



LOT 5

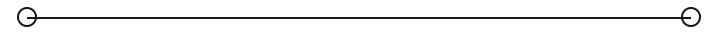


SALE / LEASE

High Visibility Pad Site For Sale or Ground Lease

2360 W HIGGINS ROAD

Hoffman Estates, IL 60169



PRESENTED BY:

WAYNE CAPLAN

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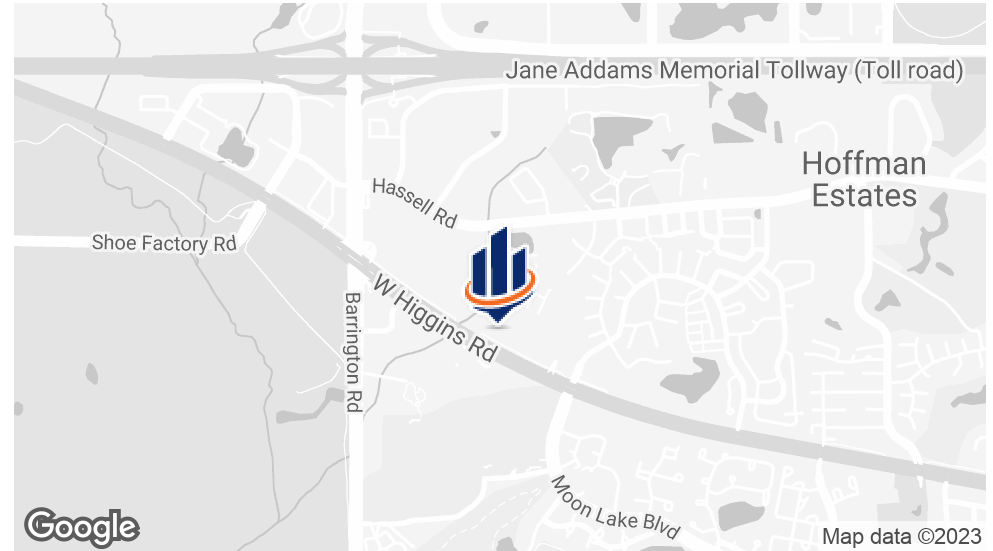
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,200,000
LEASE RATE:	\$2.50 SF/yr (Ground)
LOT SIZE:	52,905 SF
PRICE / ACRE:	\$988,035
YEAR BUILT:	2016
ZONING:	B2 - Commercial
SUBMARKET:	Northwest Suburban/Schaumburg

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present a highly visible pad-ready development outlot for sale or ground lease in Hoffman Estates, IL - a near suburb of Chicago. 52,905 SF site available for development. The property is an outlot of Barrington Square Town Center, which is an approx. 100,000 SF shopping center, and benefits from great co-tenancy including new prototype McDonald's, 7-11, Popeye's & Buona Beef, stores, Poplar Creek Bowl, Advance Pre School, America's Bar, Gigi's Playhouse and Garibaldi's Restaurant. A brand new 7-Eleven C-store + gas station is also commencing construction. It is also in immediate proximity to several large office parks and is directly across the street from the Amita Health St. Alexius Medical Center campus which has over 300 beds and approx 2700 employees. Zoned B2-Commercial which allows for many possible uses. This is the last outlot available at Barrington Square Town Center.

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COMPLETE HIGHLIGHTS



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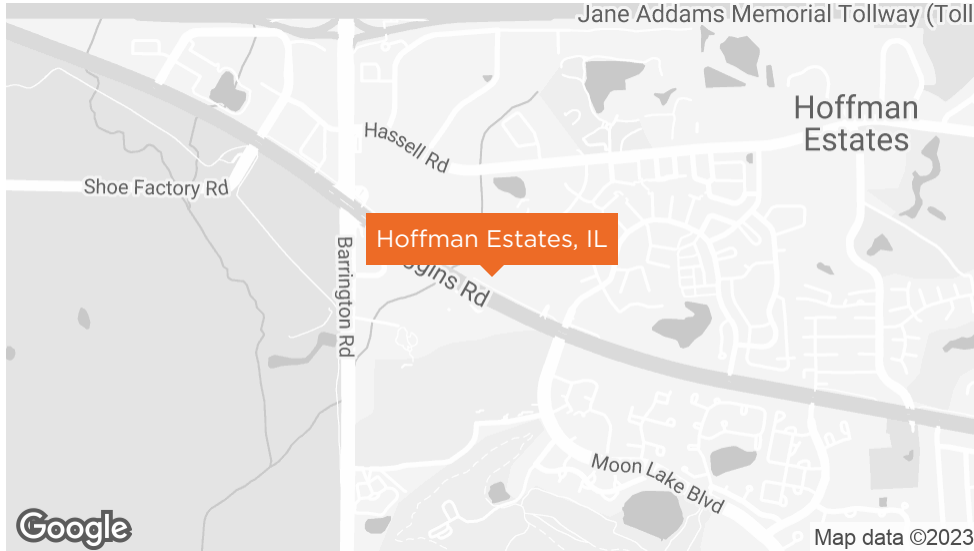
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PROPERTY HIGHLIGHTS

