



SALEM PLAZA

1049-1143 N. Salem Dr., Schaumburg, IL 60194

Mark Meskauskas

President
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**BRIAN
PROPERTIES, INC.**



PROPERTY HIGHLIGHTS

- Ingress and egress are excellent at a stoplight intersection along Golf Rd.
- LED parking lot pole and canopy lights are brand new & provide excellent visibility for drivers and pedestrians
- There is ample parking available for customers and employees
- HVAC is maintained by the landlord, saving you time and hassle
- Garbage collection is included in CAM

PROPERTY DESCRIPTION

The Salem Plaza shopping center is an established retail destination in the Schaumburg, IL community. The retail spaces available for lease are suitable for a variety of businesses, and the Salem Plaza shopping center provides tenants with a high-quality environment in which to operate. The shopping center is well-maintained and offers ample parking for customers. In addition, the location is highly visible and easily accessible, making it ideal for businesses looking to attract new customers.

LOCATION DESCRIPTION

The Salem Plaza shopping center is an outstanding retail opportunity located in the high-traffic northwest suburb of Schaumburg. The property is situated at a premium intersection, with Golf Rd. and Salem Dr. providing excellent visibility and access. In addition, the center benefits from close proximity to Woodfield Mall and Interstate 53. This village is a highly desirable northwest suburb, with a population of approximately 73,509.

OFFERING SUMMARY

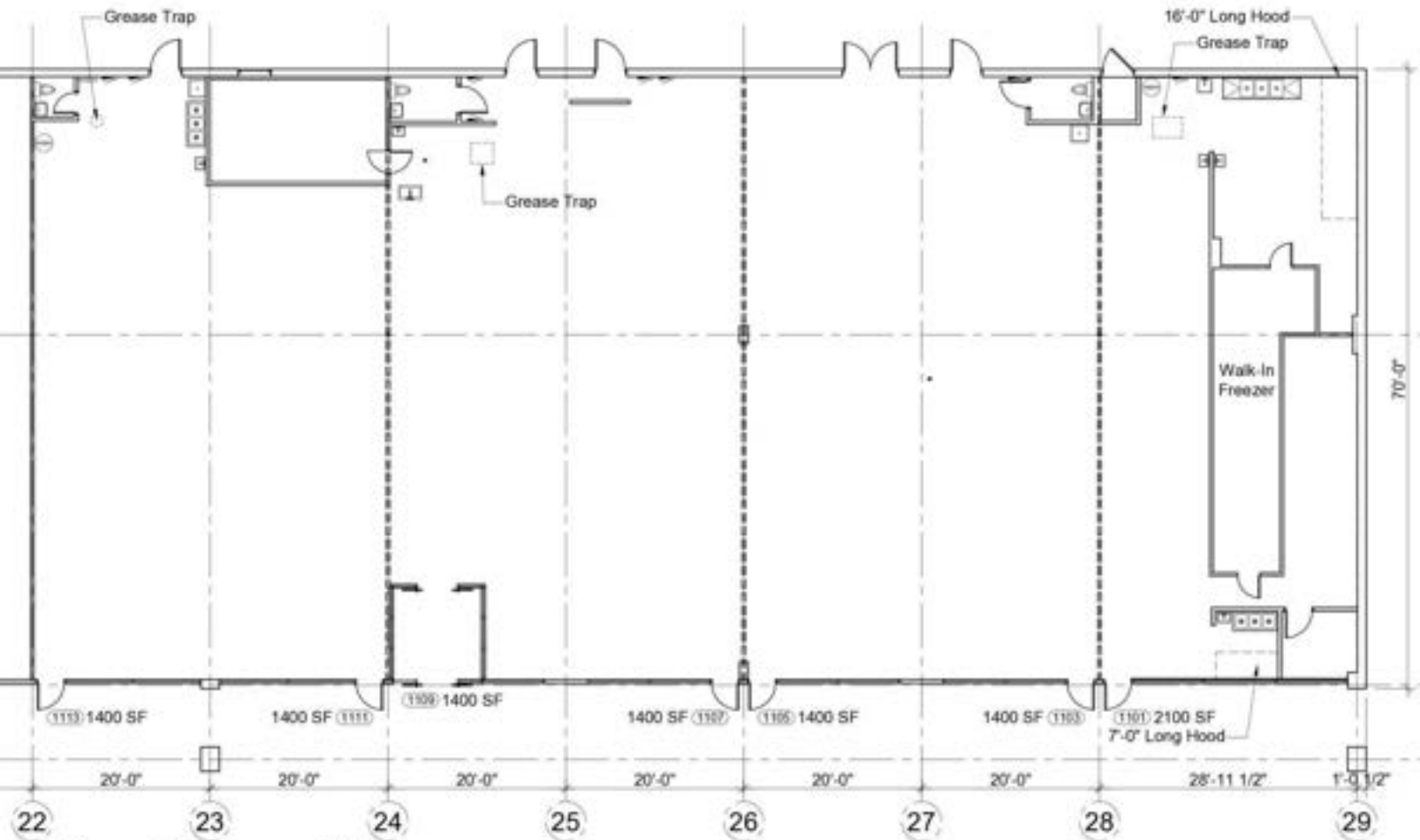
Building Size:	72,326 SF
Available SF:	1,400 - 2,100 SF
Rental Rate:	\$16 SF/yr (NNN)
CAM:	\$4.25 / SF
Real Estate Taxes:	\$6.00 / SF
Traffic Count:	48,000
Zoning:	B-2 General Business





