

DEARBORN REALTY & CONSTRUCTION

FOR LEASE

HIGH POINT PLAZA

1350 E. Chicago St.
Elgin IL 60120
Cook County



OVERVIEW



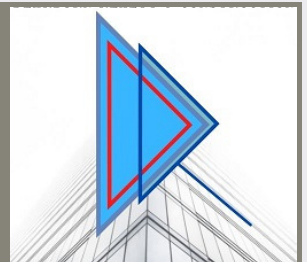
ABOUT THIS PROPERTY

Located on lighted street corner of Chicago Street and Shales Parkway. Very busy intersection with lot of high car count. Location, Location, Location - one of the busiest centers around the community. Close to residential and industrial mixed community. Highly visible and easily accessible. Within 5 miles of I-90 and other Elgin-Downtown shopping districts.

CONTACT

 Oscar  (630) 439-4676  oscar@chuckandleo.com

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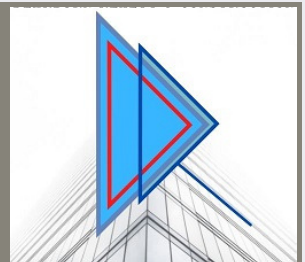
UNIT 27 | 1500 SQFT



CONTACT

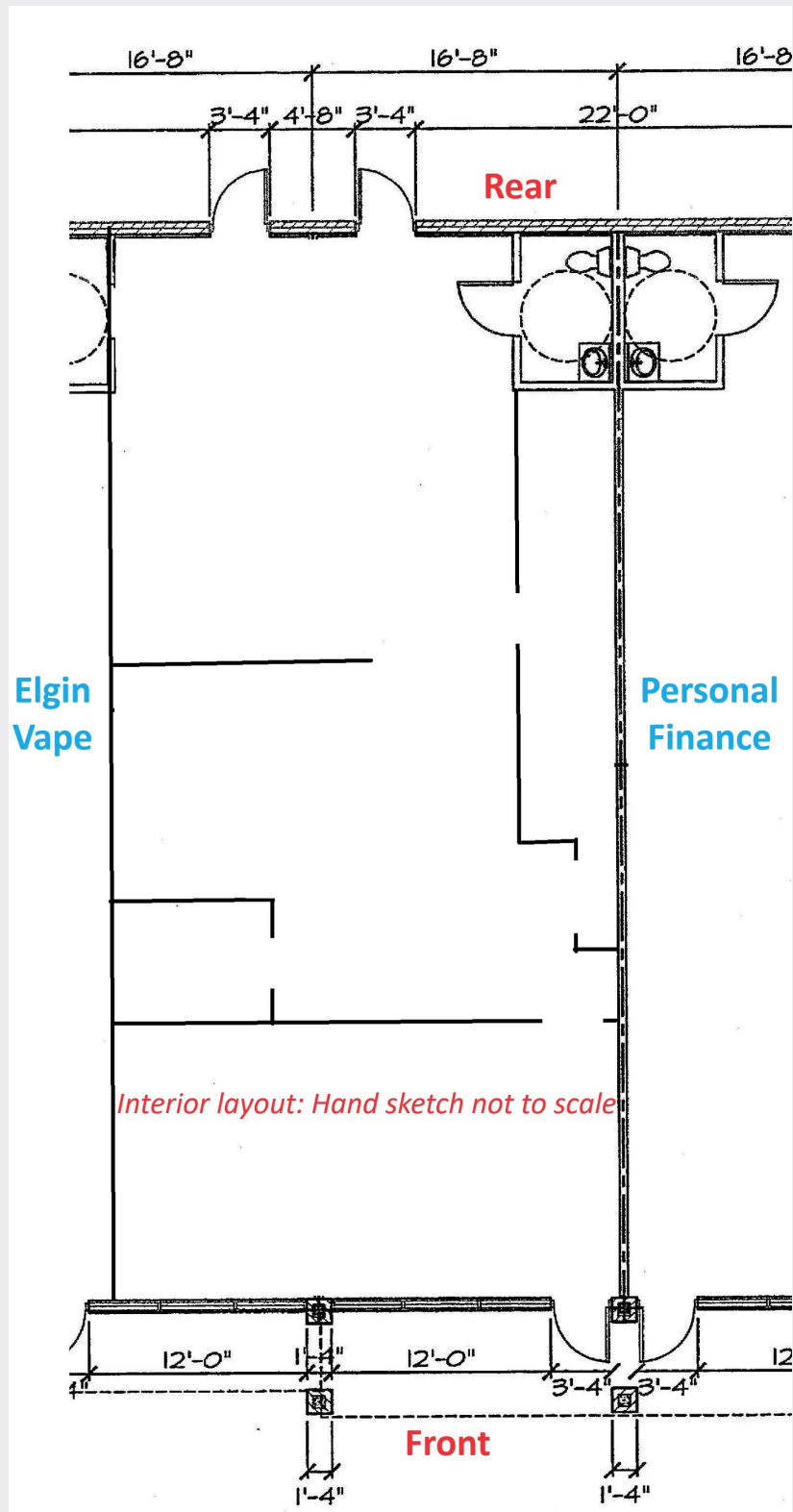
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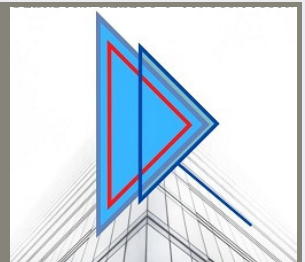
UNIT 27 | UNIT LAYOUT (HAND SKETCH NOT TO SCALE)



