

Uptown 500

RETAIL SPACE FOR LEASE



FOR LEASE

500 W Dundee Rd
Wheeling, IL 60090

Andrew Prunty

Apex Commercial Realty

Managing Broker

(847) 650-8299

andrew@commercialrealtybyapex.com

Lic: 471.020524



THE SPACE

Location	500 W Dundee Rd Wheeling, IL 60090
County	Cook
Cross Street	Northgate Pkwy
Traffic Count	24,900
Square Feet	3775
Rent Per SF (Annual)	\$30.00
Lease Type	NNN
Floor	1

Notes Space is divisible

HIGHLIGHTS

- Located in the heart of Wheeling across from Wheeling Town Center
- Beautiful new space at the base of 321 apartment units
- Large 18' front windows provide excellent exposure
- Bustling retail area with numerous shops and restaurants
- Wheeling Metra Station 1/2 mile away
- Available space is new construction and ready to be customized
- Located at the signalized intersection of Dundee Rd. and Northgate Pkwy.
- Traffic count = 24,900 VPD

POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	15,584	95,195	261,423

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$124,621	\$141,336	\$164,799

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	5,945	38,710	103,159

PROPERTY FEATURES

YEAR BUILT	2020
NUMBER OF STORIES	1

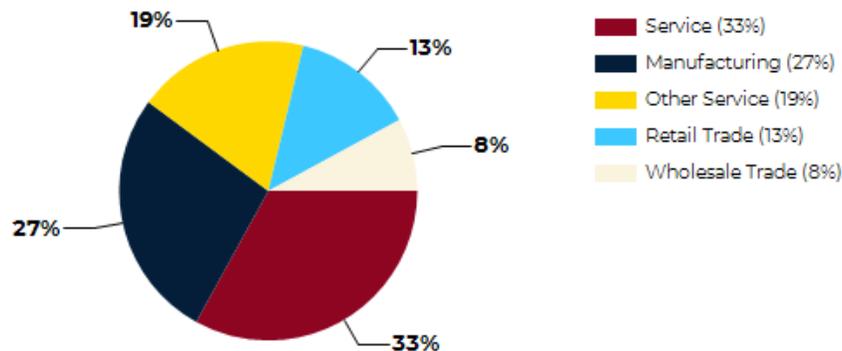
TENANT INFORMATION

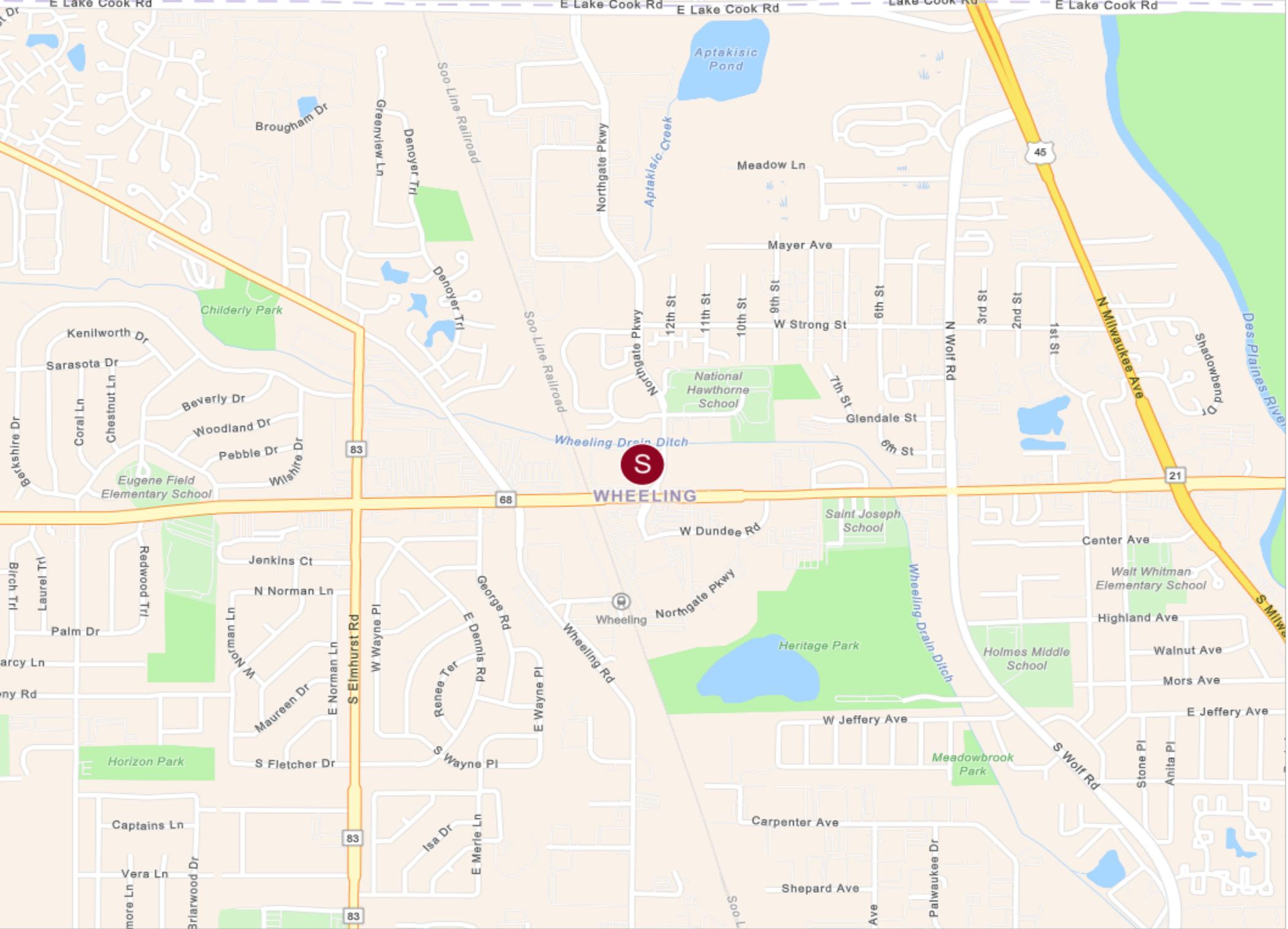
MAJOR TENANT/S	Rosebud Steakhouse
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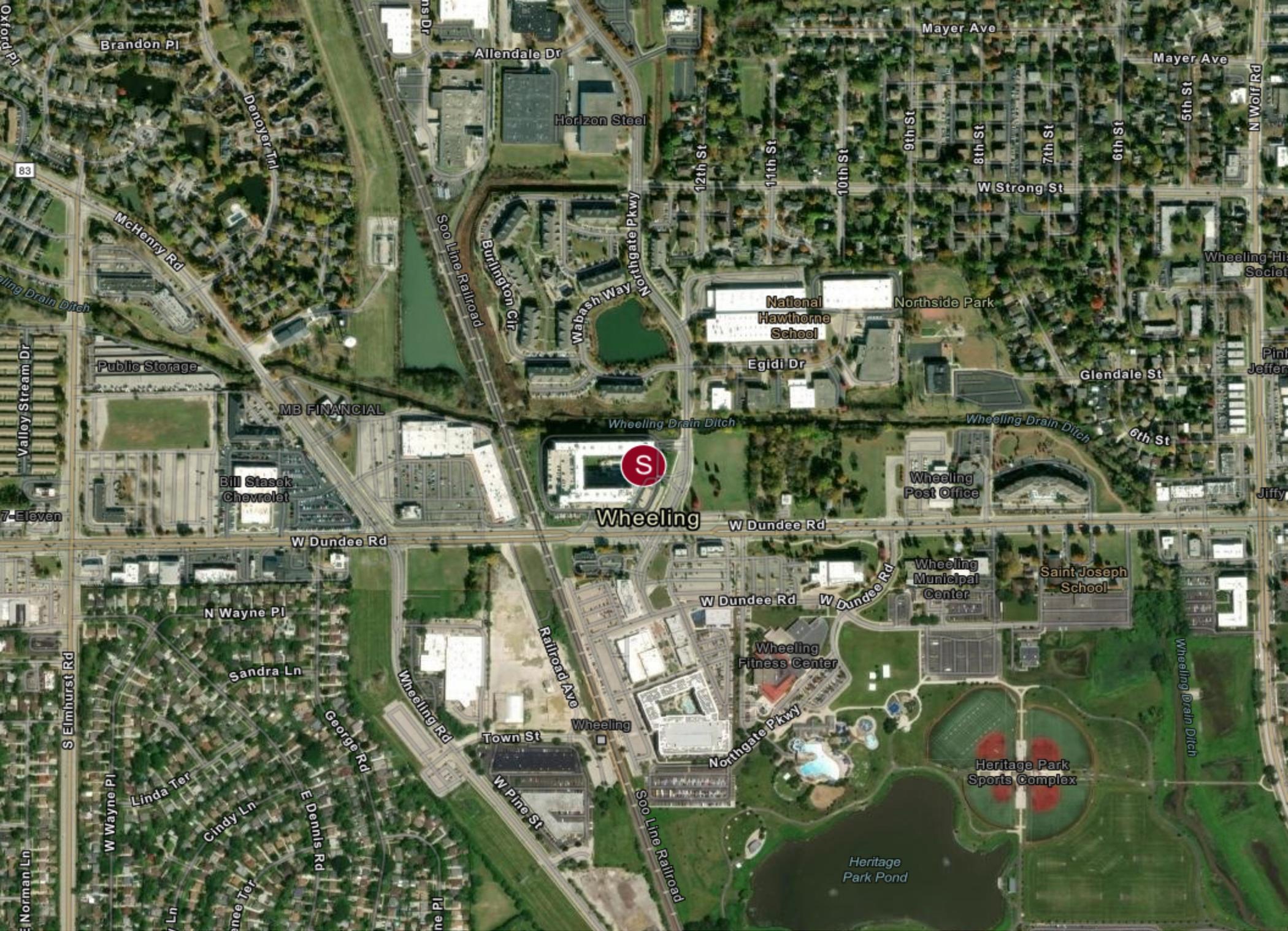
Property Summary

