

FOR LEASE

Arlington Towne Square For Lease at the SWC of Golf Road & Arlington Heights Road

15-89 West Golf Road | Arlington Heights, IL 60005

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF	1,400 - 2,700 SF
Lease Rate:	\$18.00 PSF NNN
NNN's:	\$8.60 PSF
Lot Size:	6.29 Acres
Building Size:	90,065 SF
Year Built:	1987
Renovated:	2015
Zoning:	DX-5: Downtown Mixed-use
Market:	Northwest Suburbs

PROPERTY OVERVIEW

Arlington Towne Square is a 90,065 SF shopping center located at the SWC of Golf & Arlington Heights Roads offering exposure and visibility to over 65,000 VPD. Located just 2/3 of a mile from Interstate-90. Multiple access points along Golf & Arlington Heights Roads. Co-tenants include PNC Bank, Dollar Tree, DaVita Dialysis, Hartland Home Medical Supply, O'Reilly Auto Parts, Verizon, Pet Supplies Plus & more. Located in an extremely dense area with an average HH income over \$88,000/yr.

Neighboring retailers include Jewel-Osco, Xsport Fitness, Starbucks, Walmart, Lowe's Home Improvement, Walgreen's, Chase, Aldi, McDonald's, Valli Produce, AAA & more.

PROPERTY HIGHLIGHTS

- Prime location at the SWC of Golf & Arlington Heights Roads offering exposure & visibility to over 65,000 VPD
- Located in the heart of one of Arlington Height's busiest commercial corridors
- Excellent co-tenancy including PNC Bank, Dollar Tree, O'Reilly Auto Parts, Hartland Home Medical Supply, Verizon, Pet Supplies Plus, Davita Dialysis & more
- Surrounded by strong national, regional & local retailers including Jewel-Osco, Xsport Fitness, Starbucks, Walgreens, Chase, Aldi, McDonald's, Valli Produce, AAA & many others.

Frontline Real Estate Partners

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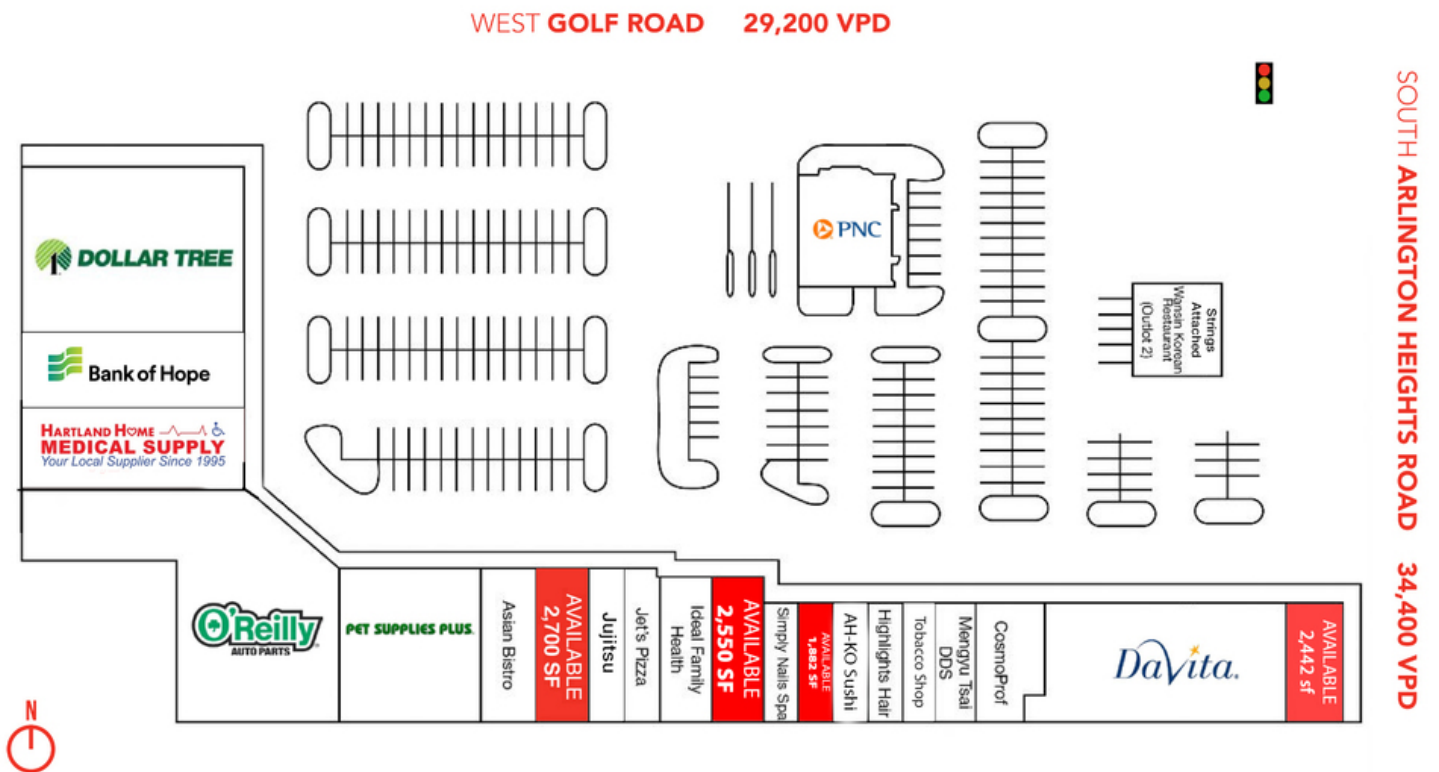
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[ADDITIONAL PHOTOS](#)





