



32,100 VPD

35,800 VPD

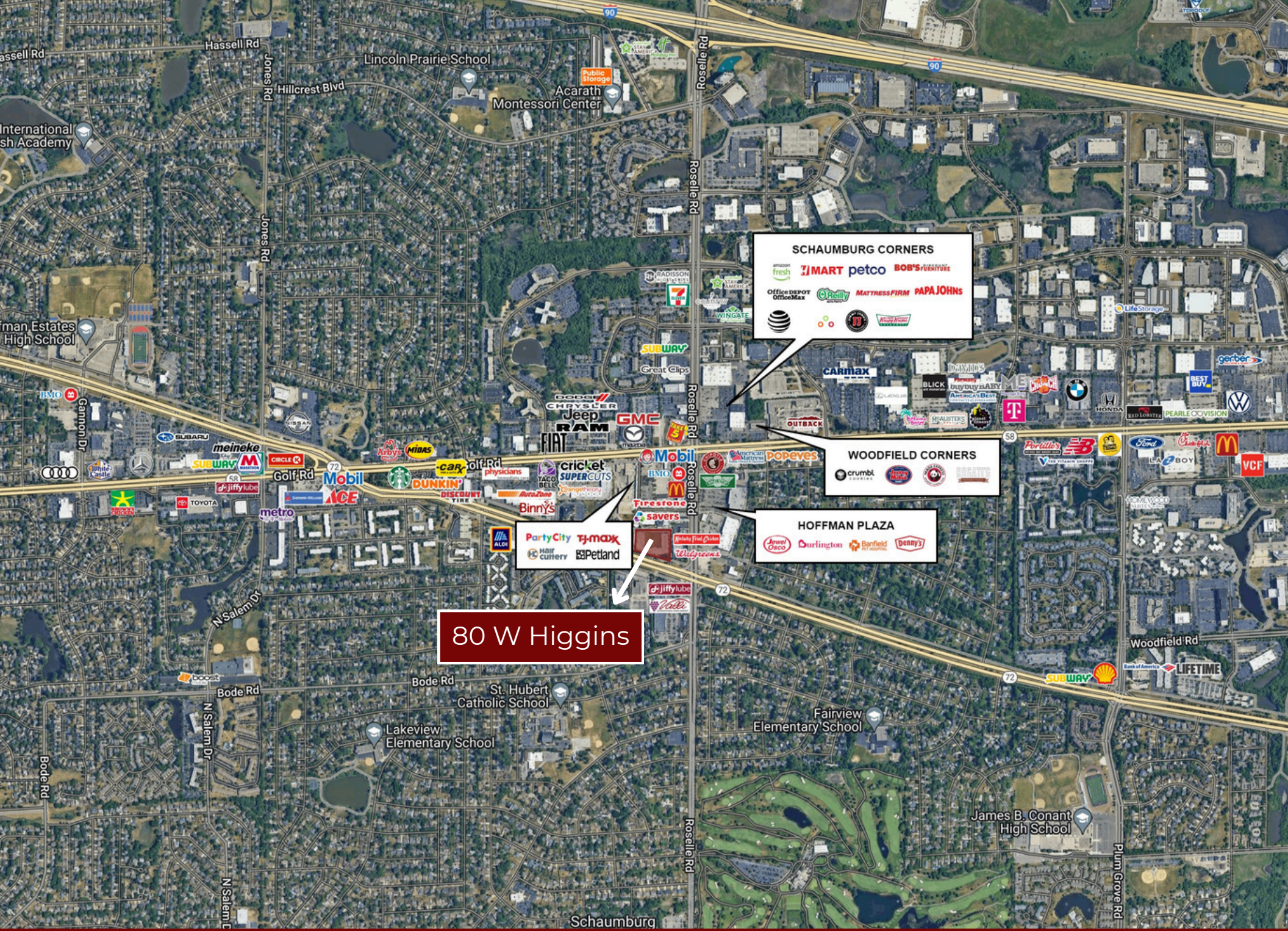
26,100 VPD

# 80 W Higgins | Hoffman Estates, IL

~2.7 acres at high visibility intersection  
Purchase, Build-to-suit, or Ground Lease