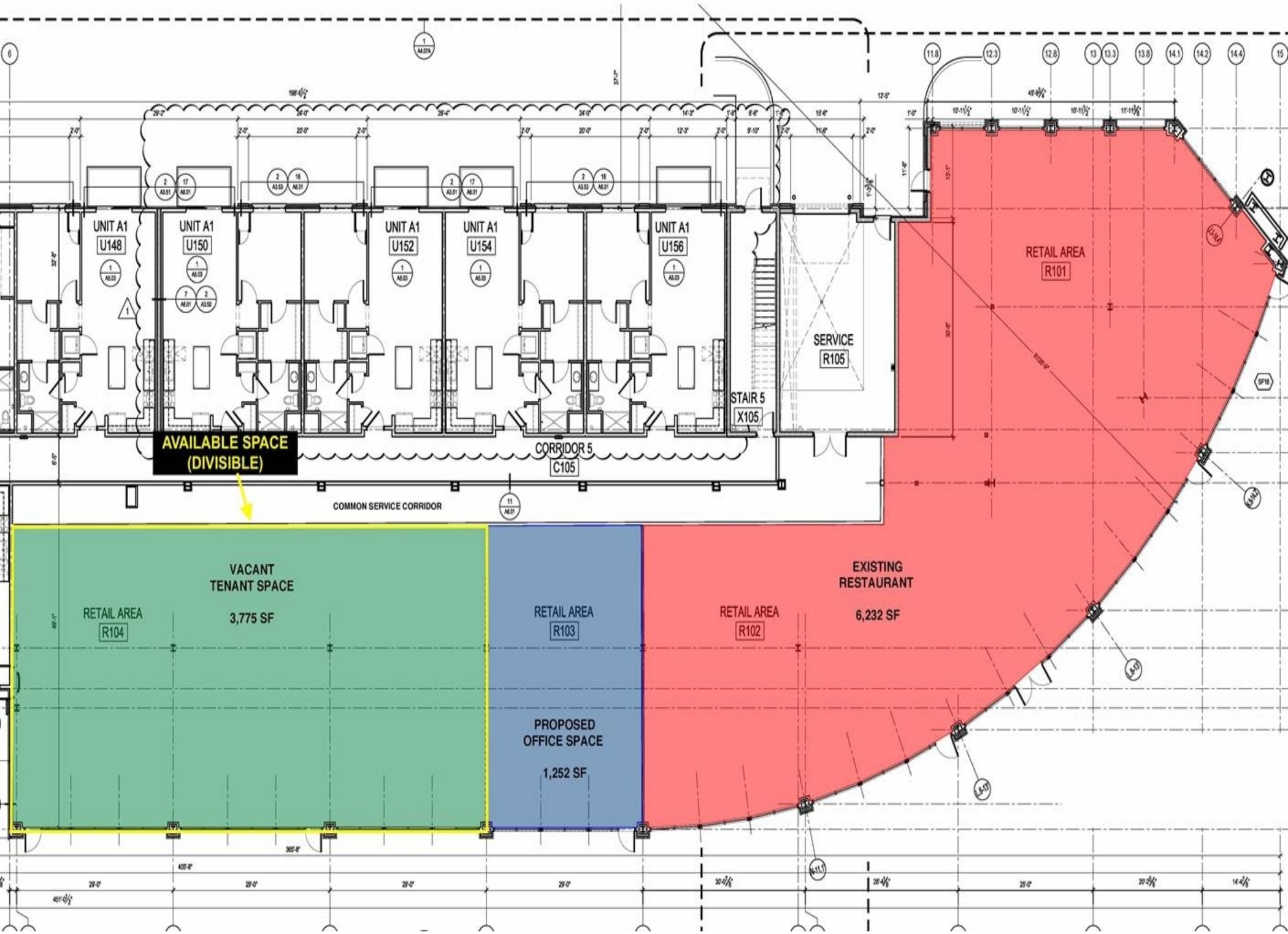
- Brand new retail space available for lease at the Uptown 500 development located at 500 W. Dundee Rd. in Wheeling, directly across from Wheeling Town Center.
- Uptown 500 is a mixed-use development that comprises 321 apartment units and 11,250 SF of retail space.
- The available space is 3,775 SF and is located at the base of 321 apartment units.
- The space is divisible and has never been occupied so it can be easily customized for a variety of retail/service/office/restaurant uses.
- The property is conveniently located on the northwest corner of the signalized intersection of Dundee Rd. (24,900 VPD) and Northgate Pkwy. (8,100 VPD).
- Join Rosebud Steakhouse at this dynamic location.

