



RETAIL FOR LEASE

IN-LINE AND OUTLOT



English Valley Retail Center

201-285 WEST DUNDEE ROAD, PALATINE, IL 60074

PRESENTED BY:

LINA ADAMIS

O: 224.723.2528
evangelina.adamis@svn.com

JOE GRODY

O: 312.348.1000
joe.grody@svn.com

RONALD WEISSENHOFER

O: 630.712.2573
ronald.weissenhofer@svn.com

SPERO ADAMIS

O: 312.348.1000
spero.adamis@svn.com

PROPERTY SUMMARY

ENGLISH VALLEY RETAIL CENTER

201-285 WEST DUNDEE ROAD
PALATINE, IL 60074

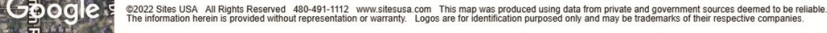
OFFERING SUMMARY

LEASE RATE:	\$19.50 - 28.50 SF NNN
BUILDING SIZE:	21,473 SF
AVAILABLE SPACE:	1,213 - 4,529 SF
OUTLOT:	0.5 AC



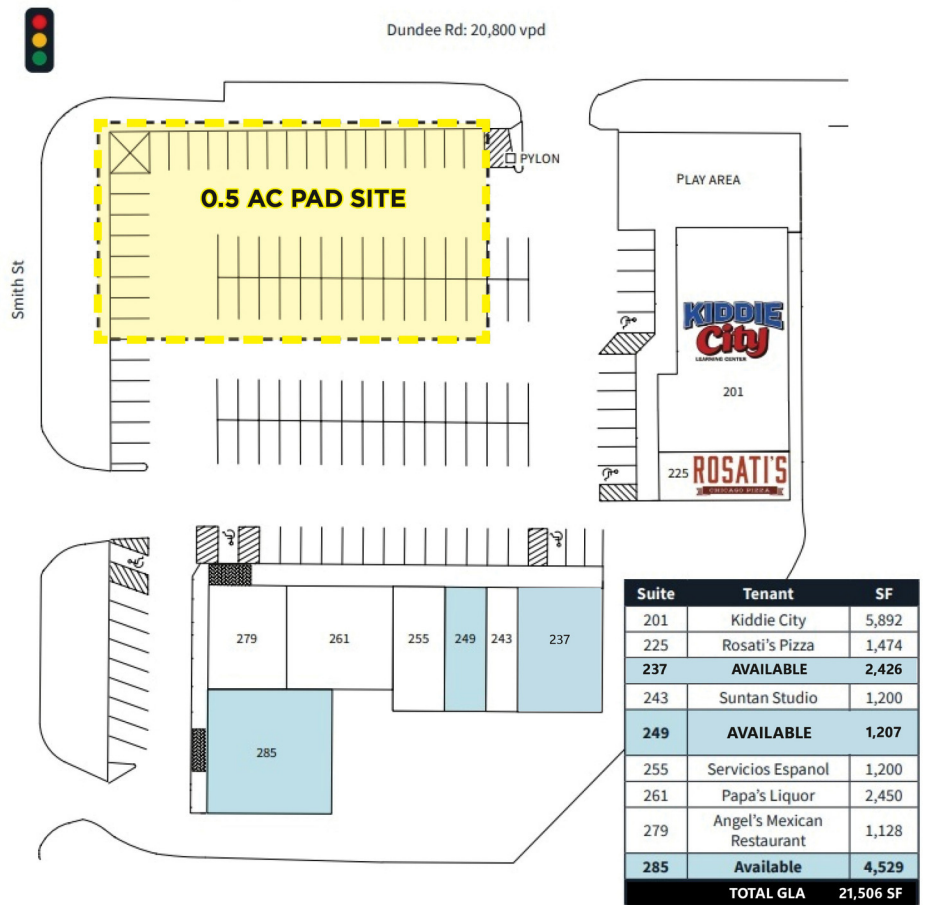
PROPERTY SUMMARY

Presenting a prime leasing opportunity at 201 - 285 West Dundee Road, Palatine, IL 60074. This well maintained property offers a variety of available suite sizes, ideal for a wide range of commercial uses. Boasting ample parking, high visibility, pylon signage and easy accessibility at the bustling intersection of West Dundee Road and Smith Street, this property is perfectly positioned to attract a steady flow of customers for businesses to thrive in this prominent northwest suburban location.



