

SOUTHEAST CORNER OF DUNDEE ROAD  
& OLD ARLINGTON HEIGHTS ROAD / BUFFALO GROVE, IL



# BISON CROSSING

PADS AVAILABLE FOR LEASE OR SALE



PROPOSED  
RETAIL, DAYCARE,  
MEDICAL, RESTAURANTS





# BISON CROSSING

## AVAILABILITY

- Outparcels Available for Lease
- Ground Lease or Single/Multi-Tenant Outlot Options Available

## ADDRESS

Southeast Corner of Dundee Road and Old Arlington Heights Road, Buffalo Grove, IL

## NEIGHBORING TENANTS



## FEATURES

Mixed use development on SEC of Dundee and Old Arlington Heights Road

Flexible site plan with the ability to accommodate a wide range of users

Adjacent to recently opened Tesla Center on highly travelled Dundee Road, with over 55,000 VPD at intersection to the west

Planned 200 unit multifamily community just south of the property

Multiple Signalized and full access points proposed on Dundee Road

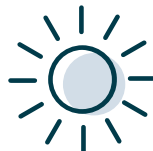
## DEMOGRAPHICS WITHIN 3 MILES



Avg  
Household  
Income  
**\$137,494**



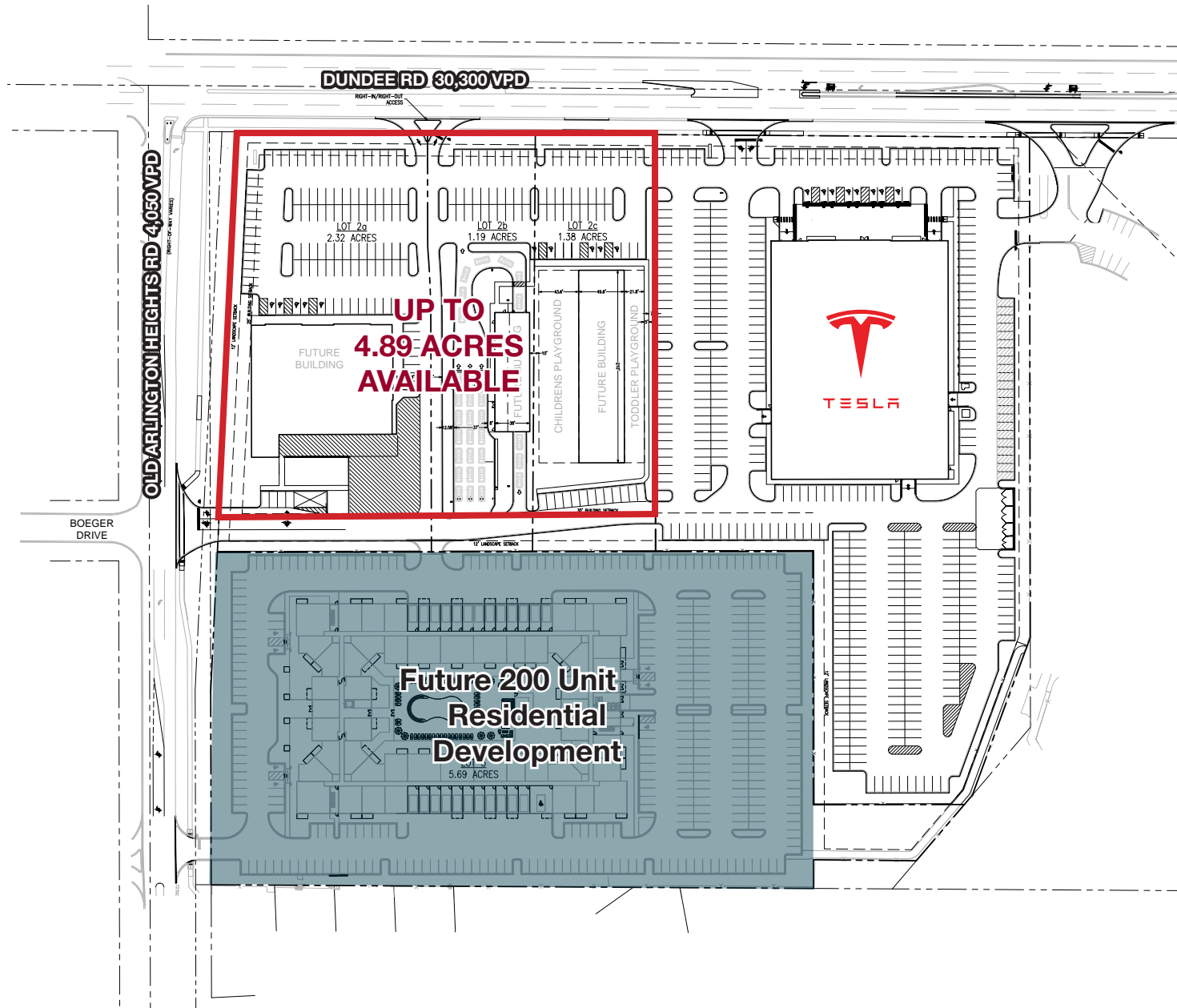
Population  
**131,354**



Daytime  
Population  
**104,479**



# SITE PLAN





# AERIAL

This aerial map of Buffalo Grove, IL, illustrates the project's location relative to major transportation corridors and commercial centers. Key features include:

- Major Roads and Traffic Volume:**
  - Lake Cook Rd: 39,000 VPD
  - Dundee Rd: 30,300 VPD
  - Illinois 53: 66,700 VPD
  - Arlington Heights Rd: 24,700 VPD
  - Buffalo Grove Rd: 15,400 VPD
- Surrounding Businesses and Landmarks:**
