

# Tartans Crossing

1925-1997 Huntley Road  
W Dundee, IL 60118

## For Lease

MLS #07092891

RETAIL



RETAIL / OFFICE 1,200 - 1,748 SF

\$16.PSF (NNN) SEE DESCRIPTION

2 remaining office or retail spaces available (1,200 – 1,748 SF) in brick retail center located on the same side of the street as Home Depot. Surrounded by several residential and retail developments. Excellent traffic counts of over 14,000 vpd.

Join Edward Jones, Arctic Wolf Ale House, The Skin Space Salon, Larkin Floral, Wellness & Nutrition Center, Lossman Eye Care, Mr. Cronin's Driving School, and Scoo-B-Do's Pet Grooming and Second Season Adult Day Retreat Center.

**Unit 1975:** 1,748 SF warm shell, 1 bath, ready for build out.  
Total monthly rent \$2,943.92 including NNN

**Unit 1991:** 1,200 SF Former Allstate Insurance office with 2 private offices, open clerical, kitchenette, 1 bath and storage area.  
Total monthly rent \$2,021.00 including NNN

### Specifications

Center Size:	22,696 SF
Year Built:	2004
HVAC System:	Roof Mounted HVAC
Electrical:	200 AMP, 3 Phase
Sprinklers:	Yes
Washrooms:	Varies per Unit
Ceiling Height:	10 - 13 ft
Parking:	137 Spaces (Common)
Sewer/Water:	City
Zoning:	B2
CAM & Taxes	CAM: \$1.78 psf Taxes: \$2.43 psf (2024)
PIN #:	03-21-251-015