AVAILABLE SPACES

- Outlot Opportunity
- Hard Corner with Traffic Light
- Dense Rooftops
- Major East-West Corridor



**SUITE 249 - 1,207 SF
FORMER DENTAL STUDIO**



**SUITE 237 - 2,426 SF
FORMER HAIR SALON**



**SUITE 285 - 4,529 SF
FORMER OFFICE SPACE**

LEASE SPACES



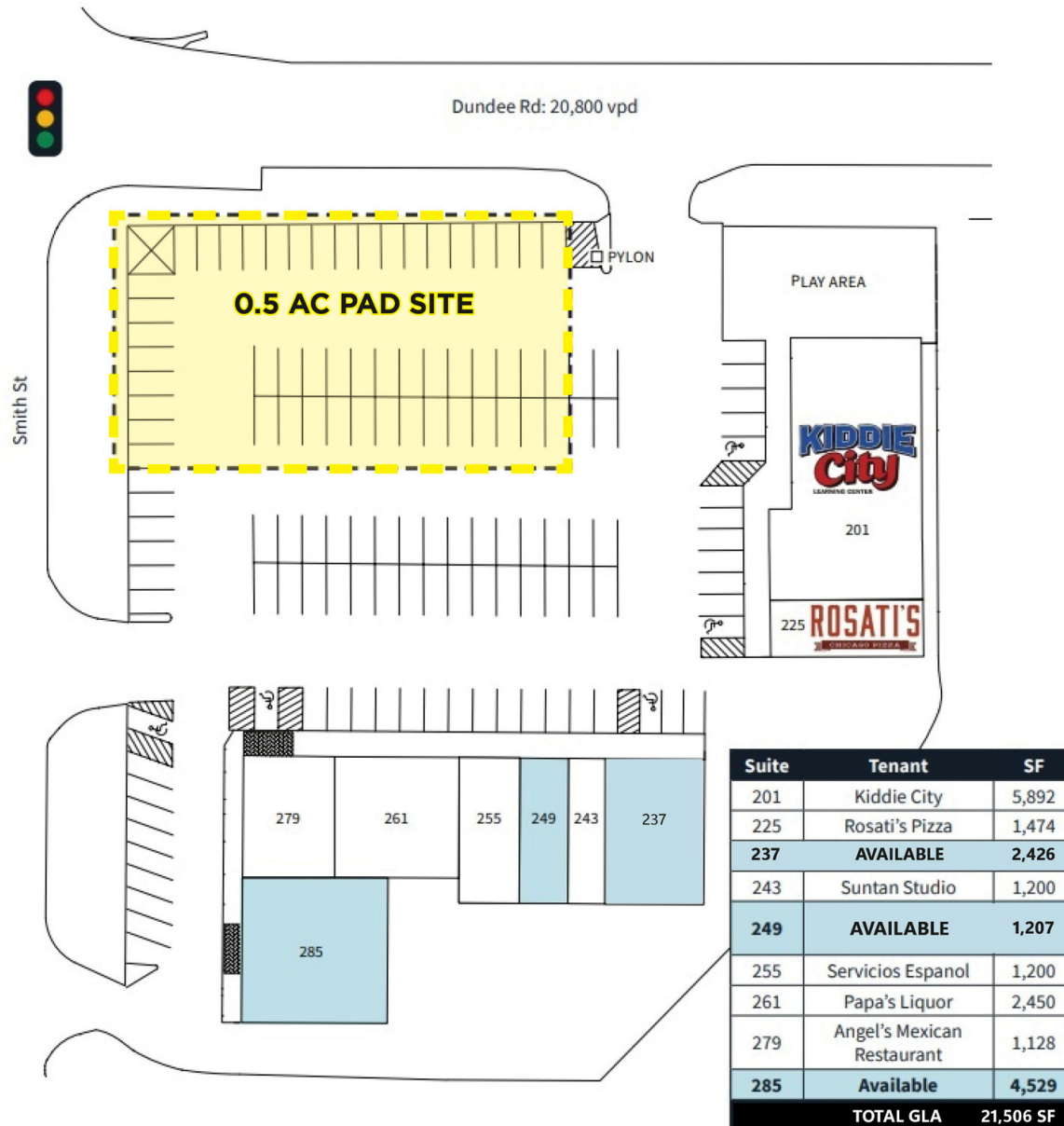
LEASE INFORMATION

LEASE TYPE:	NNN; Ground	IN-LINE LEASE:	\$19.50 - \$28.50 SF/yr
TOTAL SPACE:	1,213 - 4,529 SF	OUTLOT:	Call For Pricing