Major Industries by Employee Count





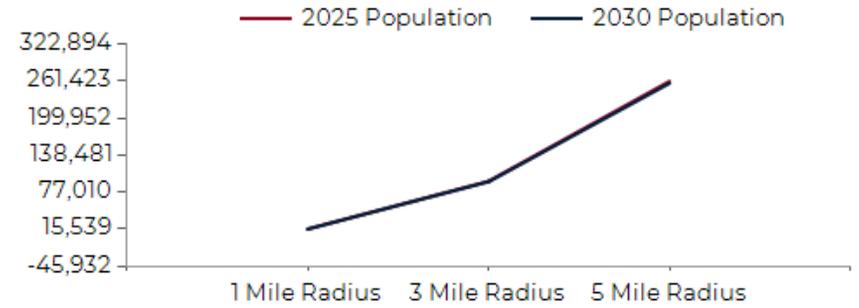




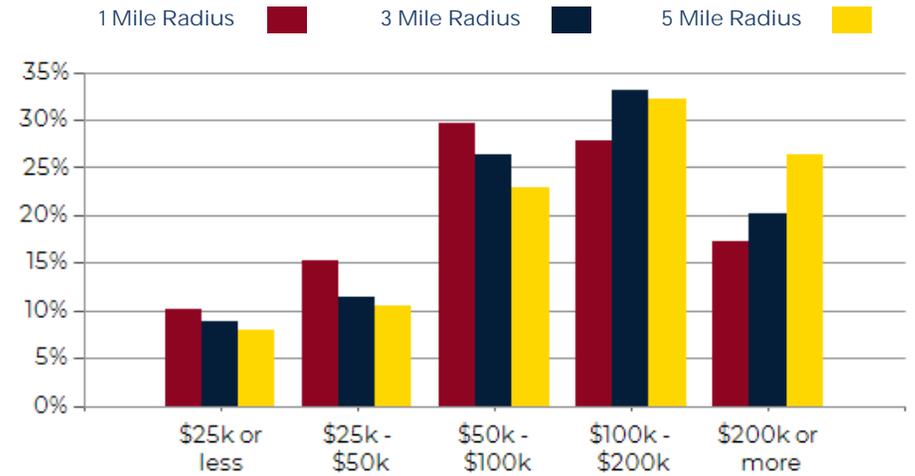
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,273	96,207	264,853
2010 Population	14,698	95,349	262,171
2025 Population	15,584	95,195	261,423
2030 Population	15,539	94,312	258,094
2025-2030: Population: Growth Rate	-0.30%	-0.95%	-1.30%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	364	2,221	5,114
\$15,000-\$24,999	239	1,222	3,129
\$25,000-\$34,999	325	1,595	4,105
\$35,000-\$49,999	581	2,836	6,777
\$50,000-\$74,999	1,003	5,607	13,017
\$75,000-\$99,999	756	4,604	10,636
\$100,000-\$149,999	1,076	8,085	20,035
\$150,000-\$199,999	580	4,713	13,155
\$200,000 or greater	1,020	7,820	27,184
Median HH Income	\$88,542	\$105,830	\$118,930
Average HH Income	\$124,621	\$141,336	\$164,799

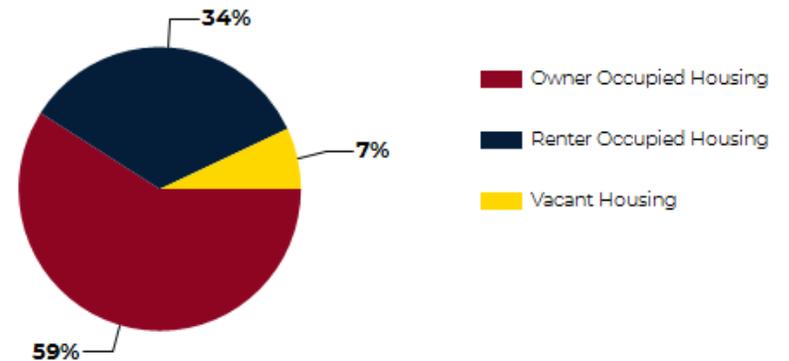
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,031	37,485	100,575
2010 Total Households	5,037	37,056	99,996
2025 Total Households	5,945	38,710	103,159
2030 Total Households	6,081	39,089	103,716
2025 Average Household Size	2.55	2.43	2.50
2025-2030: Households: Growth Rate	2.25%	1.00%	0.55%