AVAILABLE SPACES

SUITE #	SIZE	LEASE RATE	RE TAXES	CAM	MONTHLY GROSS	LEASE TYPE	VIRTUAL TOUR
1101	2,100 SF	\$16.00 SF/yr	\$6.00 SF/yr	\$4.25 SF/yr	\$4,593	NNN	-
1103	1,400 SF	\$16.00 SF/yr	\$6.00 SF/yr	\$4.25 SF/yr	\$3,062	NNN	-
1105	1,400 SF	\$16.00 SF/yr	\$6.00 SF/yr	\$4.25 SF/yr	\$3,062	NNN	-
1107	1,400 SF	\$16.00 SF/yr	\$6.00 SF/yr	\$4.25 SF/yr	\$3,062	NNN	-



Floor Plan
Not to Scale



This drawing indicates the general scope of the building in terms of its layout. Contractors shall verify any critical dimensions prior to construction. This drawing has been prepared by Schaumburg, IL. Architects/Design, 100 Reserve Dr. Suite G, Northbrook, Illinois 60062 Tel: (847) 715-8891

MEASURED DRAWING
1101-1113 N. SALEM DRIVE
SCHAUMBURG, ILLINOIS



Additional Photos

For Lease

Salem Plaza | 1049-1143 N. Salem Dr. | Schaumburg, IL | 60194



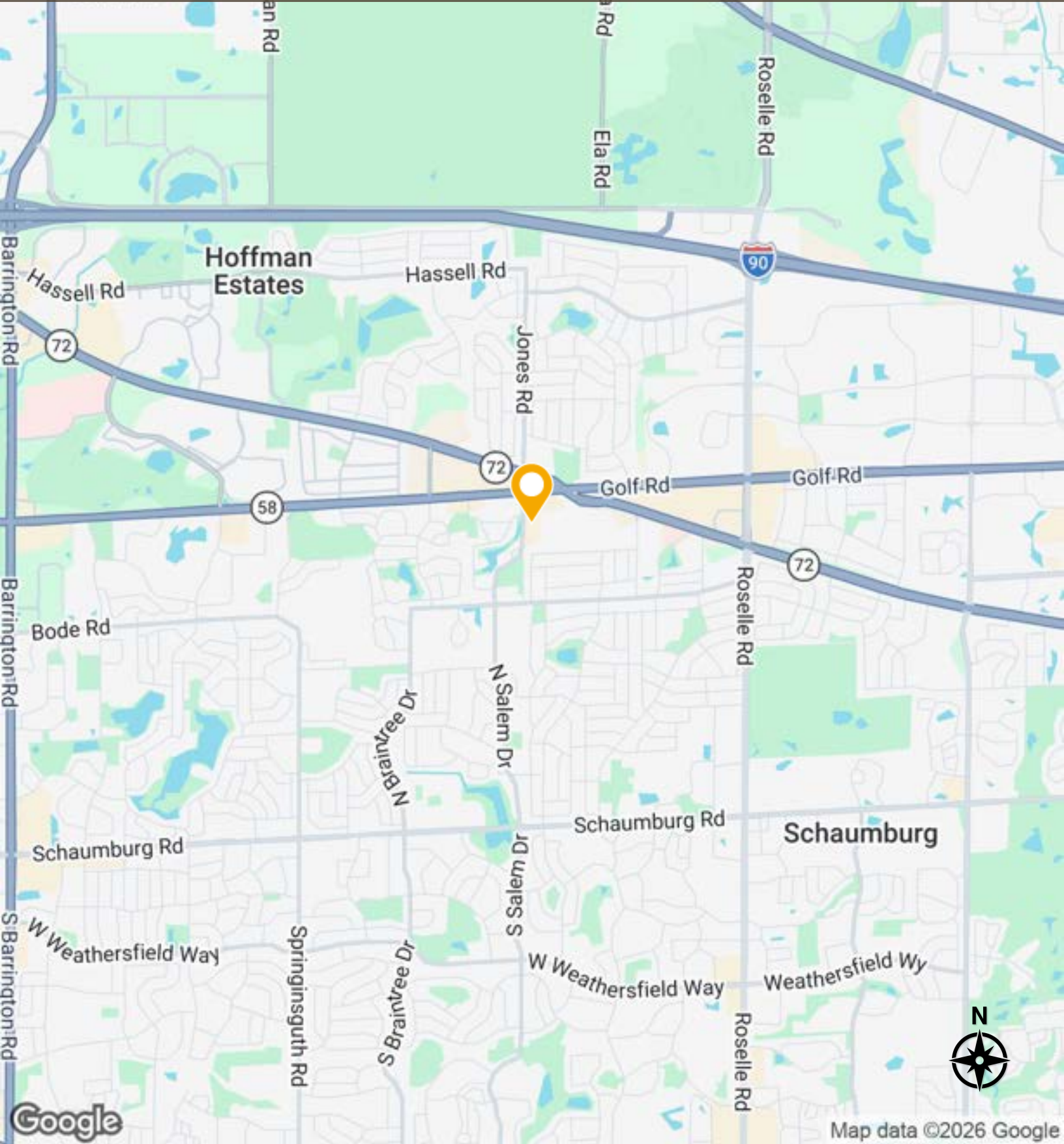
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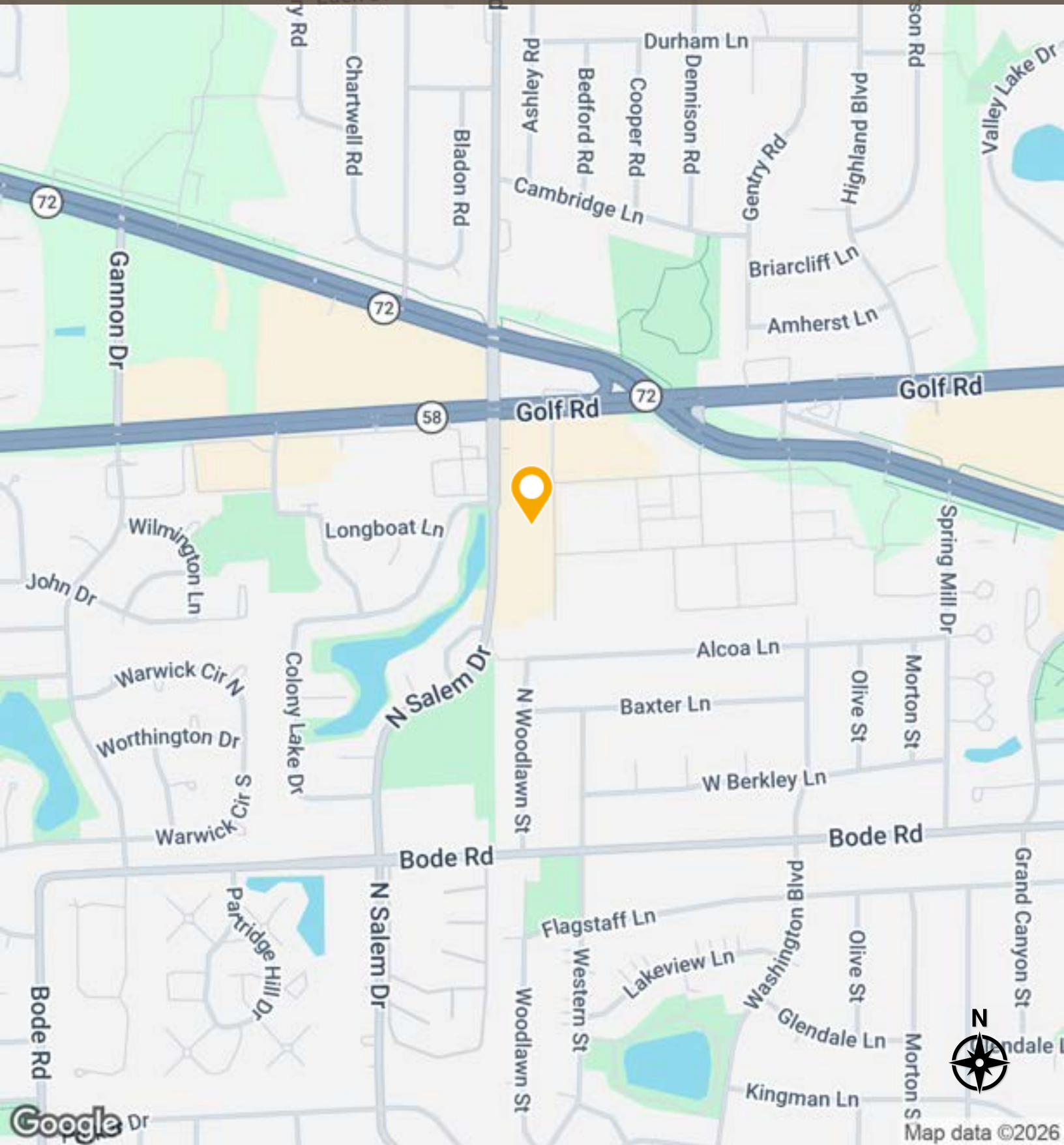




