

**Retail/Stores**

Status: **ACTV**
Area: **5**
Address: **500-550 W Northwest Hwy Unit 500, Arlington Heights, IL 60004**
Directions: **NORTHWEST HIGHWAY WEST OF ARLINGTON HEIGHTS ROAD**
Sold by:
Closed Date:
Off Mkt Date:
Township: **Wheeling**
Zoning Type: **Commercial**
Actual Zoning: **B2**
Subtype: **Shopping Center**
Lot Dimensions: **281X116**
Apx. Tot. Bldg SF:
Land Sq Ft:
Net Rentable Area:
Mobility Score: -

MLS #: **12214382**
List Date: **11/20/2024**
List Dt Rec: **11/20/2024**
Mkt. Time (Lst./Tot.): **380/380**
Contract:
Concessions:
Unincorporated: **No**
Subdivision:
Year Built: **2018**
Relist:
List Price Per SF: **\$0**
Sold Price Per SF: **\$0**
Lot Size Source:
Stories: **1**
Gross Rentbl. Area:
Tenants:
Estimated Cam/Sf: **\$1.25**

List Price:
Orig List Price:
Sold Price:
Rented Price:
Lease Price SF/Y: **\$16**
Mthly. Rnt. Price: **\$2,000**
CTGF:
County: **Cook**
PIN #:
Multiple PINs:
Min Rentbl. SF: **1500**
Max Rentbl. SF: **1500**
Units: **10**
Unit SF: **1500** (Leasable Area)
Units: **Square Feet**
Lease Type: **Net**
Est Tax per SF/Y: **\$6.75**

Remarks: **NEAR DOWNTOWN ARLINGTON HEIGHTS TRAIN STATION! TOTALLY NEW BRICK FACADE WITH NEW 10 FOOT WINDOWS AND DOORS. INTERIOR REMODELED TWO NEW ADA BATHROOMS, NEW CEILING TILES, LED FIXTURES, FREESTANDING SIGN, NEW ASPHALT PARKING LOT. Corner UNIT LOCATION. Previously Real Estate office & law firm Three conferences rooms Available Includes all built outs Financial office ready**

Frontage Acc: **City Street**
Current Use: **Commercial**
Known Encumbrances: **None Known**
Location: **Public Transport Available**
Drive in Doors: **0**
Trailer Docks: **0**
Ceiling Height: **10**
Construction: **Brick**
Exterior: **Brick**
Foundation: **Concrete**
Roof Structure: **Flat**
Roof Coverings: **Membrane**
Docks: **None**
Parking Spaces: **65**
Indoor Parking:
Outdoor Parking: **51-100 Spaces**
Parking Ratio: **4.5**
Extra Storage Space Available: **No**
Misc. Inside:
Floor Finish:
Air Conditioning: **Central Air**
Electricity: **Circuit Breakers**
Heat/Ventilation: **Forced Air, Gas**
Fire Protection: **Fire Extinguisher/s, Hydrants On Site**
Water Drainage: **Drain Tiles**
Utilities To Site: **Electric to Site, Gas to Site**
Tenant Pays: **Air Conditioning, Electric, Heat**
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Backup Info:
Sale Terms:
Possession:

Financial Information

Gross Rental Income:
Annual Net Operating Income: **\$0**
Real Estate Taxes: **\$0**
Tax Year: **2023**
Special Assessments: **No**
Fuel Expense (\$/src): **/**
Trash Expense (\$/src): **/**
Operating Expense Includes:
Individual Spaces (Y/N): **Yes**
Total Income/Month:
Net Operating Income Year:
Total Annual Expenses:
Expense Source:
Frequency: **Not Applicable**
Electricity Expense (\$/src): **/**
Insurance Expense (\$/src): **/**
Total Building (Y/N): **No**
Total Income/Annual:
Cap Rate:
Expense Year:
Loss Factor:
Water Expense (\$/src): **/**
Other Expense (\$/src): **/**

Operating Expense Includes:**Broker Private Remarks:**

Internet Listing: **Yes**
VOW AVM: **Yes**
Listing Type: **Exclusive Right to Lease**
Display of Listing on IDX?: **-**
Remarks on Internet?: **Yes**
VOW Comments/Reviews: **Yes**
Address on Internet: **Yes**
Call for Rent Roll Info:
Cont. to Show?:
Broker Owned/Interest: **Yes**
Lock Box:
Expiration Date: **11/20/2026**
Information: **Short Notice OK**
Showing Inst: **SHOWING ASSIST**
Broker: **USA Real Estate Ltd. (25528) / (847) 640-6800**
List Broker: **Joe Zivoli, CCIM (81665) / (847) 640-6800 / joezivoli@joezivoli.com; joezivoli@gmail.com**
CoList Broker: **Joe Zivoli, CCIM (81665) / (847) 640-6800**
More Agent Contact Info:

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12214382

Prepared By: Joe Zivoli, CCIM | USA Real Estate Ltd. | 12/04/2025 02:56 PM