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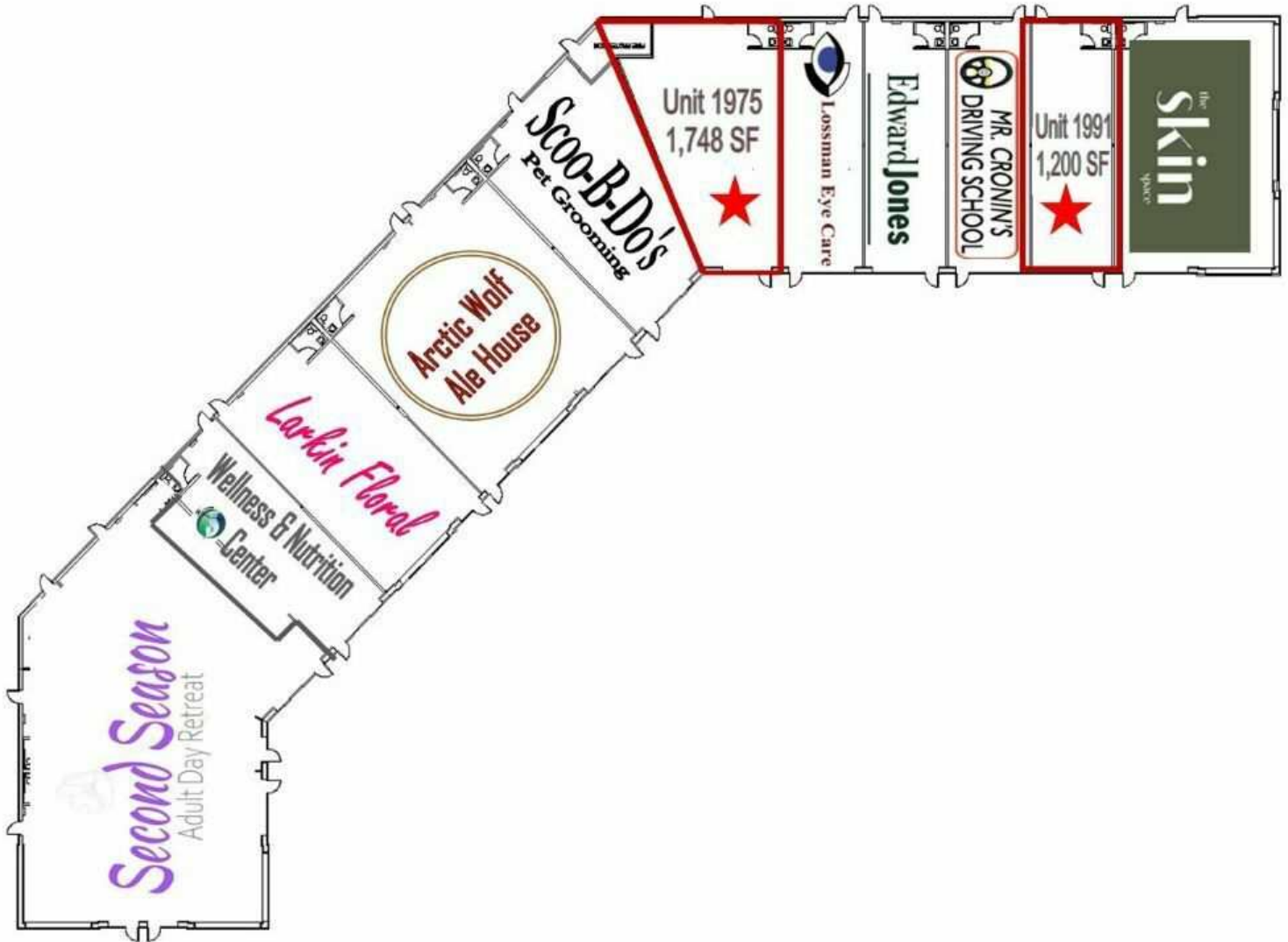
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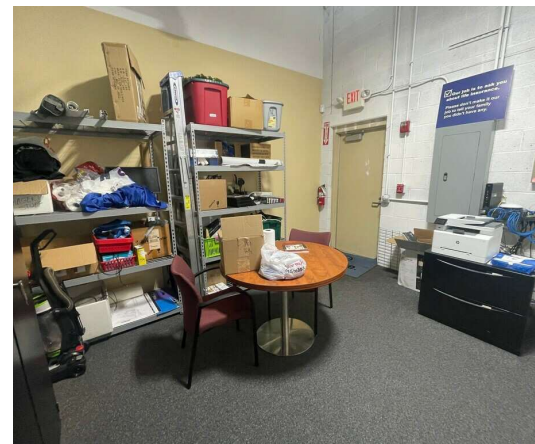
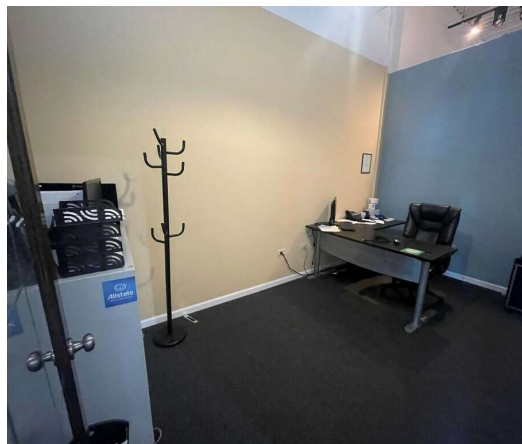
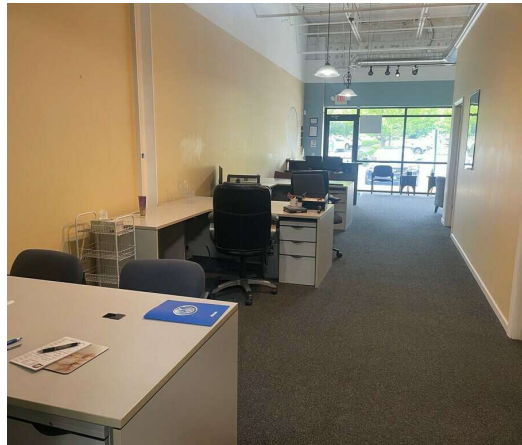
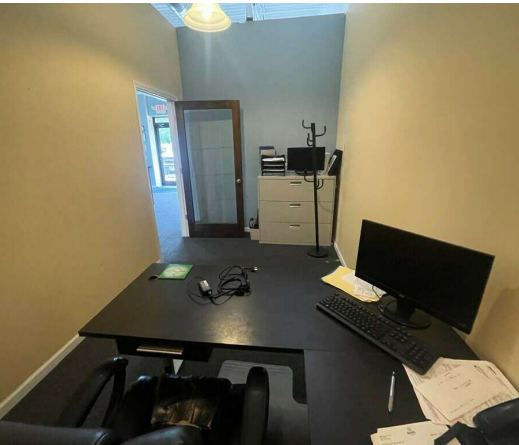
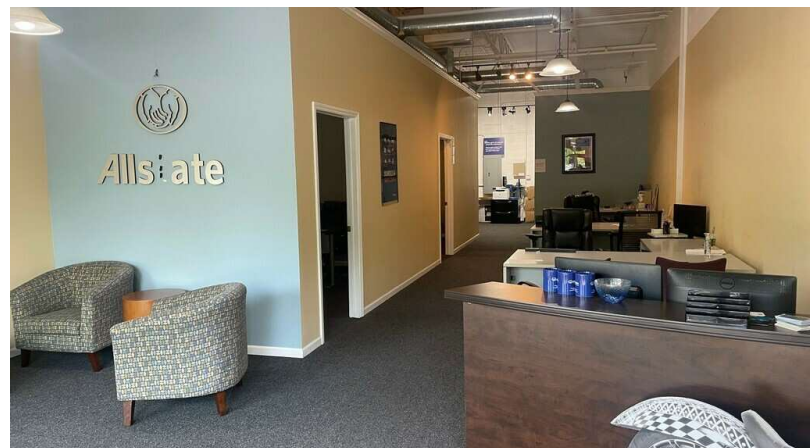


