

# Office Redevelopment Opportunity

1530-1540 E Dundee Rd  
**Palatine, IL 60074**



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# Property Specs

Address	1530-1540 E Dundee Rd
City, State	Palatine, IL
County	Cook
Zoning	B-2
Acres	5.47
Combined Building SF	79,391
TIF	Located in new TIF District
Combined Taxes (2022)	\$359,779.95
Sale Price	\$4,700,000
Highlights	<ul style="list-style-type: none"><li>• Located in new TIF District which will be approved in August</li><li>• Easy access to full 4-way interchange at Route 53</li><li>• Close proximity to over 20 restaurants</li><li>• On-Site management and engineering</li><li>• Updated lobbies &amp; landscaping</li><li>• Potential assemblage/ redevelopment opportunity</li></ul>





# Building Specs

	1530 E Dundee Rd	1540 E Dundee Rd
County	Cook	Cook
Class	B	C
Year Built	1984	1985
RBA	39,906	39,485
Occupancy	76%	64%
SF Available	9,492	14,029
Suite SF	556 to 9,372	976 to 8,305
# of Suites	11	16
# of Stories	3	3
Parking	154 Spaces	160 Spaces
APN	02-01-401-019-0000	02-01-401-023-0000 02-01-401-022-0000
Taxes (2022)	\$197,155.67	\$162,624.28

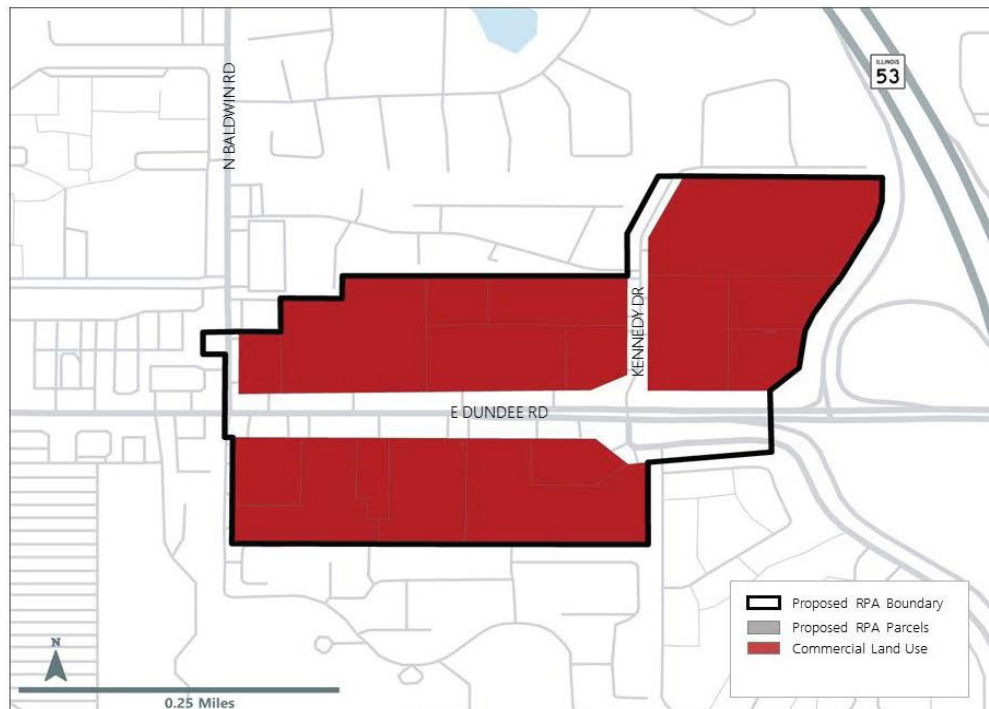


# Proposed TIF

The Village of Palatine (the "Village") is considering the use of tax increment financing, as provided in the Tax Increment Allocation Redevelopment Act of the State of Illinois (the "Act"), and the adoption of the Tax Increment Financing District Eligibility Report, and Redevelopment Plan and Project for the 2024 Dundee Road and IL 53 TIF District Redevelopment Project Area (the "Proposed TIF District").

