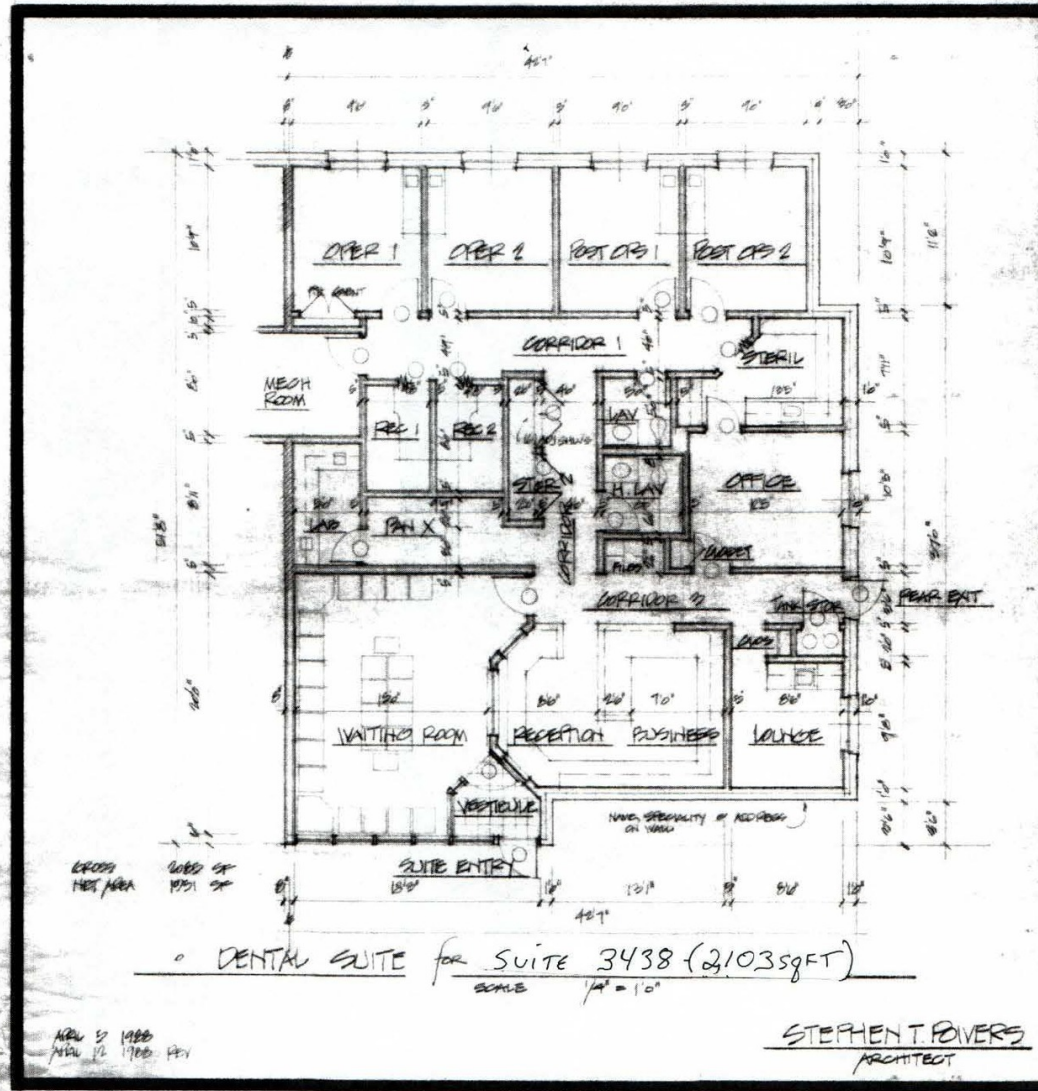


REAL ESTATE &
PRACTICE ADVISORY

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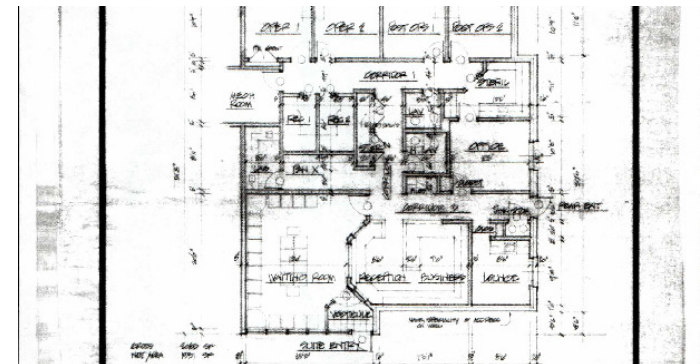
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FLOOR PLANS