Location Map

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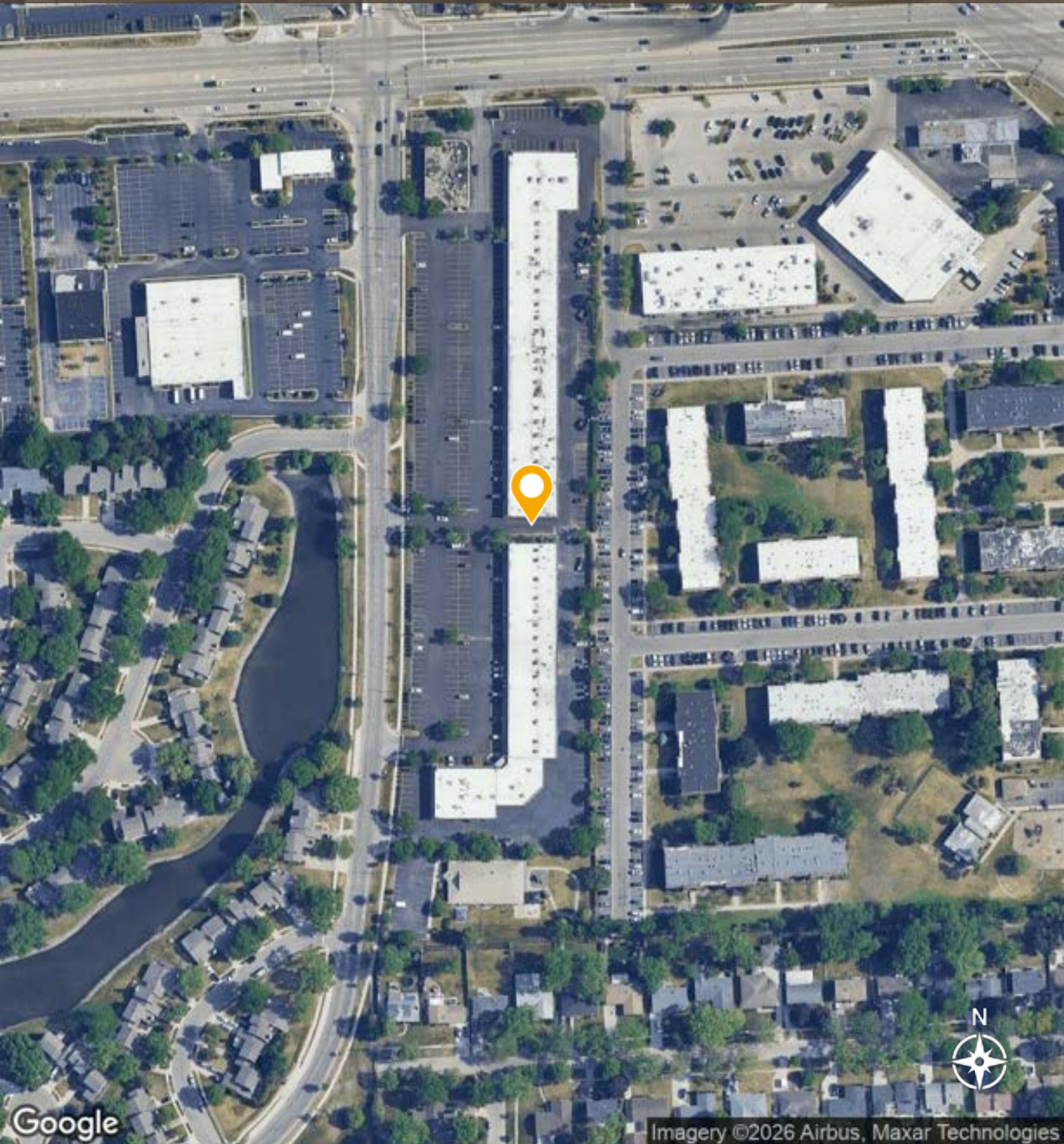