- Pad ready site available for sale or ground lease
- 52,905 SF of land ready for development
- Outlot to 100,000 SF Barrington Square Town Center
- Adjacent to new prototype McDonald's, 7-Eleven, Popeyes and Buona Beef developments
- Frontage on Higgins Rd with over 30,000 daily vehicle count
- Across from 318 bed/2700 employee Amita Health St. Alexius Medical Center campus
- Zoned B2- Commercial - many possible uses
- Lot 5 is available for \$1,200,000 for sale or \$2.50/sf NNN for lease

CITY INFORMATION



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LOCATION DESCRIPTION

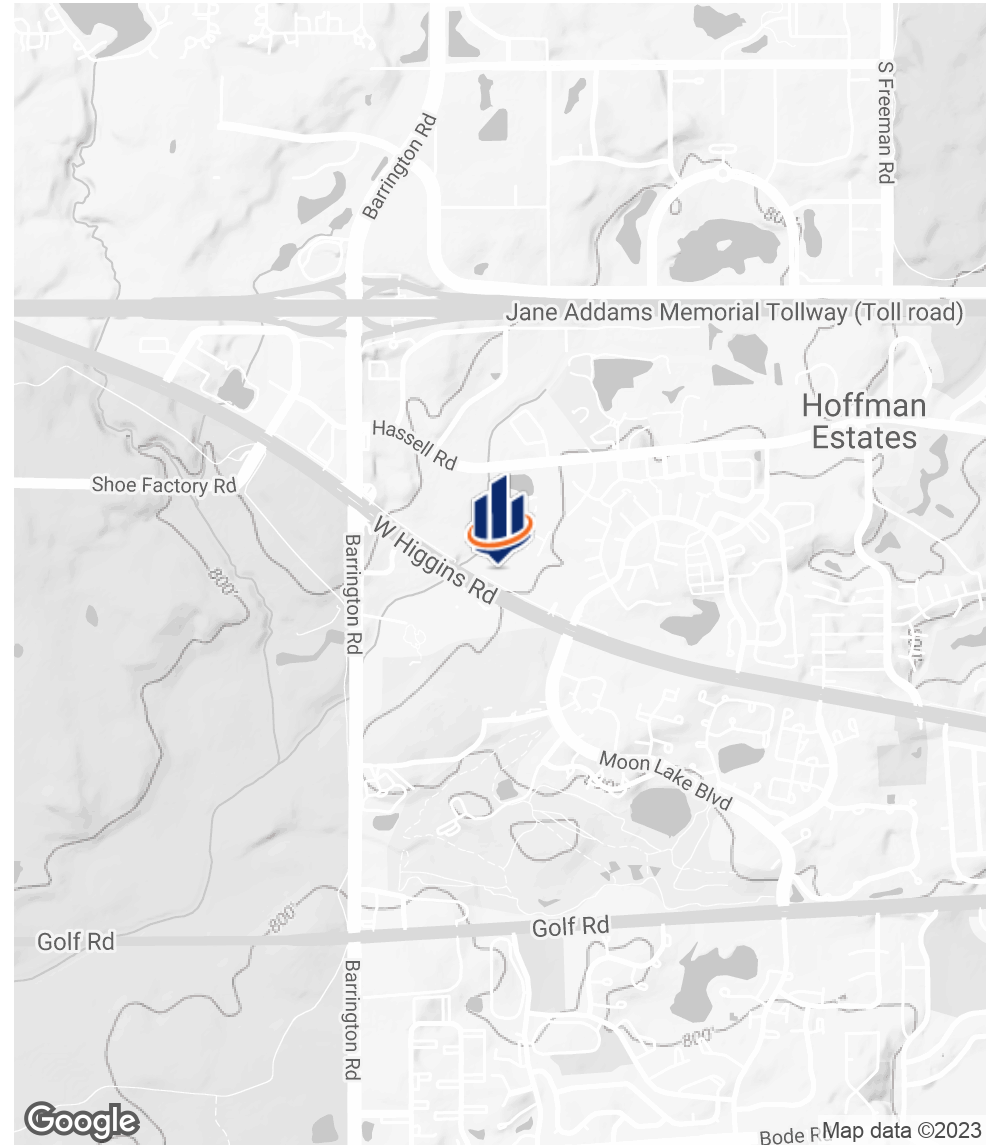
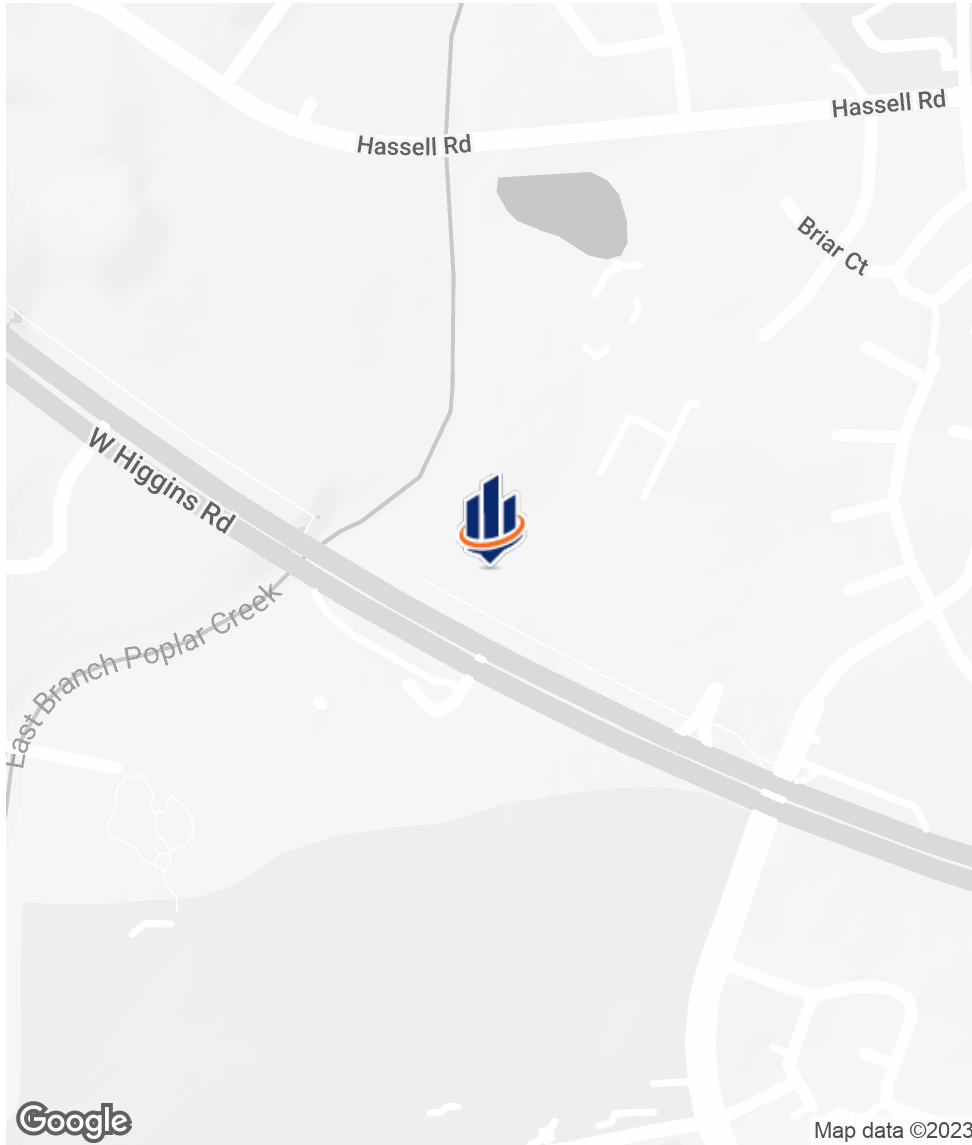
Located 25 miles northwest of Downtown Chicago and 12 miles from O'Hare International Airport, Hoffman Estates is part of the Chicago Metropolitan Statistical Area (MSA) and is accessible to the entire Chicagoland region. With the recent widening of I-90, travelers can now get to O'Hare within 20 minutes or could utilize the Pace Park and Ride at Barrington Road to take the rapid transit bus into the CTA Blue Line station in Rosemont. One of the most significant projects to be completed in 2017 was the construction of the Park-n-Ride pedestrian bridge over I-90, with Pace bus service beginning in 2018. Hoffman Estates enjoys access to major regional roadways, including the Jane Addams Tollway (I-90), as well as state routes 58 (Golf Road), 59 (Sutton Road), 62 (Algonquin Road), 68 (Roselle Road), and 72 (Higgins Road).