**FIRST  
STREET  
RETAIL  
PARTNERS**





**SCHAUMBURG CORNERS**  
 amazon fresh | J M A R T | petco | BOB'S BREAD |  
 Office DEPOT | OfficeMax | O'Reilly | MATTRESS FIRM | PAPA JOHN'S  
 AT&T | Life Storage

**WOODFIELD CORNERS**  
 crumbl | Dunkin' | Dunkin' Donuts | Dunkin' | Dunkin'

**HOFFMAN PLAZA**  
 Sprinkles | Burlington | Barfield | Denny's

**80 W Higgins**



# 80 W Higgins | Hoffman Estates

## NEIGHBORING RETAILERS

### PROPERTY INFO

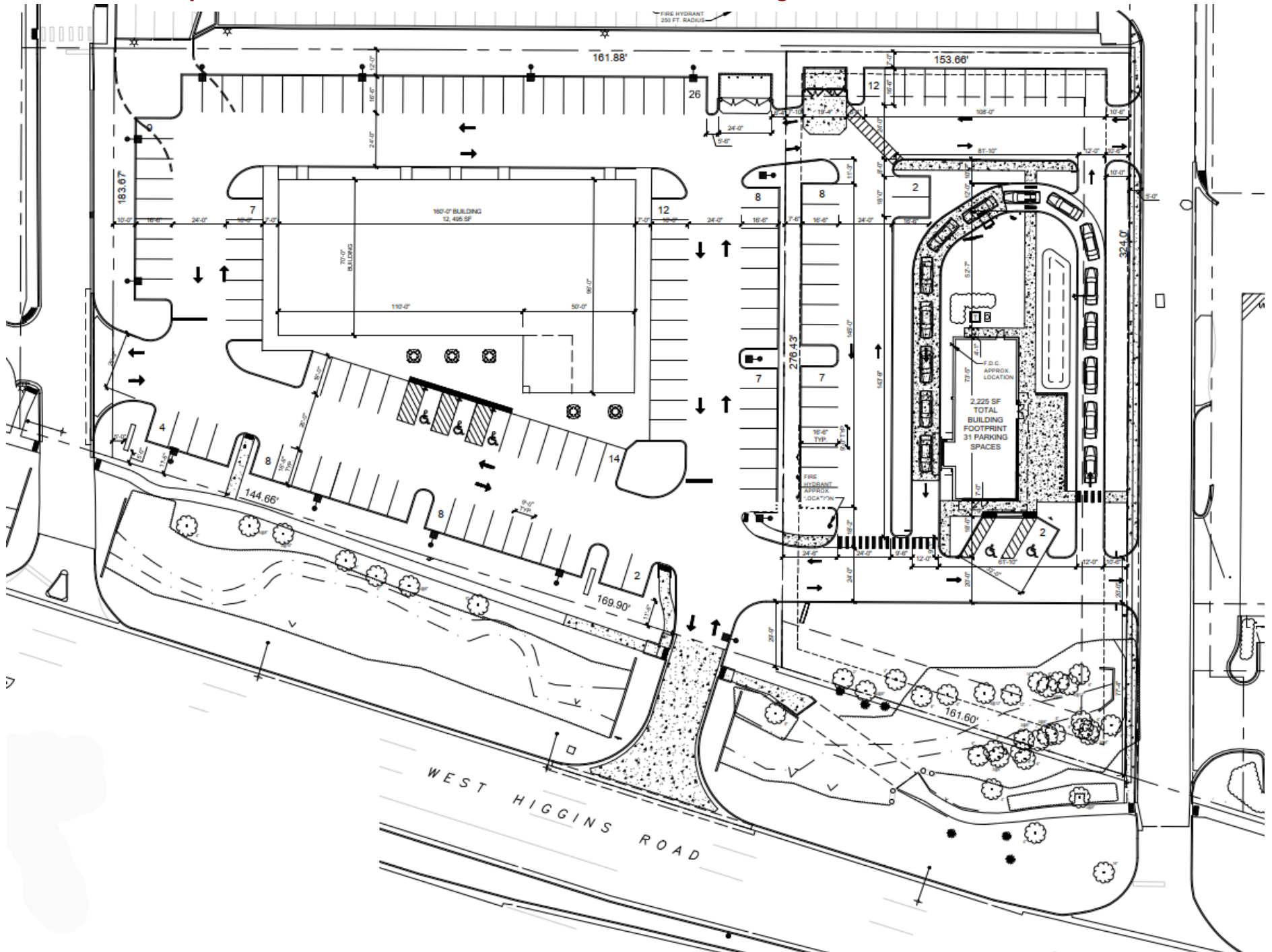
- 2.68 acre vacant parcel
- Just west of the heavily trafficked intersection of Higgins Rd (26,100 VPD) & Roselle Rd (35,800 VPD)
- Access from Higgins, Golf, & Roselle Roads (94,000 combined VPD)
- Available for sale, BTS, or ground lease
- Various site plan configurations available
- Multiple drive-thru buildings possible on site