FedEx Office
SportClips
(HAT & SCUTS)

GNC
Great Clips
IT'S GONNA BE GREAT

GameStop
L.A. TAN

LOWE'S

Goodwill
Industries International, Inc.

Bank of America

NTB

Jewel-Osco

Starbucks

XSPORT
FITNESS

PRODUCE

ALDI

GOLF LIQUOR
SALON CENTRIC
NBS NAIL SUPPLY
ALLEGRETTI'S PIZZA
THAI LITTLE HOME
MANPASAND INDIAN

DRAFT PICKS
JELLY CAFE
ROKUDENASHI
RETRO BISTRO
QULINARNIA
MINA RESTAURANT
NINE KARAOKE LOUNGE

PAPA JOHN'S
Better Ingredients
Better Pizza

State Farm
INSURANCE

Walmart

STAPLES

Goodwill

Bank of America

NTB

Jewel-Osco

Starbucks

XSPORT
FITNESS

PRODUCE

ALDI

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QULINARNIA
MINA RESTAURANT
NINE KARAOKE LOUNGE

PAPA JOHN'S
Better Ingredients
Better Pizza

State Farm
INSURANCE

GOLF RD

34,000 VPD

36,000 VPD

American Mattress

Starbucks

Sprint

COOPER'S HAWK
SHIRT & ACCESSORIES

SITE

CHASE

McDonald's

Walgreens

PET SUPPLIES PLUS
GREAT PRICES. NO REGIONS.

O'Reilly AUTO PARTS
GREAT PRICES. NO REGIONS.

