

OFFICE/RETAIL FOR SALE & LEASE

570 E. NORTHWEST HWY

570 E. Northwest Hwy, Des Plaines, IL 60016



OFFERING SUMMARY

SALE PRICE:	\$675,000
NUMBER OF UNITS:	16
CAP RATE:	4.66%
NOI:	\$31,476
AVAILABLE SF:	290 - 1,200 SF
LEASE RATE:	\$12.00 - 15.00 SF/yr (MG)
LOT SIZE:	0.25 Acres
BUILDING SIZE:	10,948 SF
ZONING:	C-3
MARKET:	Chicago
SUBMARKET:	O'Hare
PRICE / SF:	\$61.66

PROPERTY OVERVIEW

KW Commercial is pleased to present the opportunity to lease or purchase this established 10,948 sf multi-tenant office/retail building in Des Plaines with 100 feet of store front along a main thoroughfare of the town.

The building is situated on 10,890 sf of land and is comprised of two levels, each around 5,474 sf. Parking is available in the private lot behind the building as well as street parking in front on Northwest Hwy. This is a great value add opportunity for the right buyer.

PROPERTY HIGHLIGHTS

- Multi-tenant office/retail building on two levels.
- Highly visible location on main thoroughfare with 100 feet of store front.
- Great value-add opportunity or redevelopment.
- Suites ranging from 285 sf to 1,200 sf available for lease.
- Private parking lot plus street parking.
- Excellent demographics.

KELLER WILLIAMS ONECHICAGO
8750 W. Bryn Mawr,
Suite 110E
Chicago, IL 60631

NICK PANOUSIS
Broker Associate
O: 630.965.6611
C: 630.965.6611
npanousis@kwcommercial.com

PETER COTSIRILOS, CCIM
Senior Director
O: 630.253.4929
C: 630.253.4929
pcotsirilos@kwcommercial.com
IL #471.008387

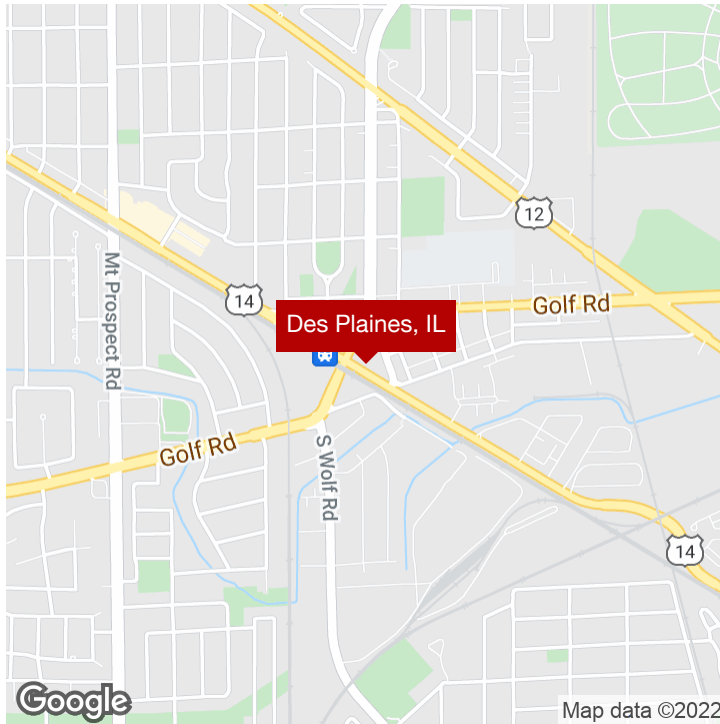
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LOCATION DESCRIPTION

The City of Des Plaines is located approximately 17 miles northwest of downtown Chicago near O'Hare International Airport. It is a vibrant, diverse collection of residential, commercial, and industrial land uses, encompassing roughly 15 square miles of land area.

Des Plaines is home to several Fortune 500 companies and has a comfortable blend of commercial, financial, industrial, professional, service-oriented and retail sectors. The combination of superior air transportation, good railroads, and a network of expressways has fostered the full development of Des Plaines over the years into this mature yet ever-growing environment.

In its commitment to the continued success of its current businesses and future growth opportunities, Des Plaines provides a business friendly environment by offering 5 unique Business Assistance Grants, a streamlined permitting process and easy access to their experienced staff.

