

Retail Space For Lease in Downtown Palatine

32-60 W Palatine Road, Palatine, IL 60067



Property Highlights

- Prime Retail Space Available in the Heart of Downtown Palatine.
- High visibility storefront in corner building with easy access.
- Abundant Parking Onsite with Public Lot Across Street
- Excellent Tenant Mix
- Over 13,000 VPD on Palatine Road, 1200 on Brockway
- 3 Blocks from Metra Station

Location Description

Situated on almost a full acre near the heart of Downtown Palatine, on the northeast corner of Palatine Road and Broadway Street. Across the street from Garfield's Beverage Warehouse, and a public parking lot for over 65 cars, with Jewel-Osco just one block away.

Two Adjacent Storefronts Can Be Combined for 1,885 SF Total

Perfect visibility on the hard corner of Palatine Road and Brockway Street. These former law office (1,040 SF) and IT support (845 SF) businesses offer vanilla box buildout, individual HVAC and utilities, and nearly 30' of storefront facing Palatine Road.

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6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice.

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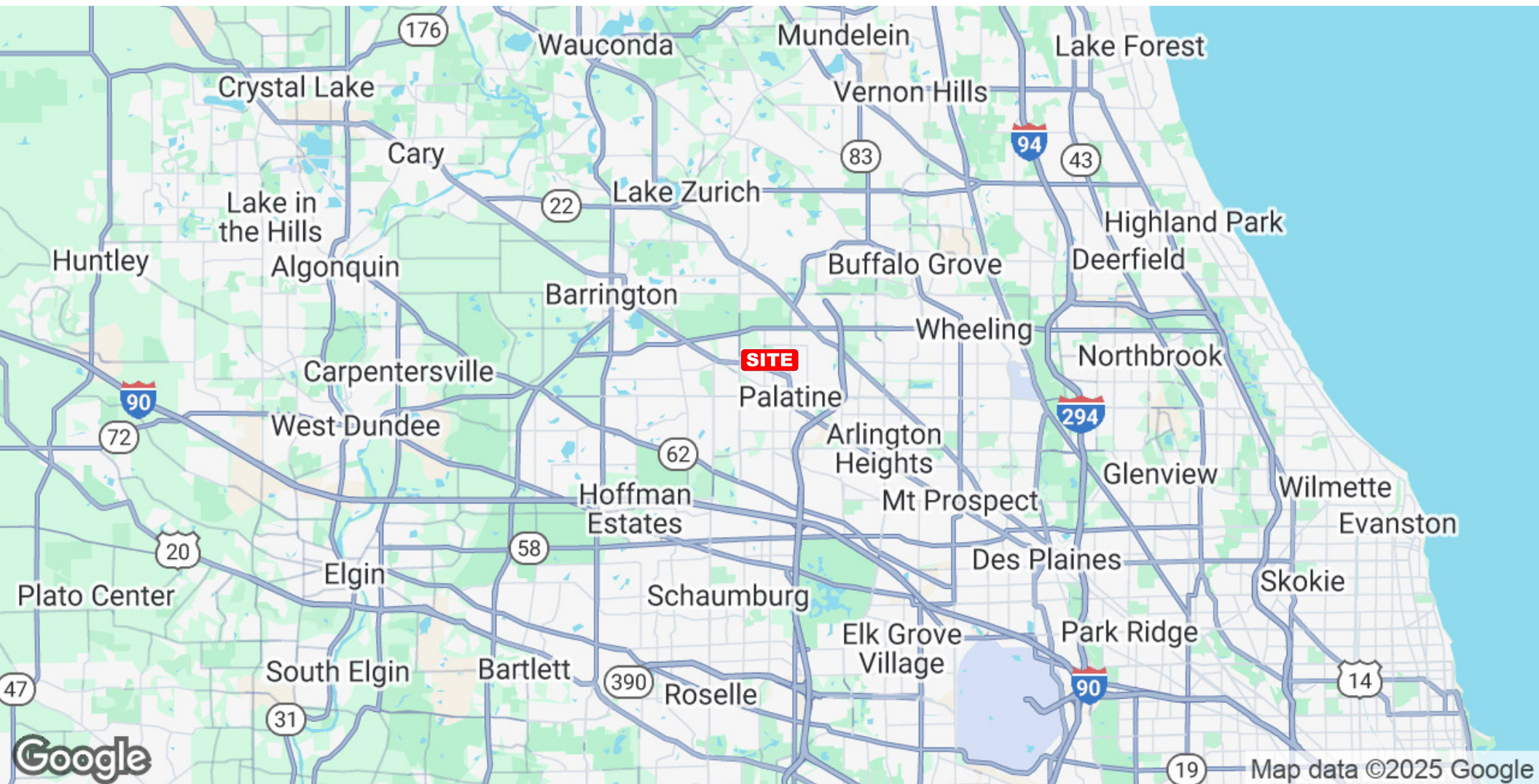
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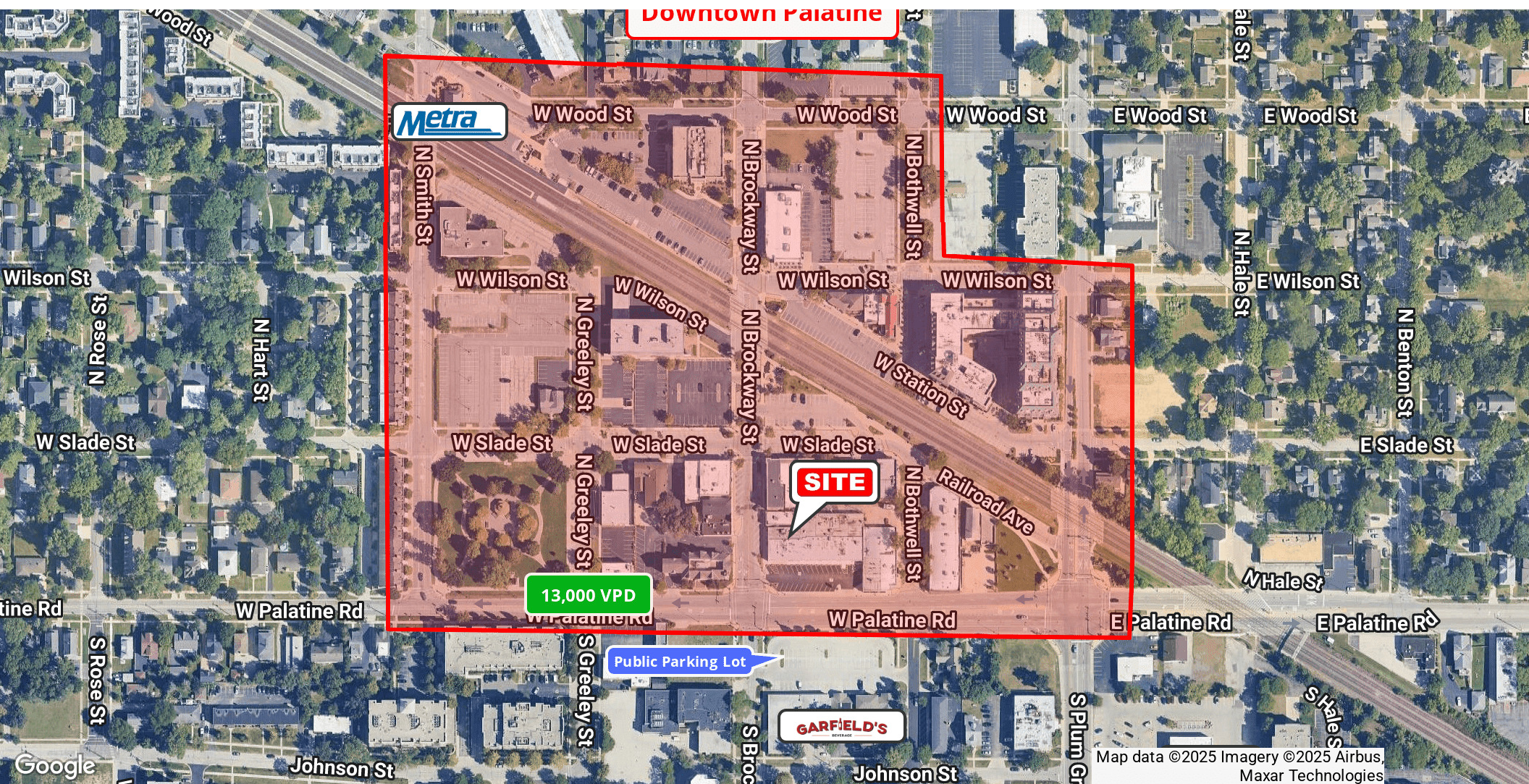
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Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	845 - 1,885 SF	Lease Rate:	\$25.00 - \$27.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
52-56 W Palatine Road (combined spaces)	Available	1,885 SF	Modified Gross	\$25.00 SF/yr	-
52 W Palatine Road	Available	845 SF	Modified Gross	\$27.00 SF/yr	-
56 W Palatine Road	Available	1,040 SF	Modified Gross	\$27.00 SF/yr	-