AVAILABLE SPACES

SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2,426 SF	NNN	\$28.50 SF/yr	Former Hair Salon - Endcap - Divisible
1,207 SF	NNN	\$27.50 SF/yr	Former Dental Office
4,529 SF	NNN	\$19.50 SF/yr	Former Office Space
0.5 Acres	Ground Lease	Negotiable	Outlot on Hard Corner with Traffic Light

SITE PLANS





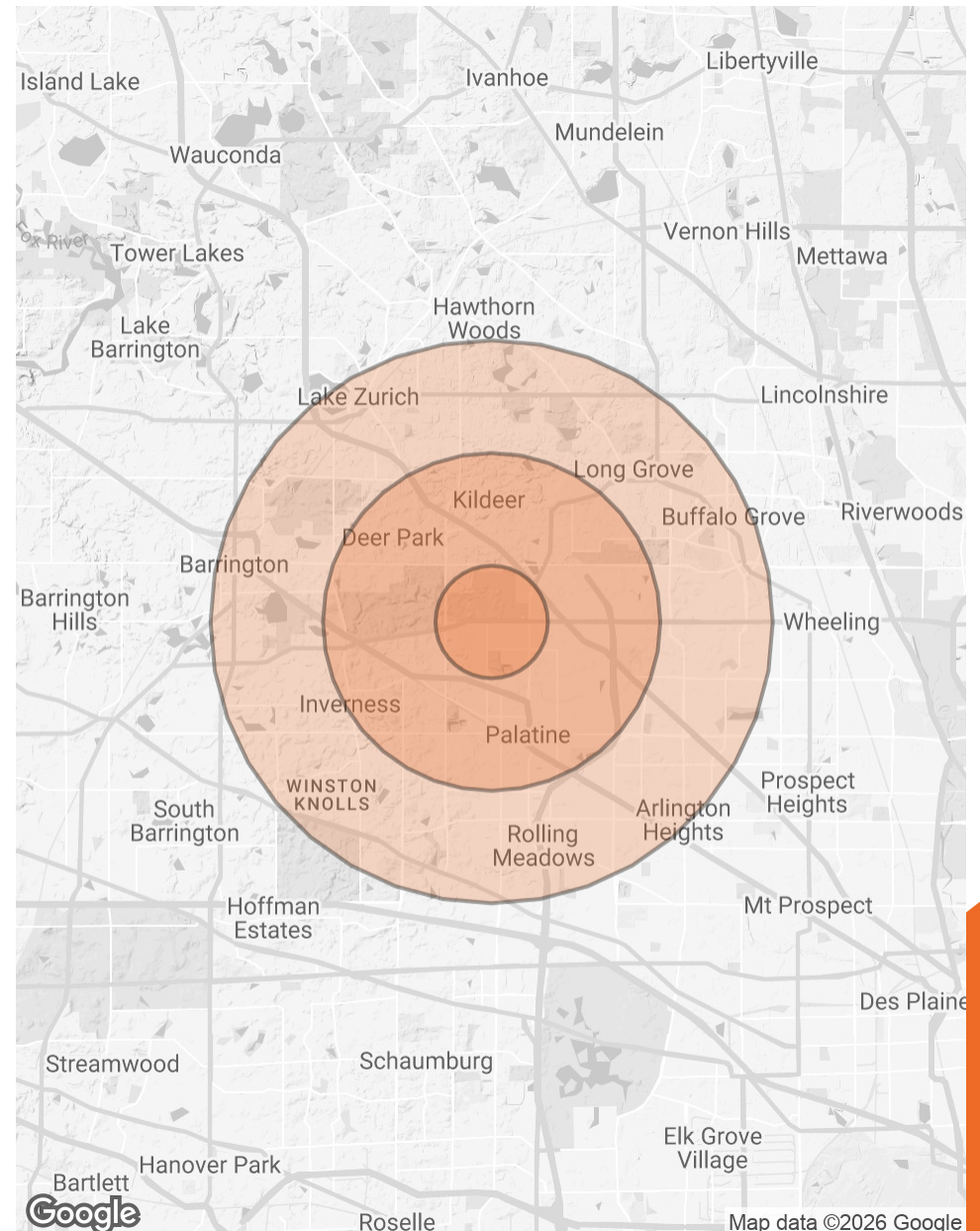
English Valley Retail Center is conveniently situated at the intersection of Dundee Road and Smith Street in Palatine, IL. This prime location offers excellent visibility and accessibility, making it an ideal choice for retail and strip center tenants in the northwest suburbs.