  - North:** Ridge Plaza (Pet Supplies Plus, La Fitness, Harbor Freight, Kohl's, Portillo's), Buffalo Grove Golf Club.
  - West:** Deer Grove Centre (Target, Dollar Tree, Hobby Lobby, Aldi, Ross, TJ Maxx, Petco), Palatine High School (2,652 student count).
  - East:** Buffalo Grove High School (1,959 student count), Chase, Fifth Third Bank, Old National Bank.
  - South:** Park Place Shopping Center (Walmart, Goodwill, Chase, Denny's, Sonic, McDonald's, Dunkin' Donuts), Plaza Verde (O'Reilly Auto Parts, Davita, Discovery Clothing Company, Burger King).
- Local Amenities:** Nickol Knoll Golf Club, Nissani, Auto Zone, Dollar Tree, Bank of America, Tesla, Starbucks, Anytime Fitness, McDonald's, O'Berweis, Popeyes, Garden Fresh Market, ACE Hardware, CVS Pharmacy, Jewel Osco, Walgreens, Firestone, Calver's, Verizon, Panera Bread, Pita Pita, Pizzeria, QDOBA, Ford, Chrysler, Jeep, Dodge, Great Clips, H&B Block, Discount Tire, Firestone, Calver's, Verizon, Panera Bread, Pita Pita, Pizzeria, QDOBA, Ford, Chrysler, Jeep, Dodge, Great Clips, H&B Block.

A yellow arrow labeled "SITE" points to the project location, which is highlighted with a yellow box on Dundee Rd, east of Illinois 53 and south of Ridge Plaza.





# BISON CROSSING

**BRENDAN REEDY**

**630.954.7390**

**BReedy@MidAmericaGrp.com**

**JIMMY DANAHER**

**630.954.7238**

**JDanaher@MidAmericaGrp.com**

**GRIFFIN FLEMING**

**630.954.7320**

**GFleming@MidAmericaGrp.com**

PLANNED 200 UNIT  
RESIDENTIAL DEVELOPMENT

**SITE**



**DUNDEE RD 30,300 VPD**



**MID-AMERICA®**