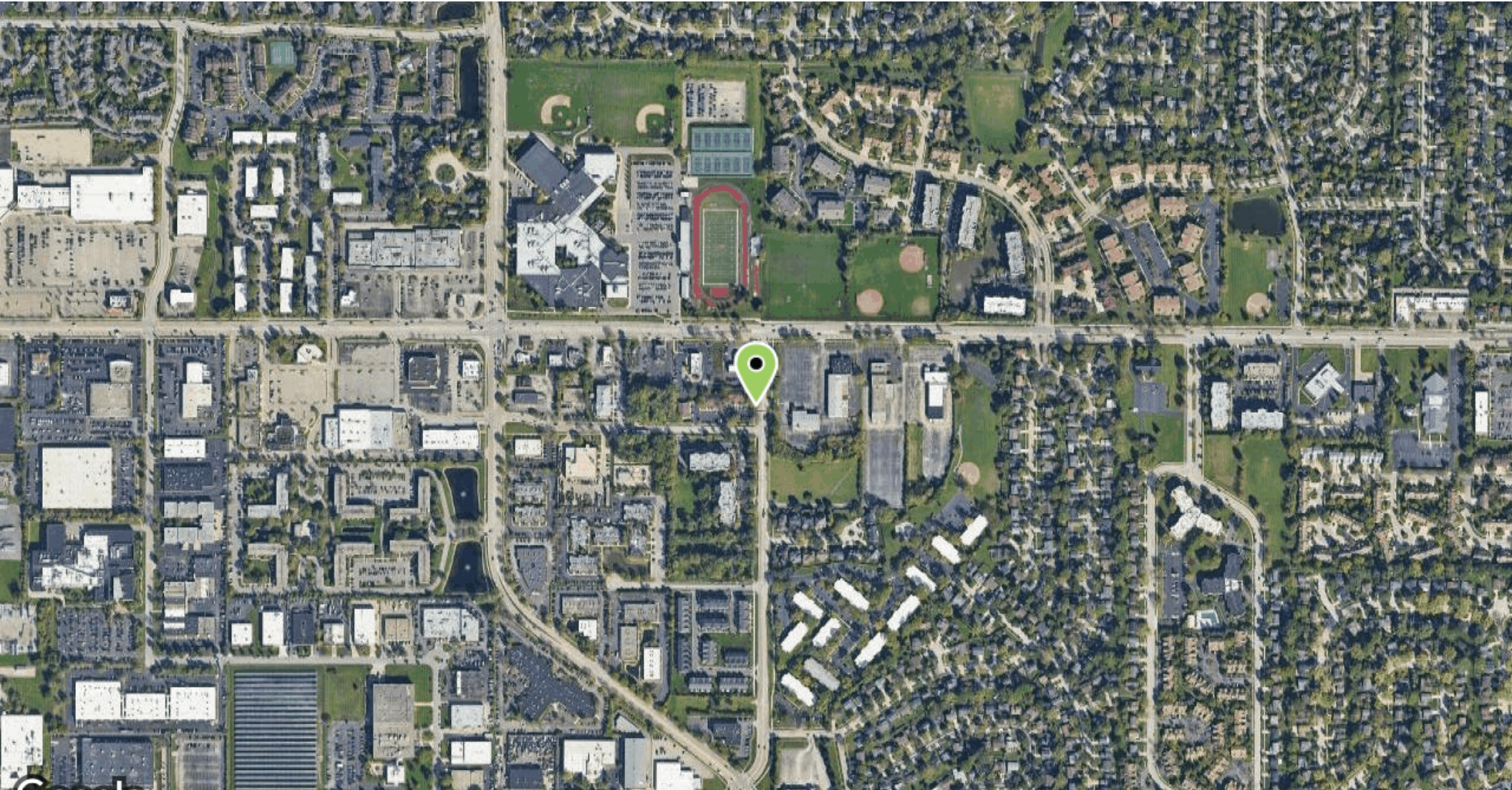
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ADDITIONAL PHOTOS



3438 North Old Arlington Heights Road | Arlington Heights, IL 60004

AERIAL MAP



Google

Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

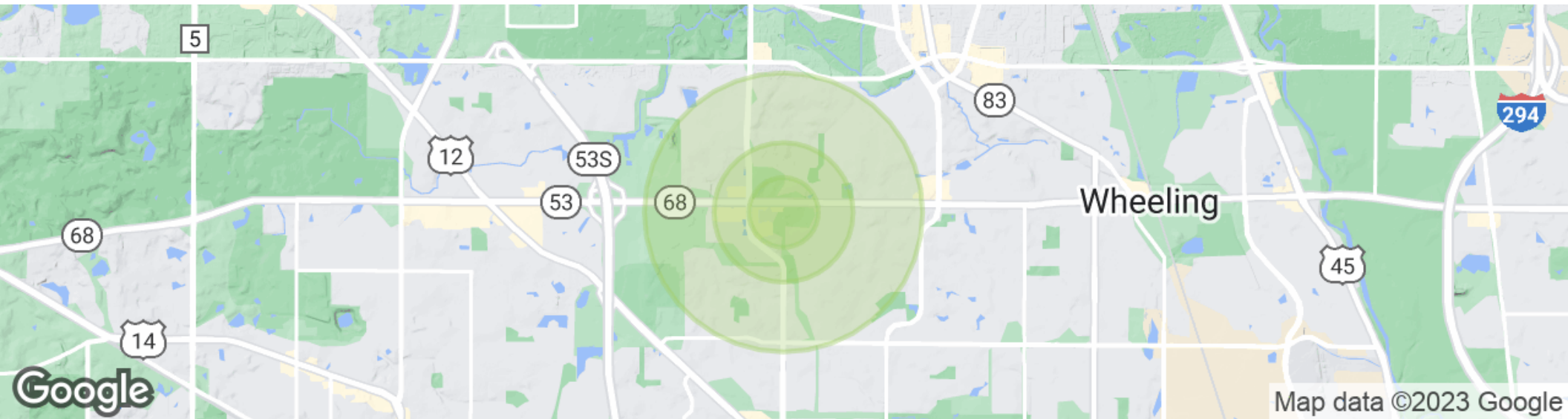


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	626	3,292	14,615
Average Age	45.2	45.4	44.2
Average Age (Male)	40.2	43.5	42.8
Average Age (Female)	48.6	47.5	45.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	286	1,416	6,102
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$113,873	\$117,779	\$111,165
Average House Value	\$264,816	\$290,547	\$291,045

* Demographic data derived from 2020 ACS - US Census



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