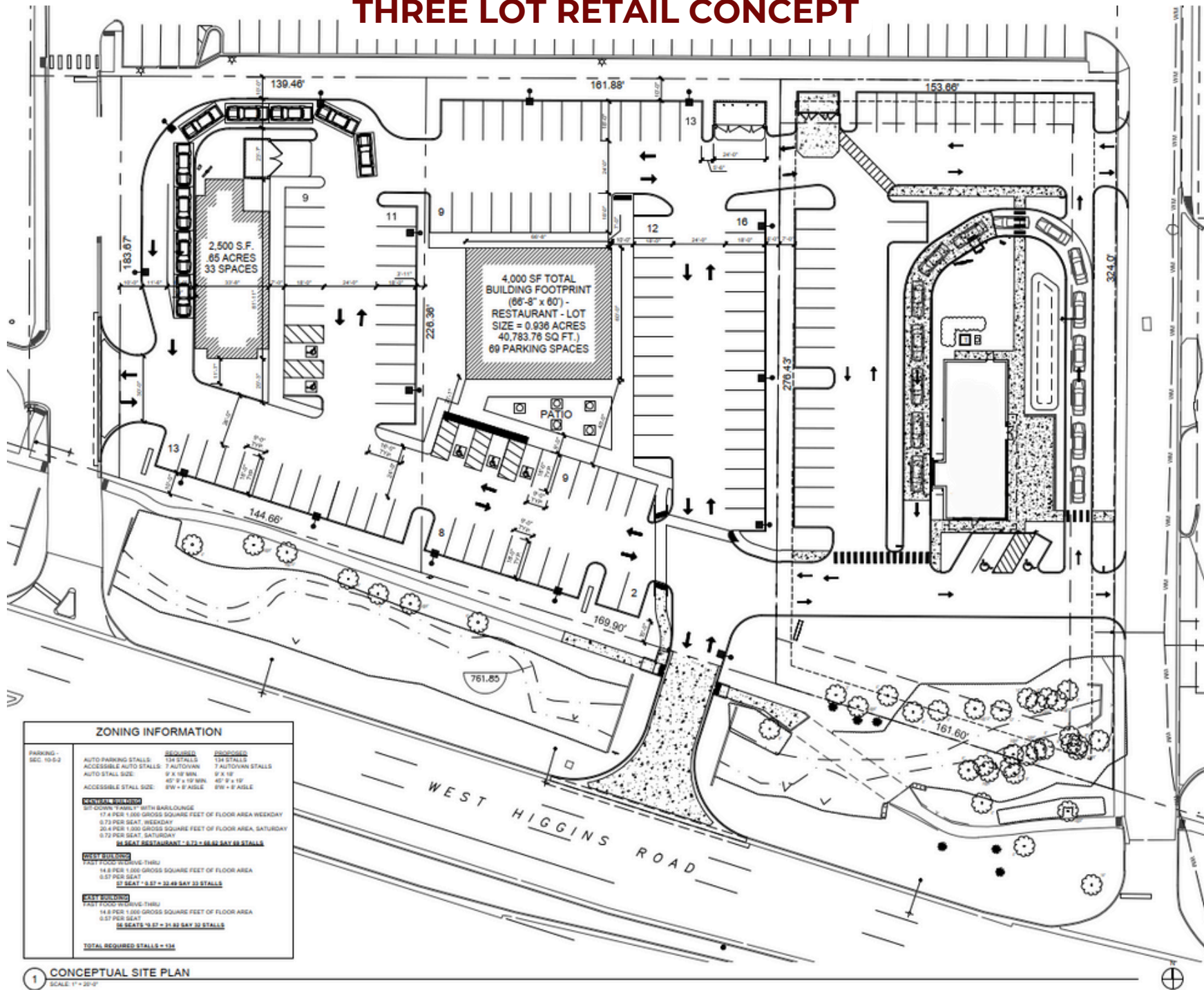
### DEMOGRAPHIC SUMMARY

2024 Estimates	1 MILE	3 MILES	5 MILES
Population	15,932	101,568	238,860
Households	6,352	39,905	92,492
Average Household Income	\$101,798	\$119,107	\$123,586
Median Age	36.4	40.0	40.7
Daytime Population	14,098	113,673	254,839

# 12,000 SF RETAIL & FREESTANDING QSR W/ DRIVE THRU



# THREE LOT RETAIL CONCEPT



### ZONING INFORMATION

PARKING - SEC. 10-6-2	REQUIRED	PROPOSED
AUTO-PARKING STALLS	134 STALLS	134 STALLS
ACCESSIBLE AUTO STALLS	7 AUTOVANS	7 AUTOVANS
AUTO STALL SIZE	8' x 18' MIN.	8' x 18'
ACCESSIBLE STALL SIZE	45' 0\" x 19' MIN.	45' 0\" x 19'
	8W + 8' AISLE	8W + 8' AISLE

MEAT MARKET BUILDING
SEE COVER TRIMBLEY WITH BAR/LOUNGE
17.4 PER 1,000 GROSS SQUARE FEET OF FLOOR AREA WEEKDAY
0.73 PER SEAT, WEEKDAY
20.4 PER 1,000 GROSS SQUARE FEET OF FLOOR AREA, SATURDAY
0.72 PER SEAT, SATURDAY
<b>34 SEAT RESTAURANT - 8.73 PER SEAT SAY 33 STALLS</b>

DRIVE BUILDING
FAST FOOD TRIVOLVE-THRU
14.8 PER 1,000 GROSS SQUARE FEET OF FLOOR AREA
0.57 PER SEAT
<b>52 SEAT - 8.57 PER SEAT SAY 33 STALLS</b>