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Aerial Map

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Google

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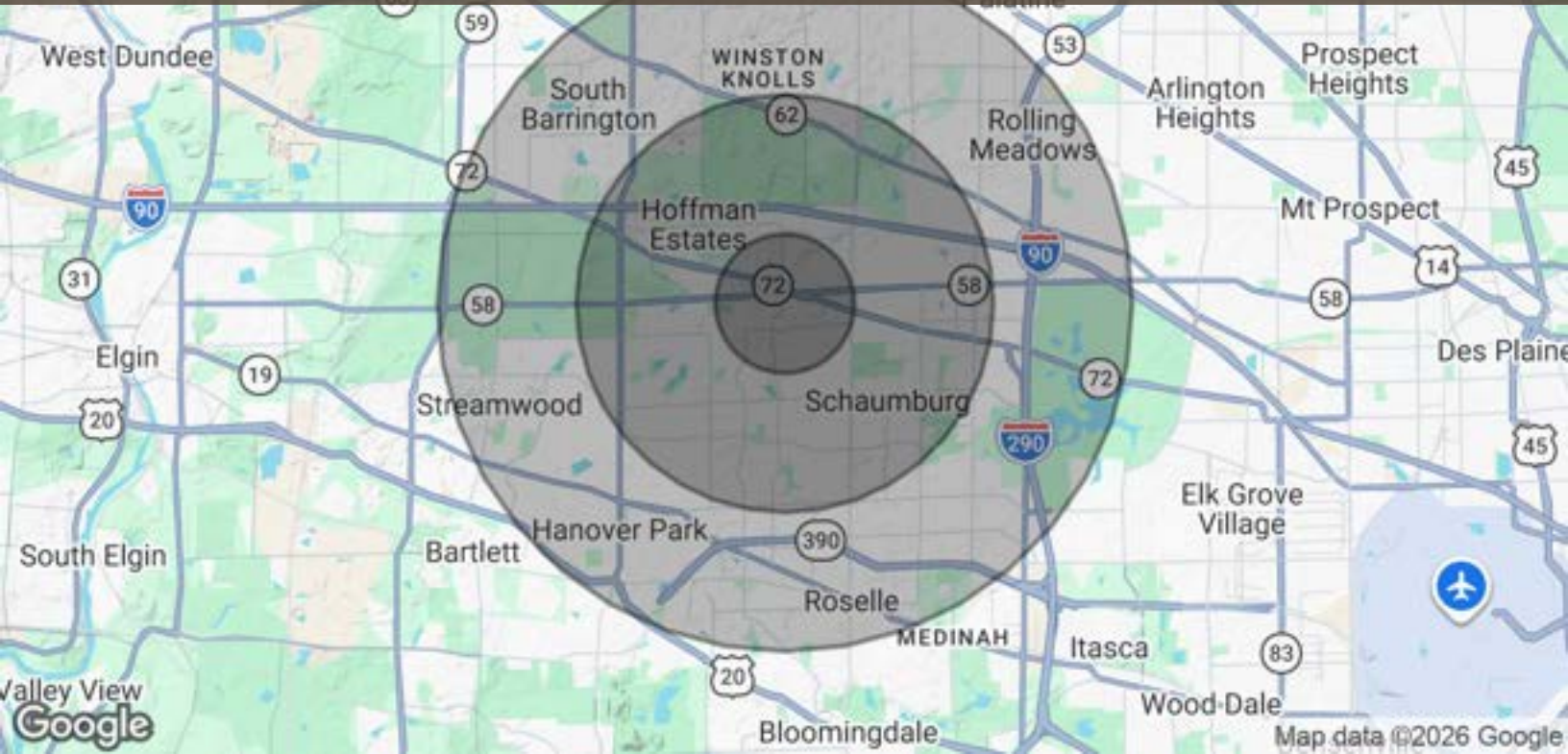


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Demographics Map & Report

For Lease

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,605	98,782	246,510
Average Age	39	41	41
Average Age (Male)	39	40	40
Average Age (Female)	39	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,846	37,432	92,166
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$112,705	\$119,265	\$128,510
Average House Value	\$305,120	\$346,508	\$365,902

Demographics data derived from AlphaMap

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