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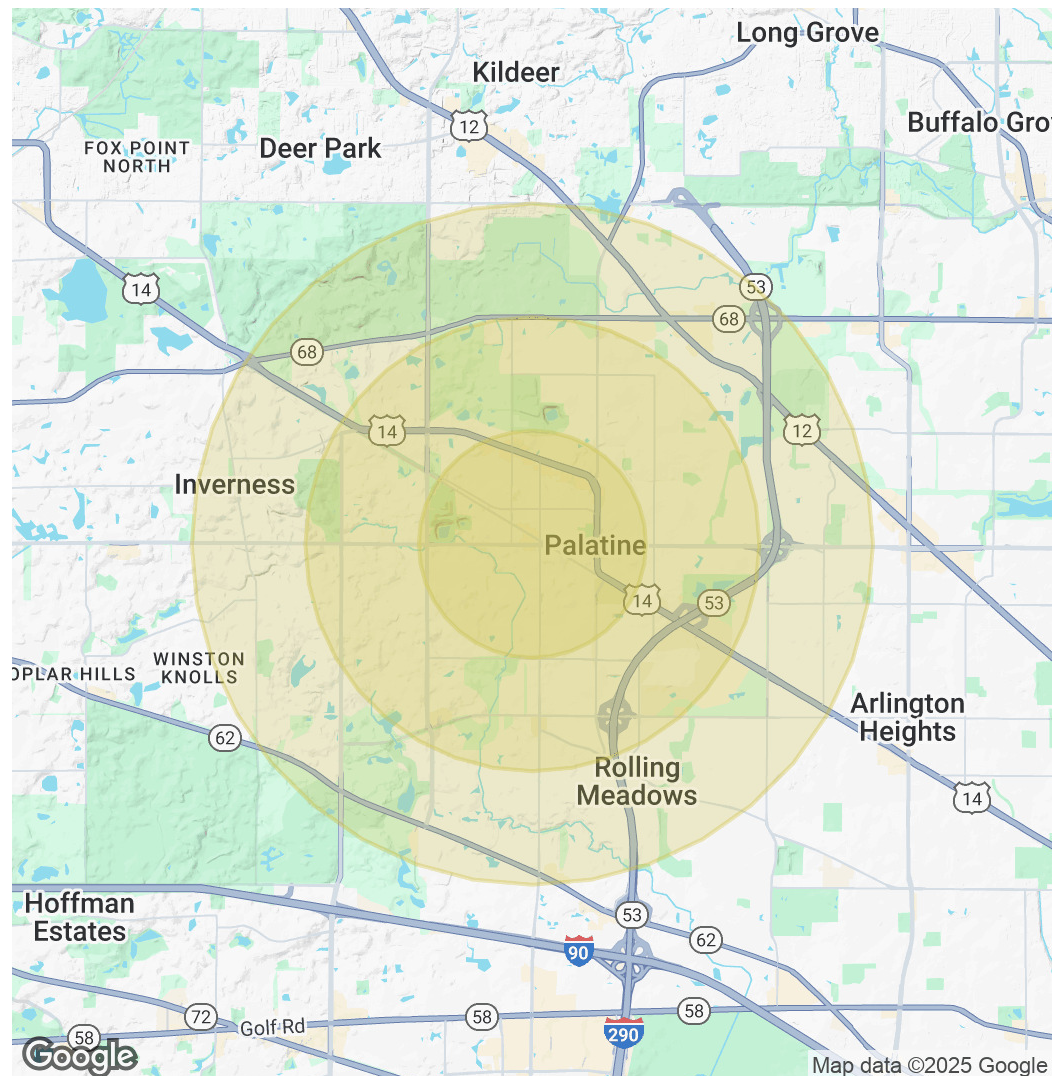
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Population	1 Mile	2 Miles	3 Miles
Total Population	12,329	42,336	97,182
Average Age	43	44	42
Average Age (Male)	42	42	41
Average Age (Female)	45	45	43

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	5,451	17,746	39,577
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$160,156	\$156,824	\$142,659
Average House Value	\$410,241	\$428,883	\$412,881

Demographics data derived from AlphaMap



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Peter Karlis

VP Investment Properties

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Professional Background

Peter L. Karlis is an investment properties advisor with over 20 years of commercial real estate experience. His brokerage practice is devoted to representing owners and investors of commercial properties, apartment buildings and development sites. He has a diverse background ranging from developing retail centers and brokering investment properties, to consulting for financial institutions and government entities on commercial real estate matters. Earlier in his career, Peter represented clients as an attorney in real estate transactions and business litigation. His academic background includes a Bachelor's degree in economics and risk management from Illinois Wesleyan University, and a Juris Doctor from Loyola University Chicago School of Law.

Education

BA - Economics and Financial Risk Management - Illinois Wesleyan University

Juris Doctor - Loyola University Chicago School of Law

Memberships

ICSC

National Association of Realtors

Troy Companies

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