On March 21, 2024, the Dundee Road and IL 53 TIF District Redevelopment Project Area Tax Increment & Financing District Eligibility Report, Redevelopment Plan, and Project (the "TIF Report") was filed with the Palatine Village Clerk and has been available to the public. To view the report please click on the button below:

[TIF Report](#)





# Location Overview



**SITE**

**Dundee Rd**

ILLINOIS  
**68**

**4-Way Interchange**

ILLINOIS  
**53**



# Possible Assemblage



**ADDITIONAL  
6.11 ACRES  
AVAILABLE**

**SITE**

**ILLINOIS  
53**

**Dundee Rd**

**ILLINOIS  
68**

**4-Way Interchange**



# Demographics

## 3 Miles

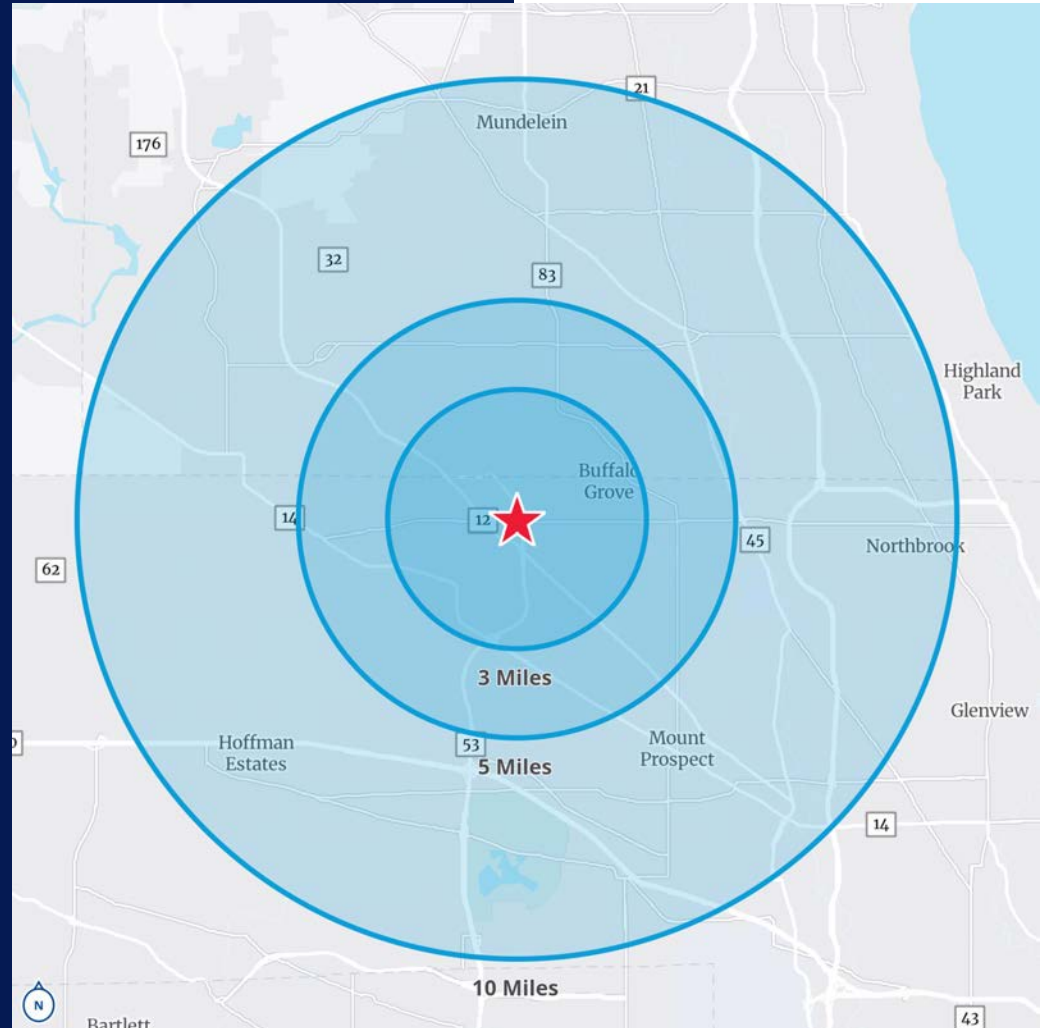
Population	110,819
Median Age	41.5
Avg. Income	\$93,200
Median Home Value	\$338,422