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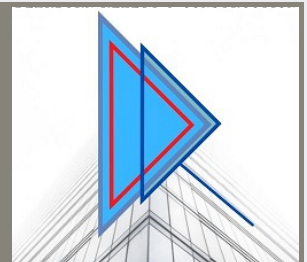
BUSINESSES IN PLACE

Address	Tenant	SQFT
1	Subway	1020
2-4	High Point Dentistry	3100
5	Smoothie Shop	900
6	Total by Verizon	1100
7	Surge Staffing	900
8	State Farm Insurance	1000
9	Indian Grocery	1000
10	La Moda Barbershop	1000
11	Michoacana Ice Cream	1000
12-15	Chicago Tap House & Grill	4000
16	Mr C's Hot Dog	1540
17	New Life Medical	1020
18	Pawber Grooming	1000
19	Fortune House	1000
20	Salon Santi	1200
21	IFIX Cellphones	800
22	T.N. Nails	1000
23	Eyebrows Expert	1000
24-26	Elgin Vape	2500
27	Available Soon	1500
28	Personal Finance	1000
29	Taqueria Azteca	1500
30-32	Liquour Store	2520

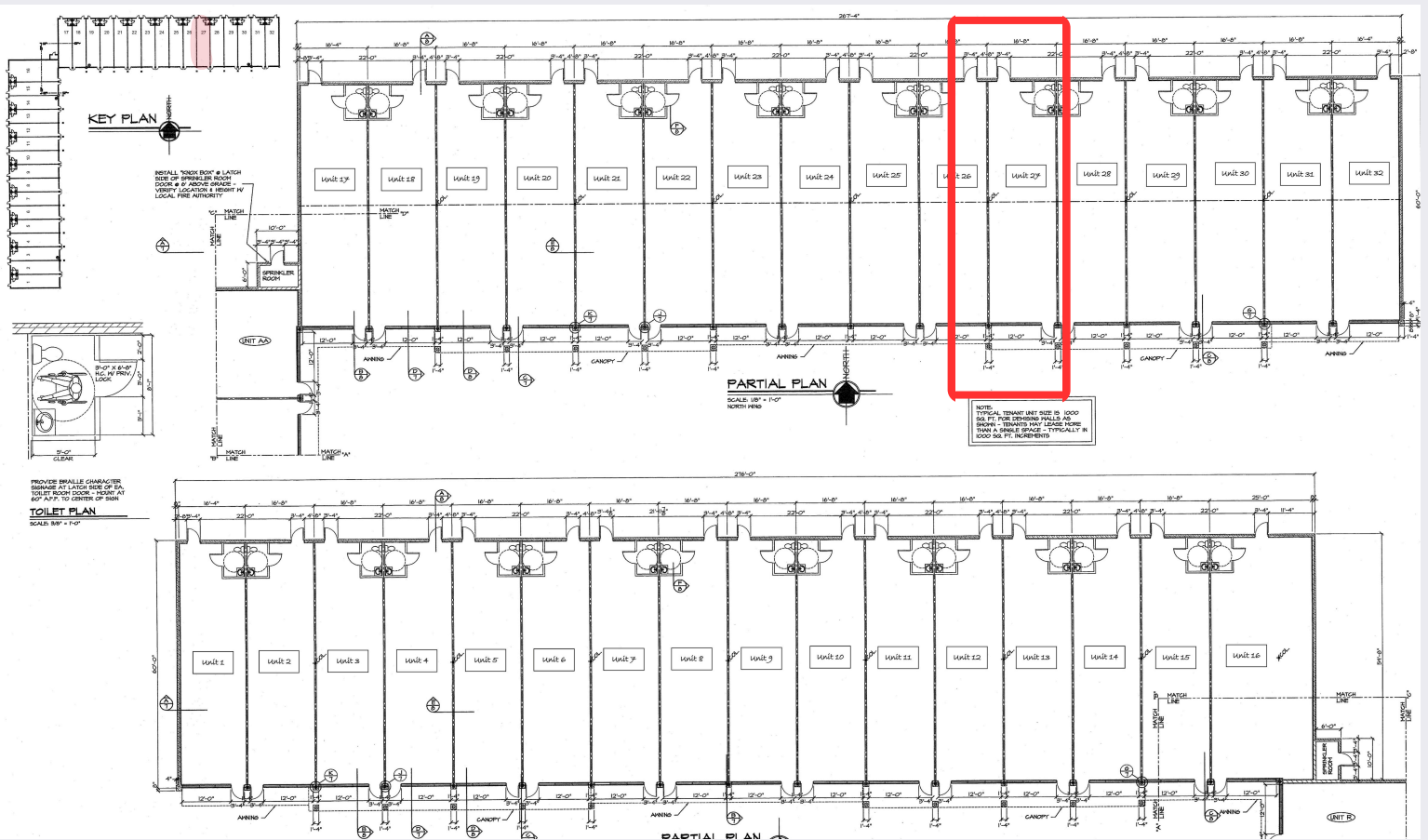
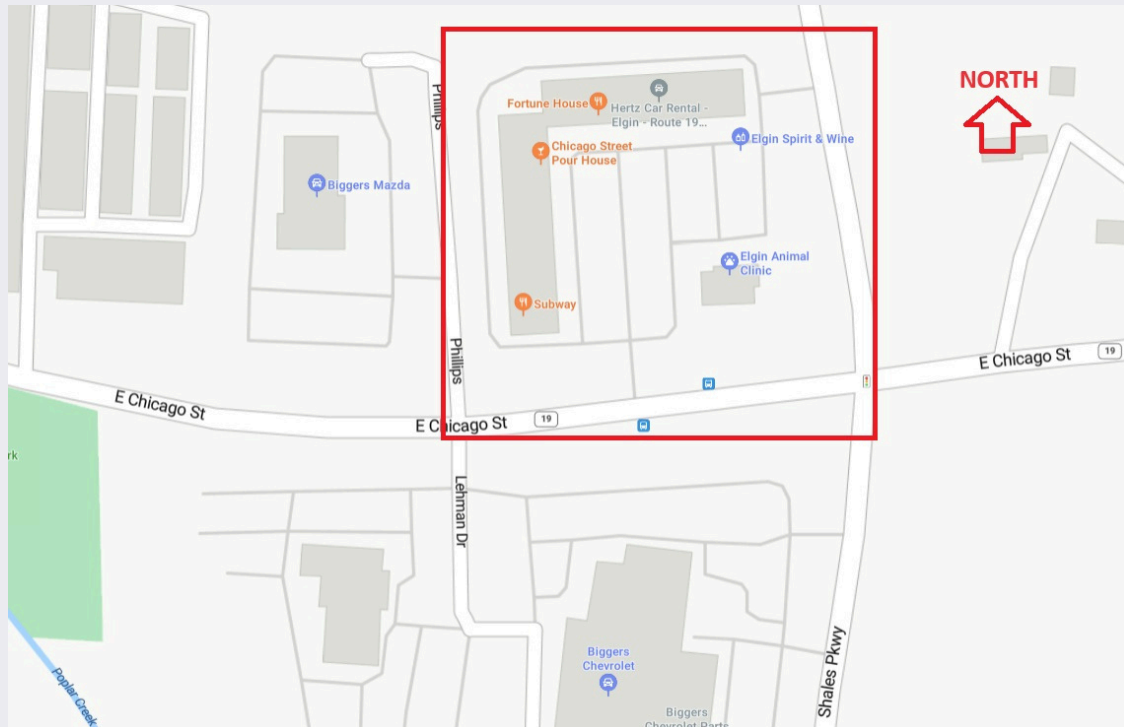
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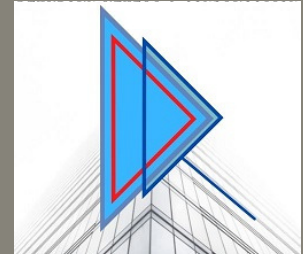
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SHOPPING CENTER INFORMATION

Center Size: 32,600 sq.ft.

Parking: 210 spaces

Stores: 23 (sprinkled building)

Year Built: 2009

Zoning: AB (check with Elgin if business is allowed)

LEASING AND PRICING

Our leases are Triple Net. Contact us to get information on Base Rent and NNN per square foot. Security Deposit is 2x Base Rent. Tenant is responsible for utilities such as electric and gas. Water and Garbage service is included in CAM.

ABOUT US

Self-managed property developers. Responsive to property issues and tenant matters. We have other leasing opportunities for retail space, office space, office warehouse (also available to purchase), and land for sale. Areas of our other properties are in: Schaumburg, Roselle, Hoffman Estates, Elk Grove, Carol Stream, Geneva, Elgin, and Round Lake.



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