2025 Household Income

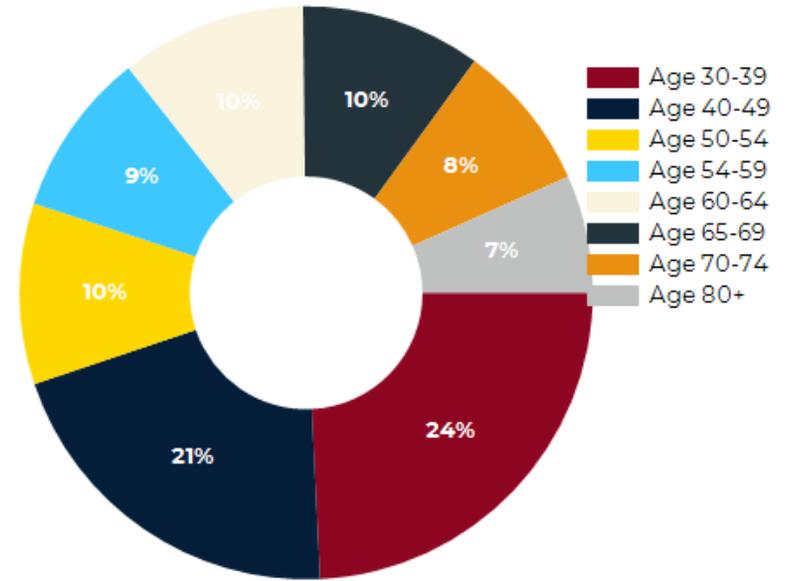


2025 Own vs. Rent - 1 Mile Radius

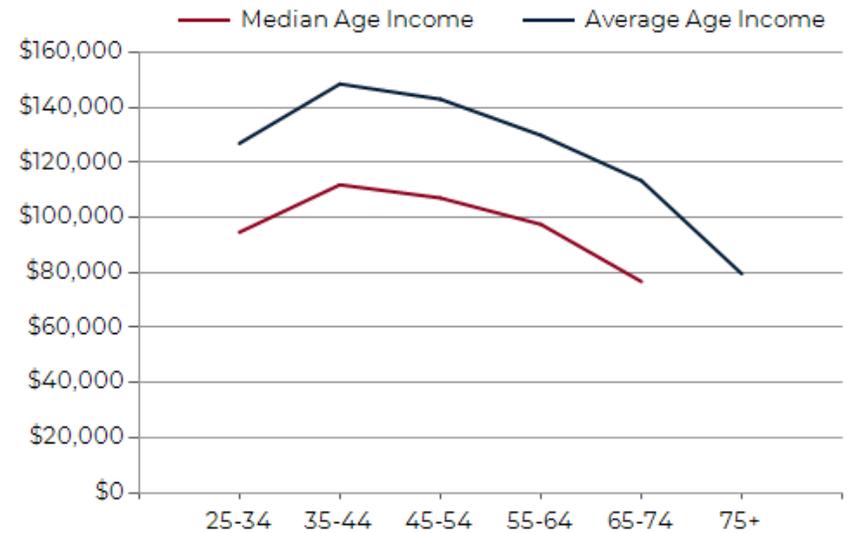


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,205	6,248	14,614
2025 Population Age 35-39	1,110	6,599	16,005
2025 Population Age 40-44	1,051	6,712	18,057
2025 Population Age 45-49	918	6,114	17,291
2025 Population Age 50-54	976	6,163	17,560
2025 Population Age 55-59	889	5,710	16,444
2025 Population Age 60-64	1,000	6,160	16,599
2025 Population Age 65-69	972	6,250	16,396
2025 Population Age 70-74	798	5,351	13,715
2025 Population Age 75-79	635	4,126	10,819
2025 Population Age 80-84	376	2,593	7,400
2025 Population Age 85+	591	2,643	8,182
2025 Population Age 18+	12,726	76,663	206,389
2025 Median Age	42	43	43
2030 Median Age	43	44	44



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$94,692	\$104,190	\$110,945
Average Household Income 25-34	\$127,028	\$131,809	\$150,374
Median Household Income 35-44	\$111,958	\$122,264	\$139,550
Average Household Income 35-44	\$148,635	\$158,659	\$183,602
Median Household Income 45-54	\$107,178	\$133,429	\$162,727
Average Household Income 45-54	\$143,103	\$177,292	\$211,610
Median Household Income 55-64	\$97,585	\$119,738	\$147,591
Average Household Income 55-64	\$129,970	\$159,255	\$193,778
Median Household Income 65-74	\$76,757	\$92,175	\$101,770
Average Household Income 65-74	\$113,470	\$126,997	\$144,341
Average Household Income 75+	\$79,568	\$88,454	\$97,140



Uptown 500

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Exclusively Marketed by:

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