## 5 Miles

Population	260,342
Median Age	42.8
Avg. Income	\$103,876
Median Home Value	\$361,965

## 10 Miles

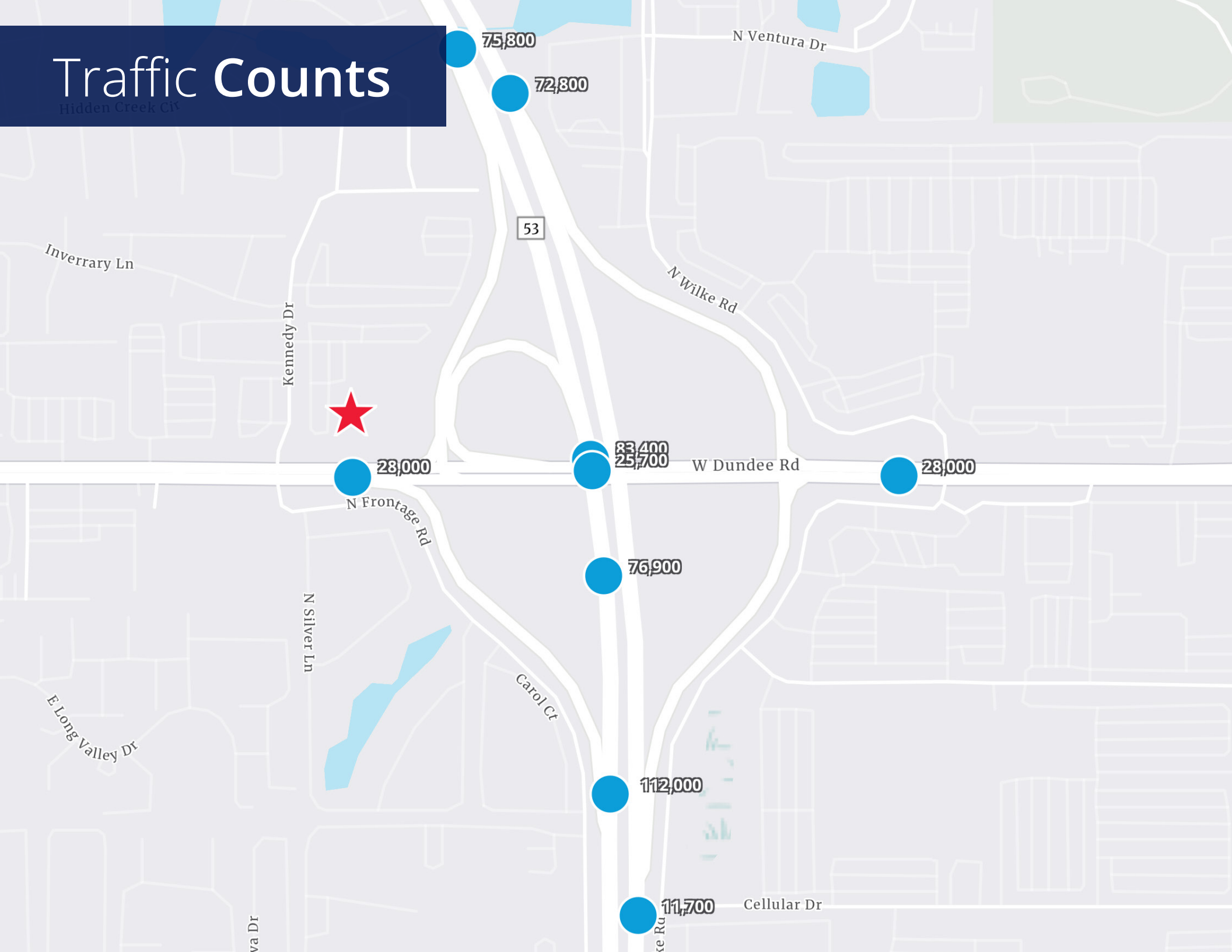
Population	791,615
Median Age	42.7
Avg. Income	\$100,730
Median Home Value	\$365,202