DEMOGRAPHICS MAP & REPORT

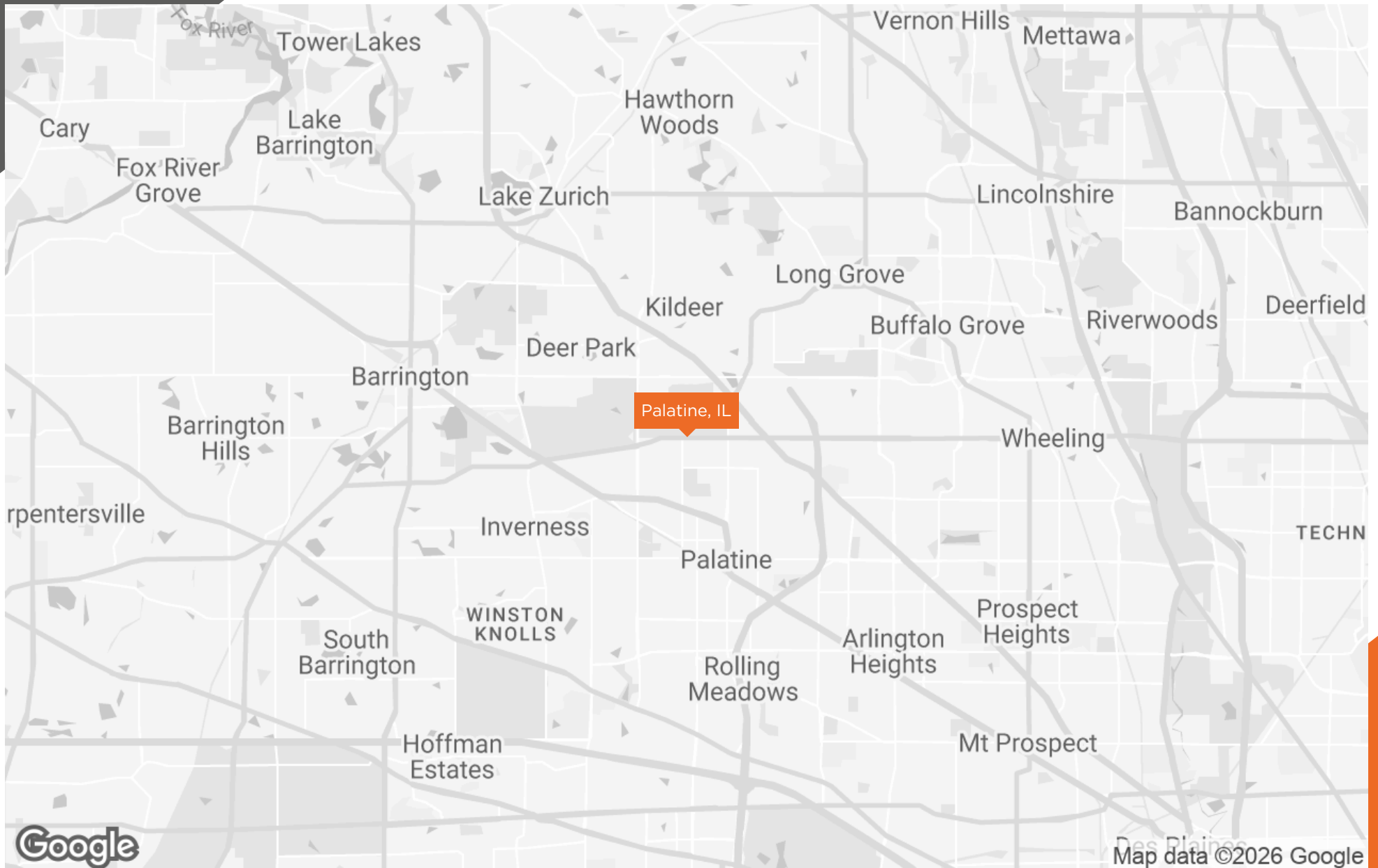
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,832	83,195	206,969
AVERAGE AGE	42	41	42
AVERAGE AGE (MALE)	41	40	41
AVERAGE AGE (FEMALE)	43	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,344	33,380	80,792
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$133,165	\$142,978	\$157,704
AVERAGE HOUSE VALUE	\$418,626	\$416,088	\$457,827

Demographics data derived from AlphaMap



REGIONAL MAP





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