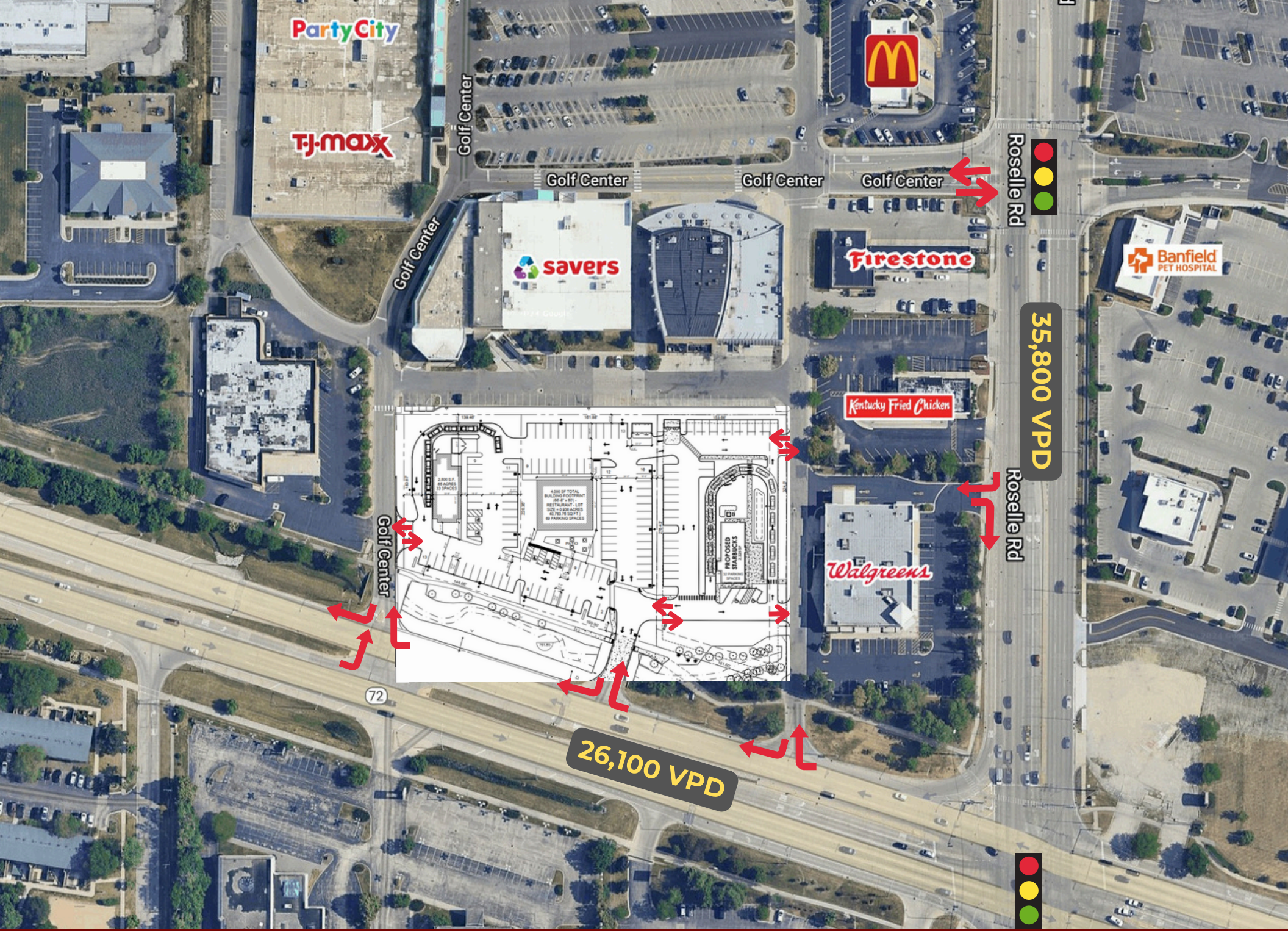
  

FAST BUILDING
FAST FOOD TRIVOLVE-THRU
14.8 PER 1,000 GROSS SQUARE FEET OF FLOOR AREA
0.57 PER SEAT
<b>52 SEATS - 8.57 PER SEAT SAY 33 STALLS</b>

**TOTAL REQUIRED STALLS = 134**

1 CONCEPTUAL SITE PLAN  
SCALE: 1" = 20'





Party City

T.J. Maxx

Golf Center

Golf Center

Golf Center

Golf Center



savers

Firestone

Banfield PET HOSPITAL

Kentucky Fried Chicken

Walgreens

Roselle Rd

35,800 VPD

Roselle Rd

Golf Center

72

26,100 VPD





\*REPRESENTATIVE RENDERING



**Allen Joffe**

allen@firststreetretail.com

312.401.5564

**Julie Williams**

julie@firststreetretail.com

773.259.8708