LOCATION DETAILS

Market	Chicago
Sub Market	O'Hare
County	Cook
Cross Streets	Northwest Hwy and Golf Rd
Street Parking	Yes Northeast Side of Street
Nearest Highway	I 294
Nearest Airport	O'Hare

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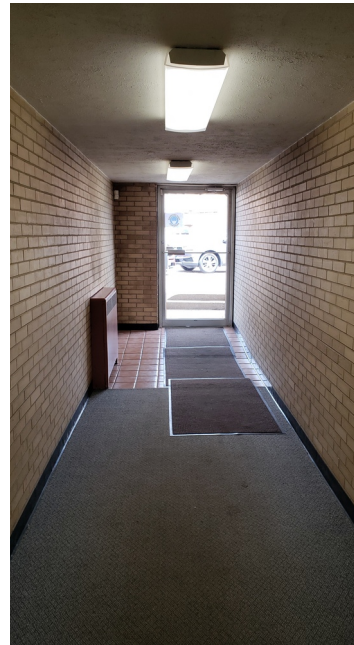
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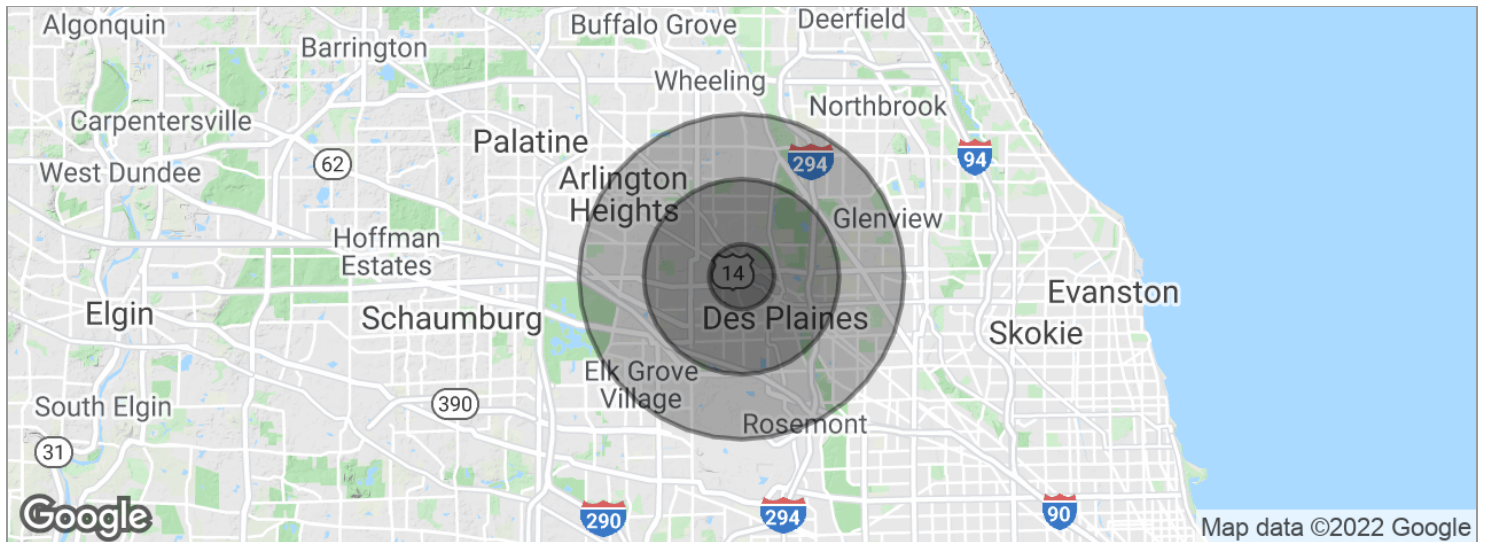
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,881	119,058	302,631
Median age	42.0	40.4	39.9
Median age (male)	41.7	38.7	38.4
Median age (Female)	42.5	41.9	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,072	45,571	116,095
# of persons per HH	2.7	2.6	2.6
Average HH income	\$87,875	\$79,294	\$78,984
Average house value	\$299,611	\$310,790	\$338,727

