

Vacant Land for Lease



2335 E. RAND ROAD

Arlington Heights, IL

1.96 Acre

\$127,500/Year or \$1.49 psf
Lease Rate

Highlights

- Excellent retail location along heavily travelled Rand Road.
- Site extends from Phelps Ave on the west to Waterman Ave on the East.
- Two corners having 496 feet of frontage on Rand Road.
- 85,384 square feet total land area.
- Owner will build to suit or lease the land.



BRIAN
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INC.

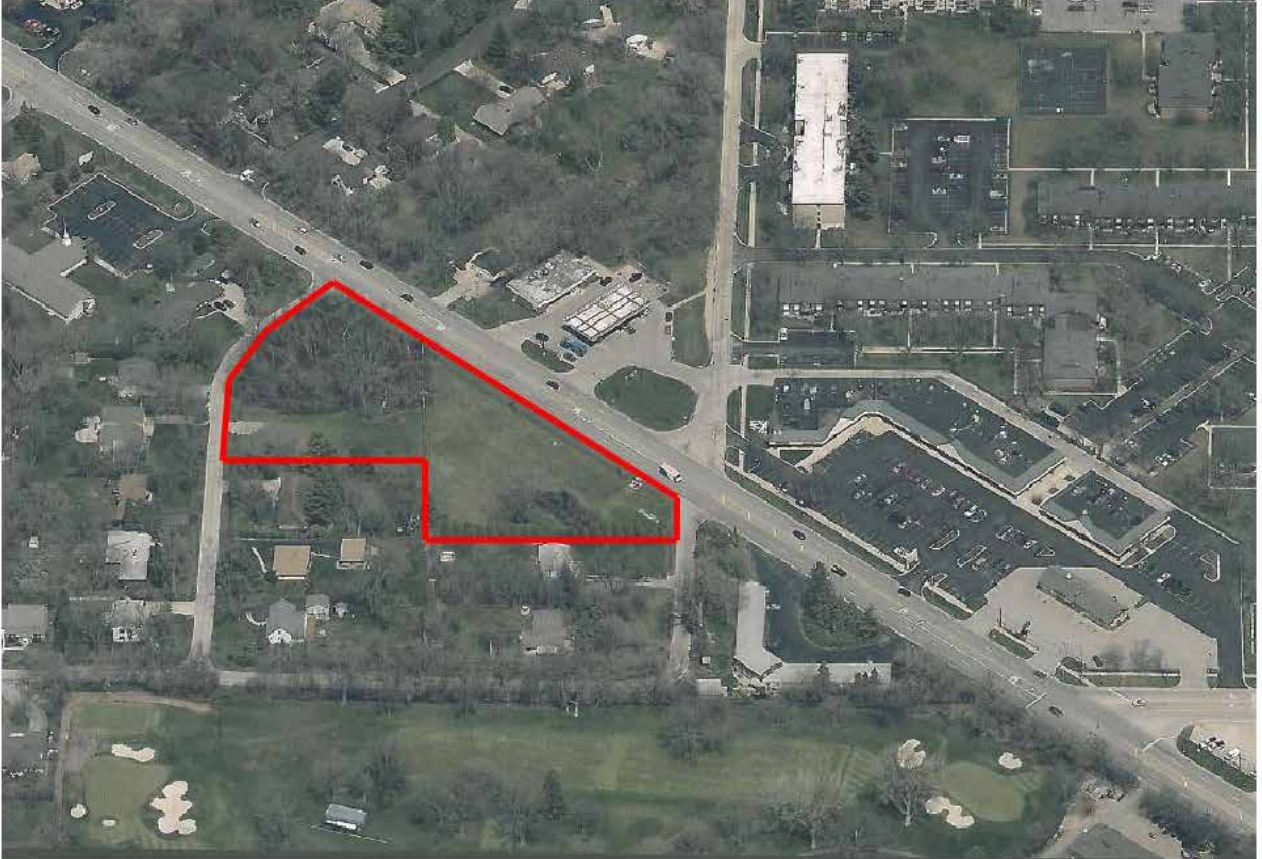
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ASSET MANAGEMENT | LEASING | PROPERTY MANAGEMENT | RECEIVERSHIP | INVESTMENT SALES | DEVELOPMENT