Hoffman Estates has over 26,000 people employed by the more than 800 businesses operating in the villages, drawing from the pool of over 3 million workers who reside within a 60-minute commute. Hoffman Estates is a full-service municipal community, providing police, fire, public works, and social services. The village's ability to provide such services is supported by sound financial planning, as evidenced by the community's bond ratings of Aa (Moody's) and AA+ (S&P).

LOCATION DETAILS

MARKET	Chicago
SUB MARKET	Northwest Suburban/Schaumburg
COUNTY	Cook
CROSS STREETS	Higgins & Governor's Lane

LOCATION MAPS



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AREA AERIAL MAP



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DEMOGRAPHIC SNAPSHOT

(5 Mile Radius)

THE VILLAGE OF HOFFMAN ESTATES

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MEDIAN AGE



38.2

ESTIMATED AVERAGE
HOUSEHOLD INCOME



113,993

ESTIMATED
DAYTIME
POPULATION



165,714

ESTIMATED
TOTAL
POPULATION



206,335

ESTIMATED
HOUSEHOLDS



76,265

SOURCES:

*Demographic data derived from:
2020 US Census and
Applied Geographic Solutions

OVERALL SITE PLAN - BARRINGTON SQUARE TOWN CENTER



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RETAIL

NOTABLE TENANTS



Cabela's Foremost Outfitters
5225 Prairie Stone



Target
2800 Sutton



Dick Pond Athletics
1772 Algonquin



T.J. Maxx
2700 Sutton



Ross Dress for Less
2760 Sutton



Dress Barn
16 Golf Rose Center



Petsmart
2590 N Sutton



Burlington
1009 N Roselle



Duluth Trading Company
5190 Hoffman



Ulta Beauty
2600 Sutton



Sherwin Williams