* Demographic data derived from 2010 US Census

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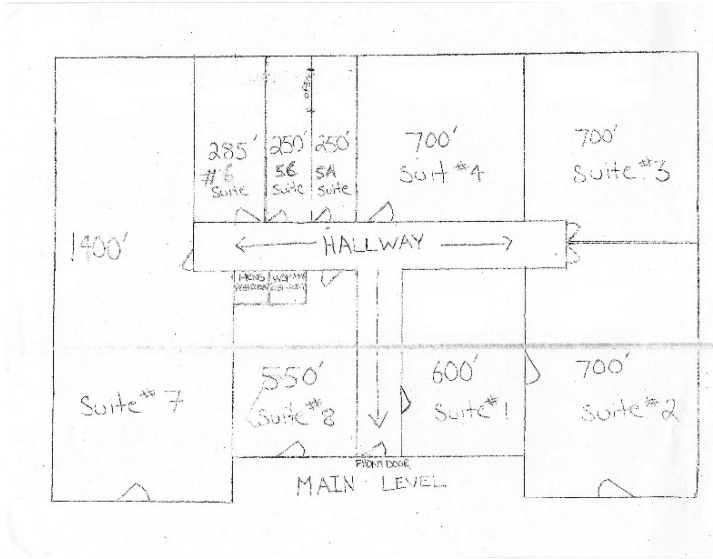
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LEASE INFORMATION

Lease Type: MG Lease Term: Negotiable
 Total Space: 290 - 1,200 SF Lease Rate: \$12.00 - \$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 4	Available	700 SF	Modified Gross	\$15.00 SF/yr	Main Level
Suite 7	Available	1,200 SF	Modified Gross	\$15.00 SF/yr	Main Level
Suite 12a	Available	290 SF	Modified Gross	\$12.00 SF/yr	Lower Level

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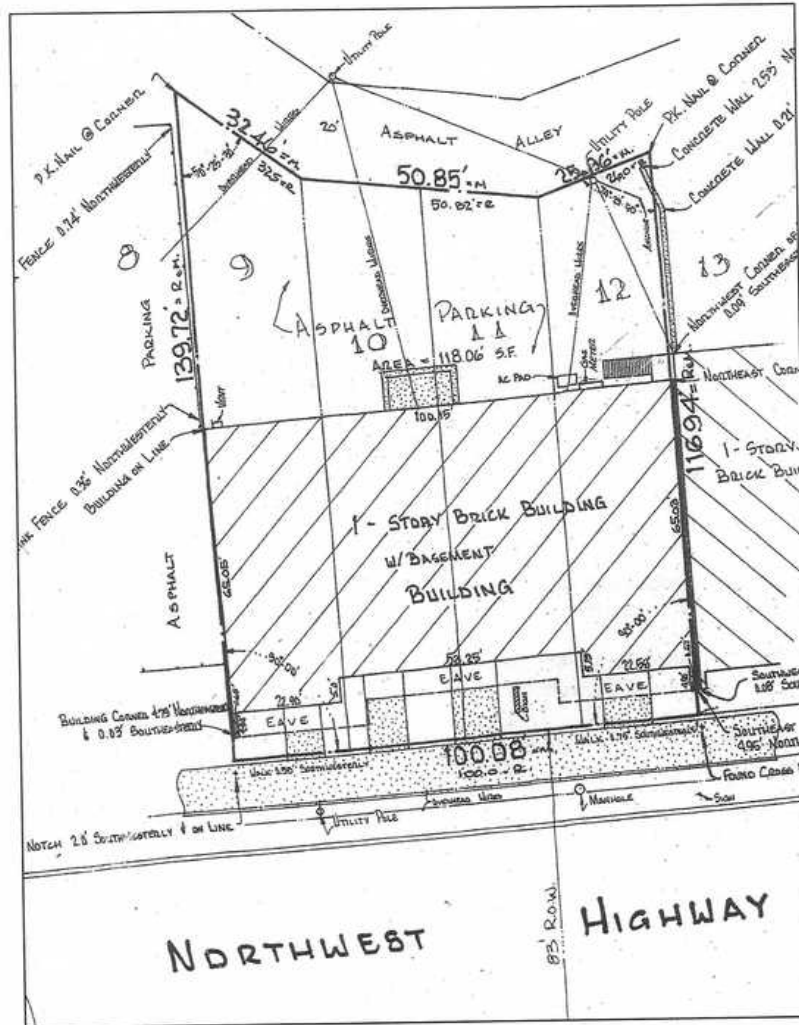
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570 E. NORTHWEST HIGHWAY, DES PLAINES, ILLINOIS

PLAT OF SURVEY



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