

FOR LEASE



RARE JR BOX SPACE AVAILABLE IN DENSE CHICAGO SUBURB

CHICAGO SUBURB

PROPERTY HIGHLIGHTS:

- Shopping Center shadow anchored by Walmart, Tony's Fresh Market and Menards
- Nearby national tenants include Aldi, Burlington, DD's discounts, LA Fitness, and Target
- Large population within 5 mile radius (244,524 residents)
- High traffic counts of 32,211 VPD
- Top 15% Placer.ai Anchor traffic
- Pylon Signage

ADDRESS:

1040 S Barrington Rd,
Streamwood, IL

SPACE AVAILABLE:

21,656SF

LEASE RATE:

Contact for pricing

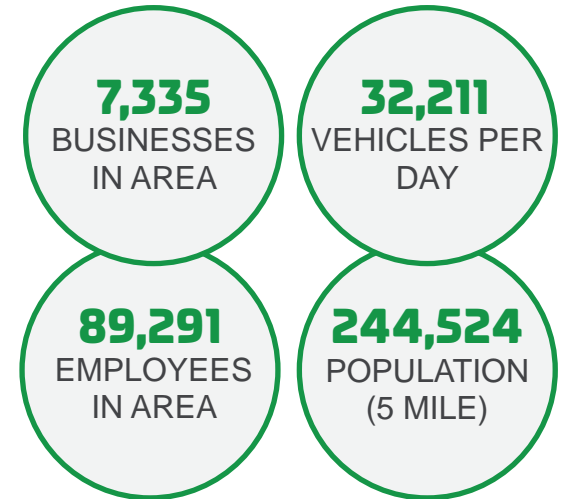
CONTACT LISTING AGENTS FOR MORE INFORMATION:

Kirk Hanson
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WWW.ACCESSCOMMERCIAL.COM

facebook.com/accesscommercial
instagram.com/accessretail
linkedin.com/access-commercial-llc

| | 1 Mile: | 3 Mile: | 5 Mile: |
|--------------------|-----------|-----------|-----------|
| Daytime Population | 9,992 | 61,043 | 156,589 |
| Population | 17,639 | 119,481 | 244,524 |
| Average HH Income | \$104,802 | \$108,171 | \$118,562 |



Placer.ai Rankings

TONY'S
Fresh Market

1.1 Million visits past 12 months
85 percentile nationwide

Walmart

2.9 Million visits past 12 months
87th percentile nationwide

MENARDS[®]

1.2 million visits past 12 months
90th percentile nationwide

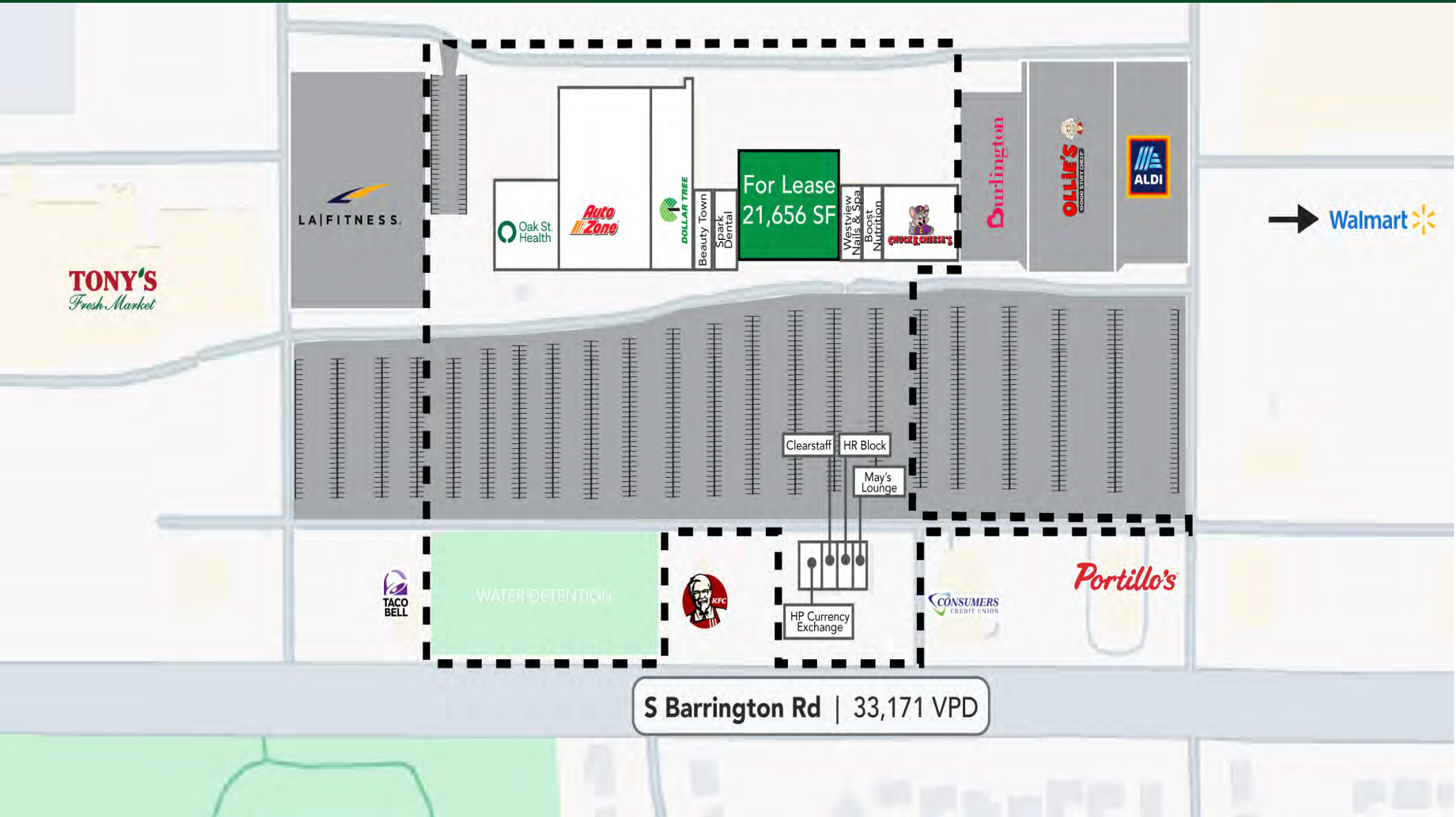


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3 | SITE PLAN



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ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



KIRK HANSON **PRINCIPAL**

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. He holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).



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