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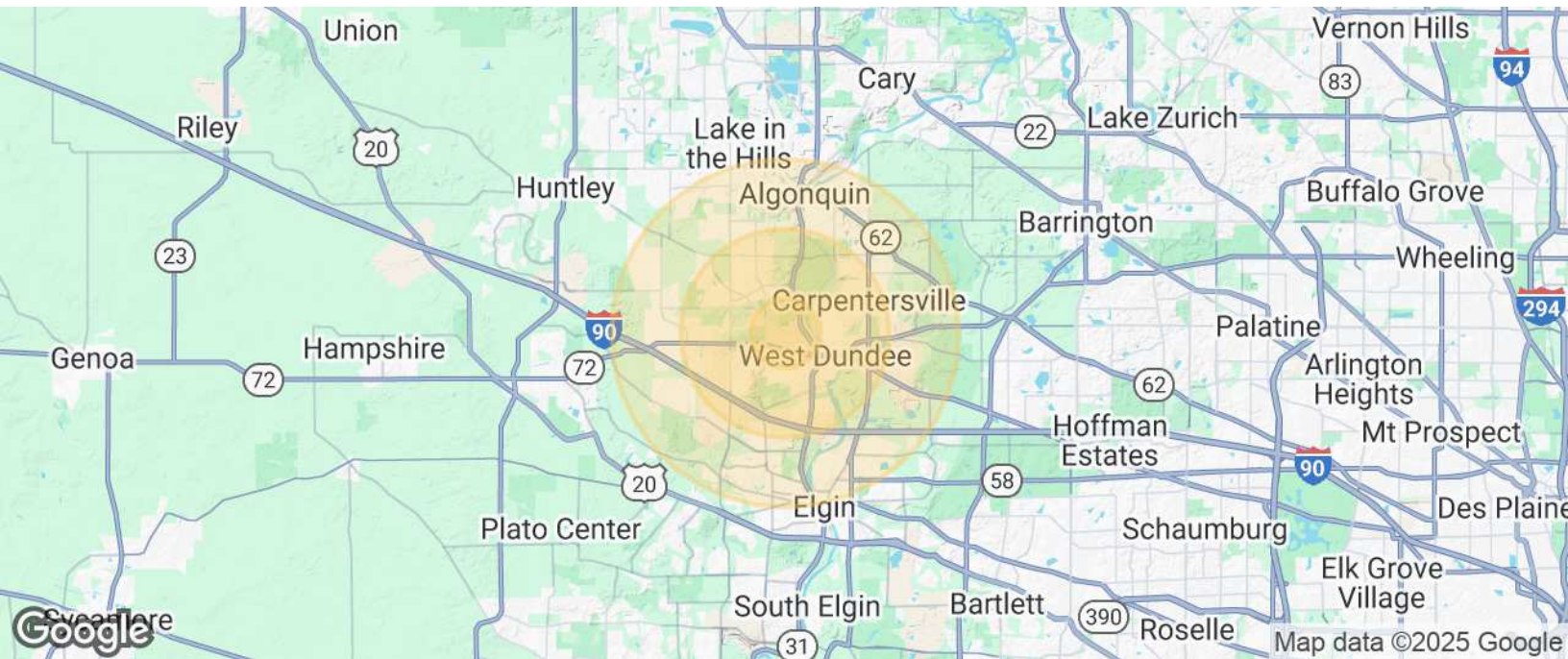
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,900	48,387	151,186
Average Age	40	39	39
Average Age (Male)	40	38	38
Average Age (Female)	41	39	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,774	16,981	52,694
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$142,395	\$124,086	\$118,504
Average House Value	\$342,974	\$310,161	\$297,128

Demographics data derived from AlphaMap

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