695 W Golf



Walgreens
1000 N Roselle

OFFICE

NOTABLE TENANTS



Sears Holdings
4,300 employees



St. Alexius Medical Center
2,550 employees



CDK Global
800 SF



Wells Fargo
500 employees



Siemens Medical Solutions
500 employees



Liberty Mutual
400 employees



FANUC America
370 employees



Claire's Accessories
350 employees



Leopardo
300 employees



Salvation Army
270 employees



Tate & Lyle
210 employees



Omron
200 employees

RESTAURANTS & ENTERTAINMENT

NOTABLE TENANTS



Starbucks
2071 Barrington



Sears Centre Arena
5333 Prairie Stone



Steak n' Shake
1825 Barrington



Main Event
2575 Pratum



The Saddle Room
2559 Pratum



McDonald's
2270 W Higgins



Buona Beef
2352 W Higgins



Moretti's
2475 W Higgins



Poplar Creek Bowl
2354 W Higgins



IHOP
2250 Barrington



Dunkin' Donuts
2089 Barrington



Chili's Bar & Grill
2220 Barrington

NOTABLE DEVELOPMENT

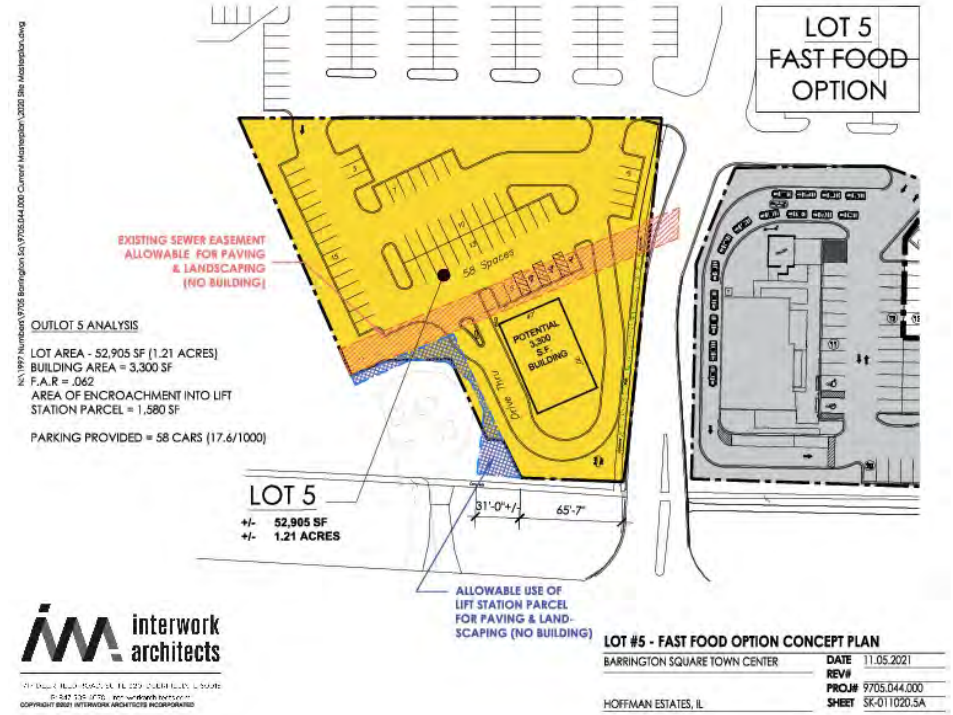
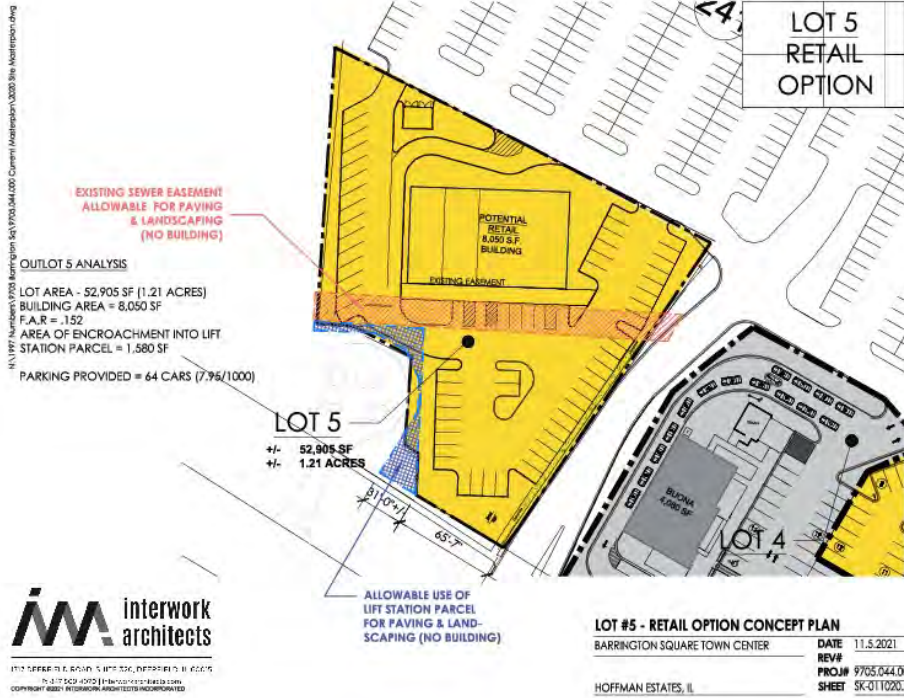


 **Bell Works**

The Ameritech Center in Hoffman Estates, originally built as the former AT&T research facility, is being transformed into Bell Works Chicagoland— a destination for business and culture unlike any other in the region. By combining world-class workspaces, curated dining options, one-of-a-kind retail experiences and much more, it will become everything a great downtown can offer, all under one roof. We call it: **THE METROBURB.**



LOT 5 SITE PLAN OPTIONS



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DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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