

**3 MONTHS
FREE RENT**

IF LEASE SIGNED BY
April 30th 2025

**2ND FLOOR
OFFICE SUITES &
GROUND FLOOR
TURNKEY
MEDICAL SPACE
AVAILABLE!**



PROPERTY/MARKET SUMMARY

Beautiful 2-story shopping center located in a densely populated, upscale residential area of Buffalo Grove. The property features 1,747 SF of medical office space on the first floor and various second-floor office spaces ranging from 300 - 679 SF, accessible by elevator. Visibility is best in class, situated off McHenry Road with 55,400+ VPD. Pylon signage is also available.

ASKING RATE : \$20.00 SF/YR (NNN)

SPACE AVAILABLE: 300 - 1,747 SF

NEARBY BUSINESSES



DEMOGRAPHICS

1 MILE

POPULATION: 9,928
AVG HH INCOME: \$192,799
HOUSEHOLDS: 3,468

3 MILES

POPULATION: 87,150
AVG HH INCOME: \$150,814
HOUSEHOLDS: 33,076

5 MILES

POPULATION: 217,232
AVG HH INCOME: \$153,116
HOUSEHOLDS: 83,016

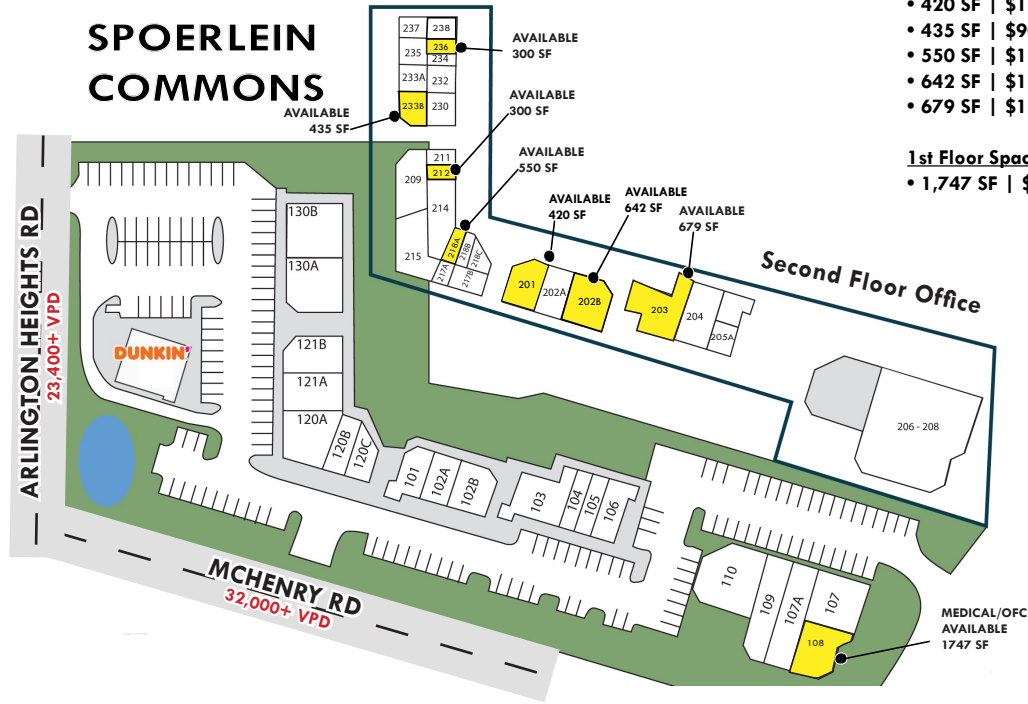
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FOR LEASE

SITE PLAN



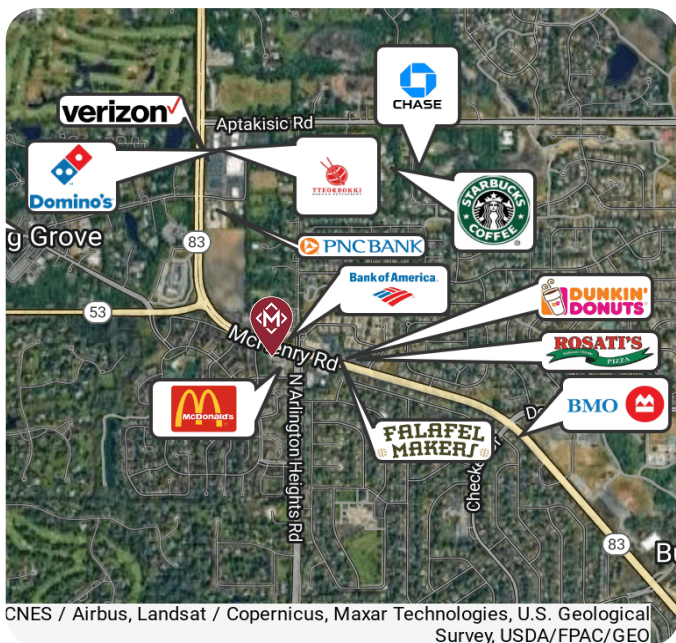
2nd Floor Office Spaces

- 300 SF | \$725/Month
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- 420 SF | \$1,015/Month
- 435 SF | \$906/Month
- 550 SF | \$1,015/Month
- 642 SF | \$1,337.5/Month
- 679 SF | \$1,640/Month

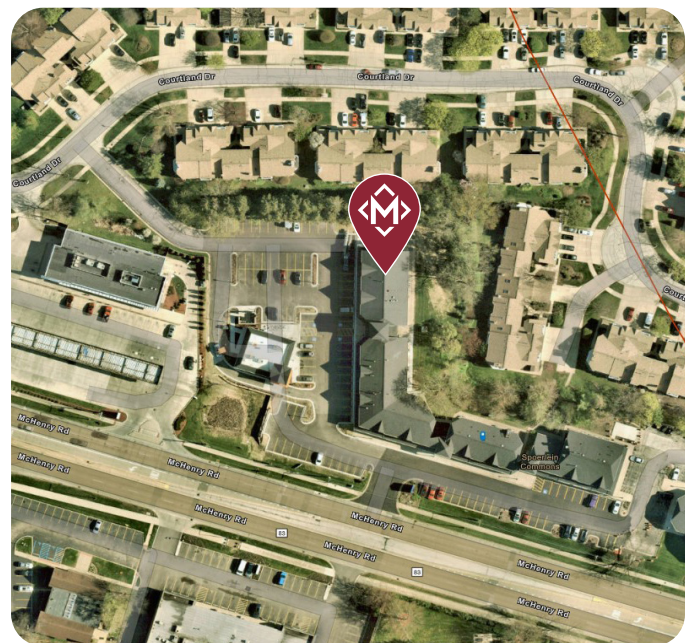
1st Floor Space

- 1,747 SF | \$3,500/Month

RETAILER MAP



AERIAL MAP



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