DOLLAR TREE

PNC

verizon CosmoProf

FIVE GUYS
SUBSIDIO SA PIZZA

Chipotle

Panera

noodles

THE ITALIAN

DUNKIN' DONUTS

BP

meijer

ALGONQUIN RD

ARLINGTON HEIGHTS RD

32,000 VPD

90

146,000 VPD

Denny's

Mitsuwa
MARKETPLACE

ROBERT MORRIS
UNIVERSITY

CVS The UPS Store
SUBWAY AutoZone

BUSSERD

Guitar Center

ALGONQUIN RD

7
ELEVEN

POPEYES
LOUISIANA KITCHEN

Jamison's
LOUISIANA KITCHEN

T-Mobile

boostmobile metroPCS
SUBWAY Jackson Hewitt
TAX SERVICE



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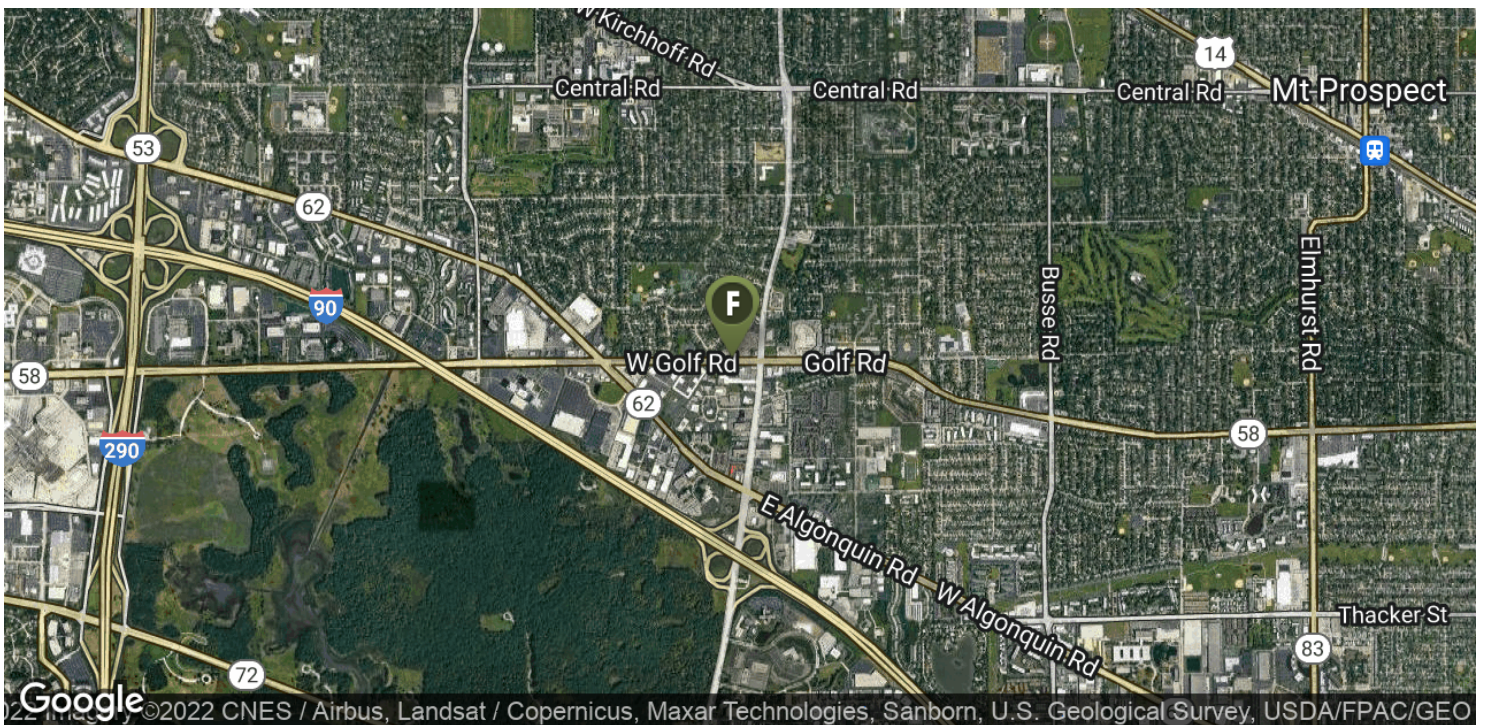
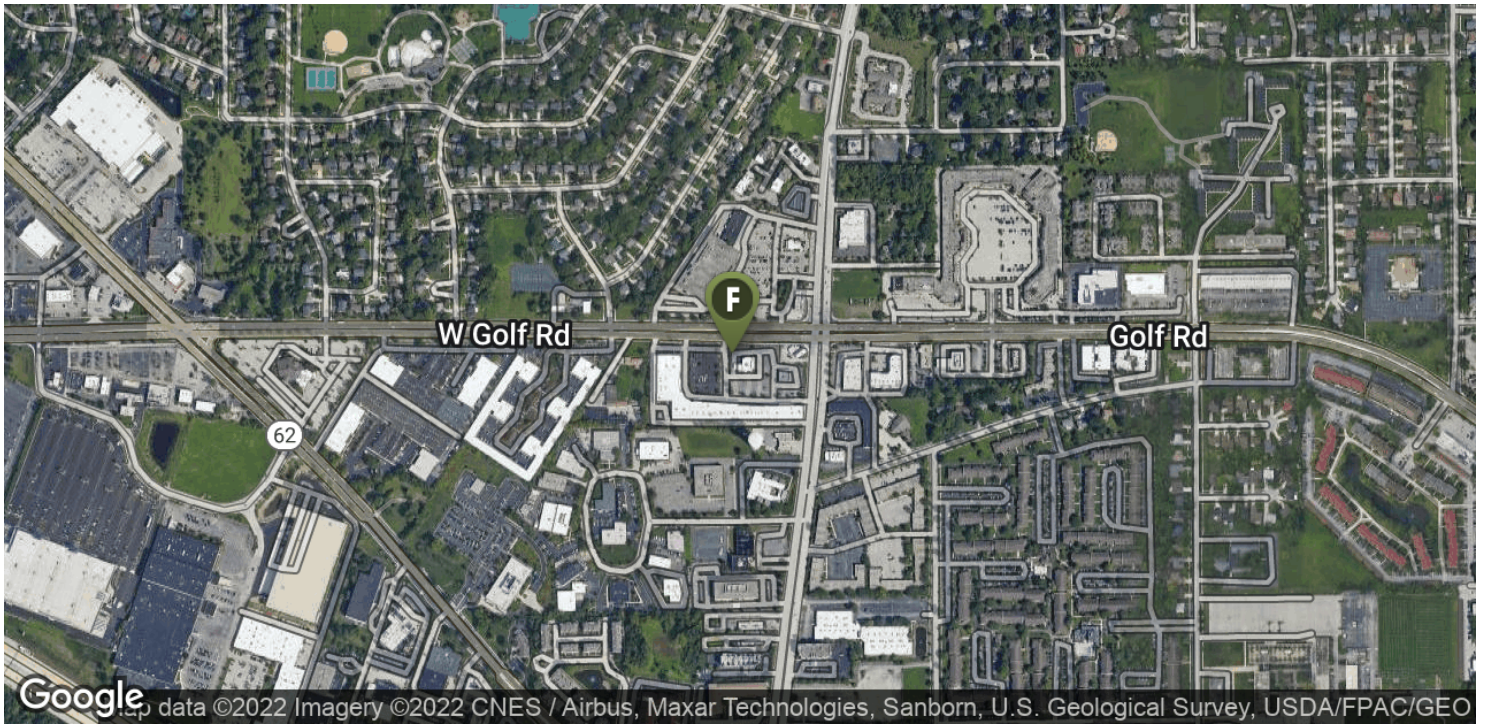