[Click for Details](#)

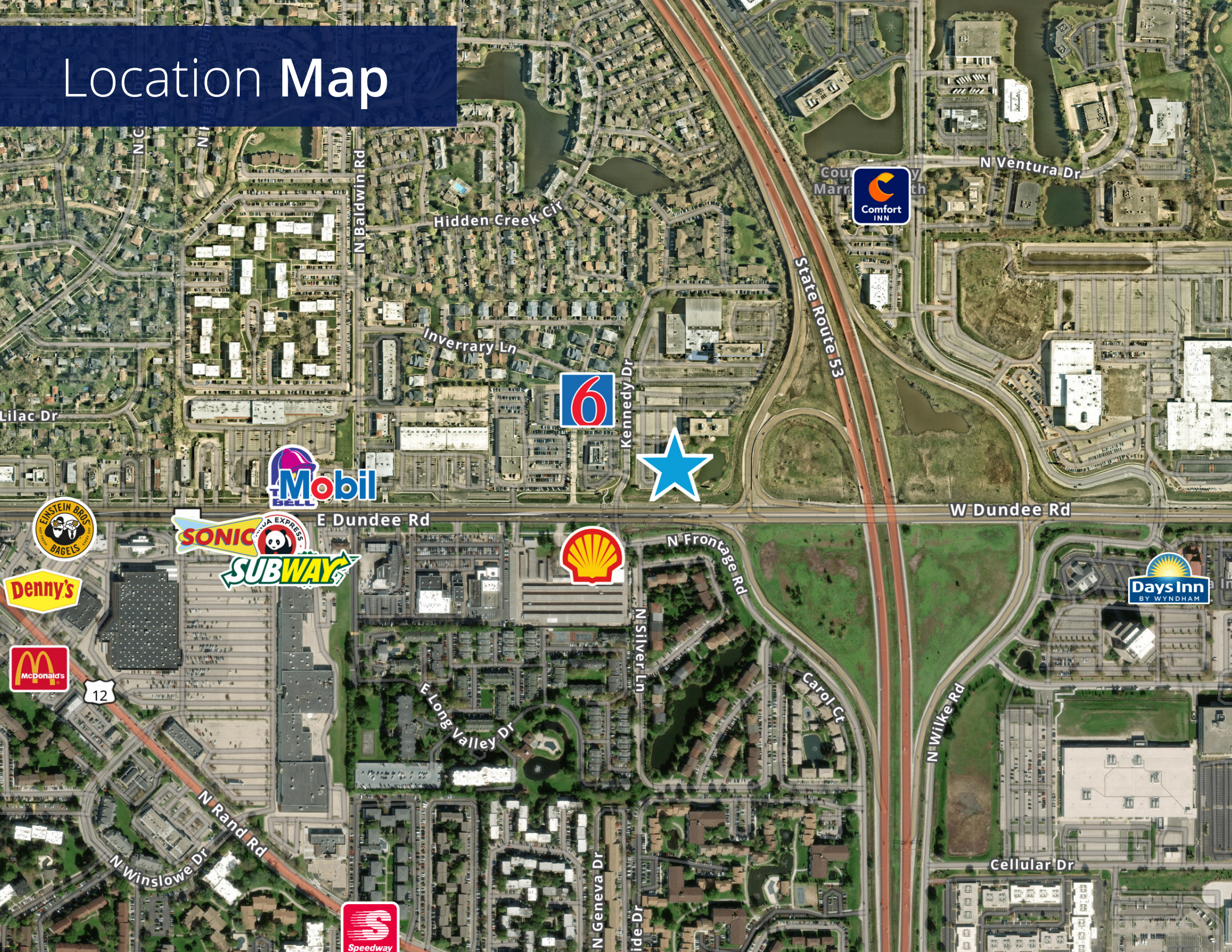
# Traffic Counts

Hidden Creek City





# Location Map





FOR SALE

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[Click Here For Confidentiality Agreement](#)

## CONTACT US

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