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LOCATION MAPS



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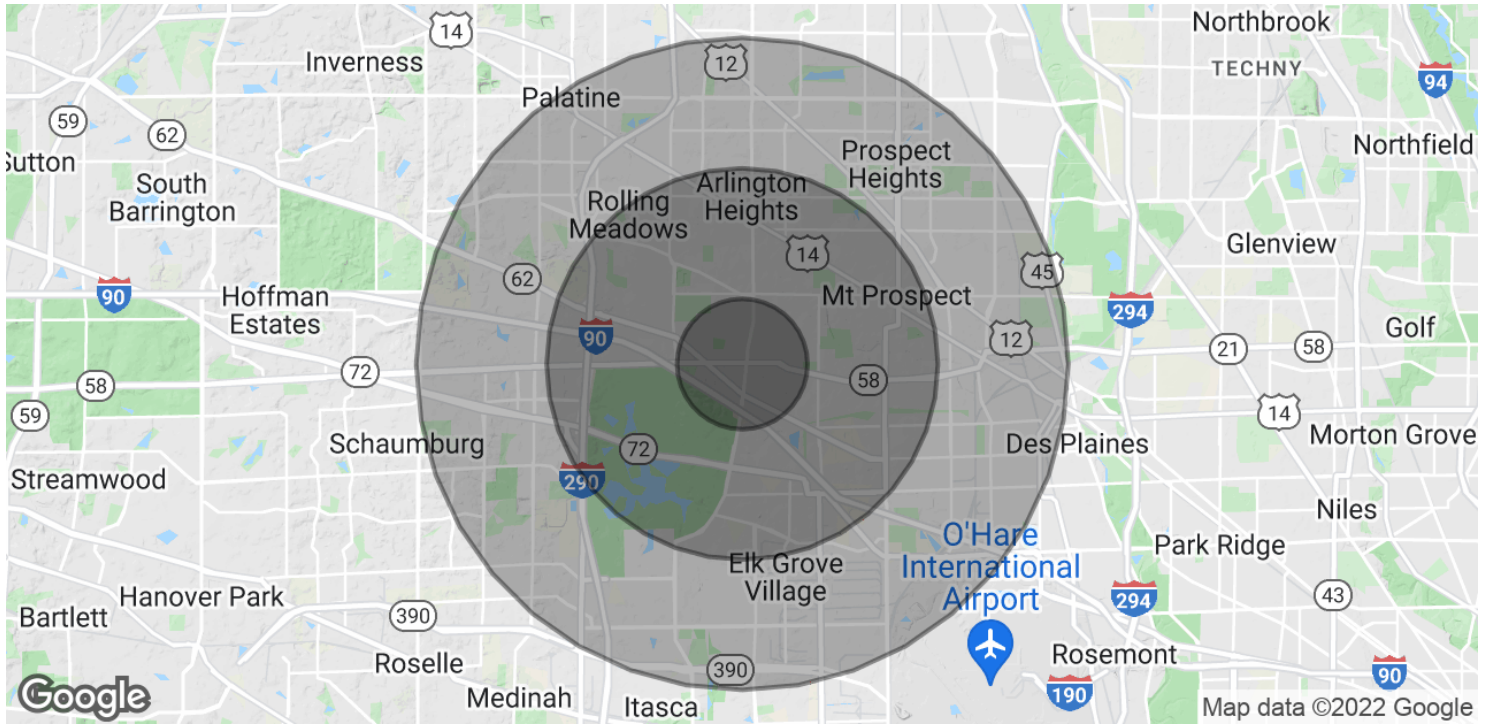
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,548	115,598	270,443
Average age	39.4	39.2	40.2
Average age (Male)	38.3	37.8	39.0
Average age (Female)	40.1	40.4	41.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,955	45,807	107,332
# of persons per HH	2.4	2.5	2.5
Average HH income	\$71,454	\$81,268	\$84,845
Average house value	\$370,618	\$331,458	\$338,257

* Demographic data derived from 2010 US Census

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