2045 S. Arlington Heights Rd, Ste 100 | Arlington Heights, Illinois 60005 | O: 847-640-1500 | F: 847-640-6199 | www.brianproperties.com

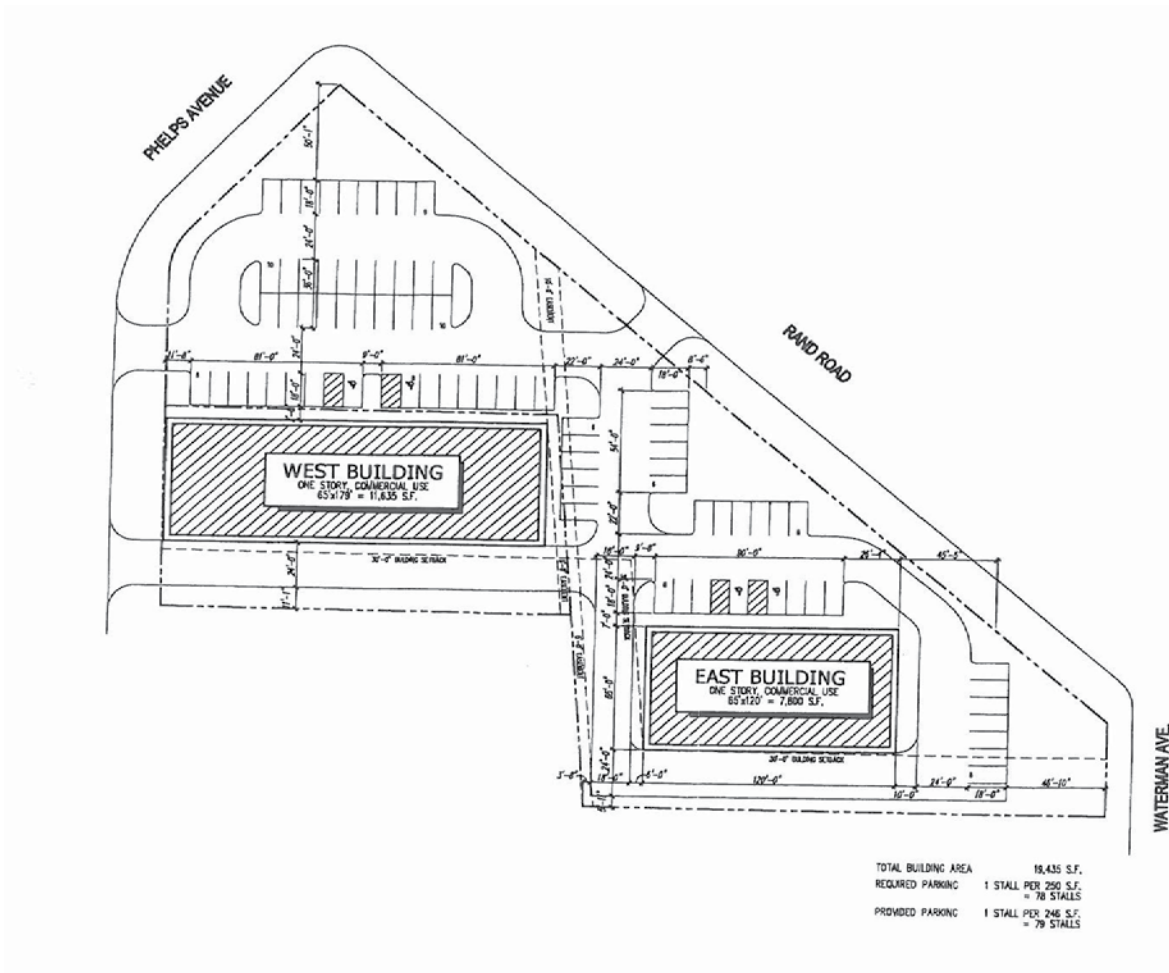


PROPERTY PHOTOS



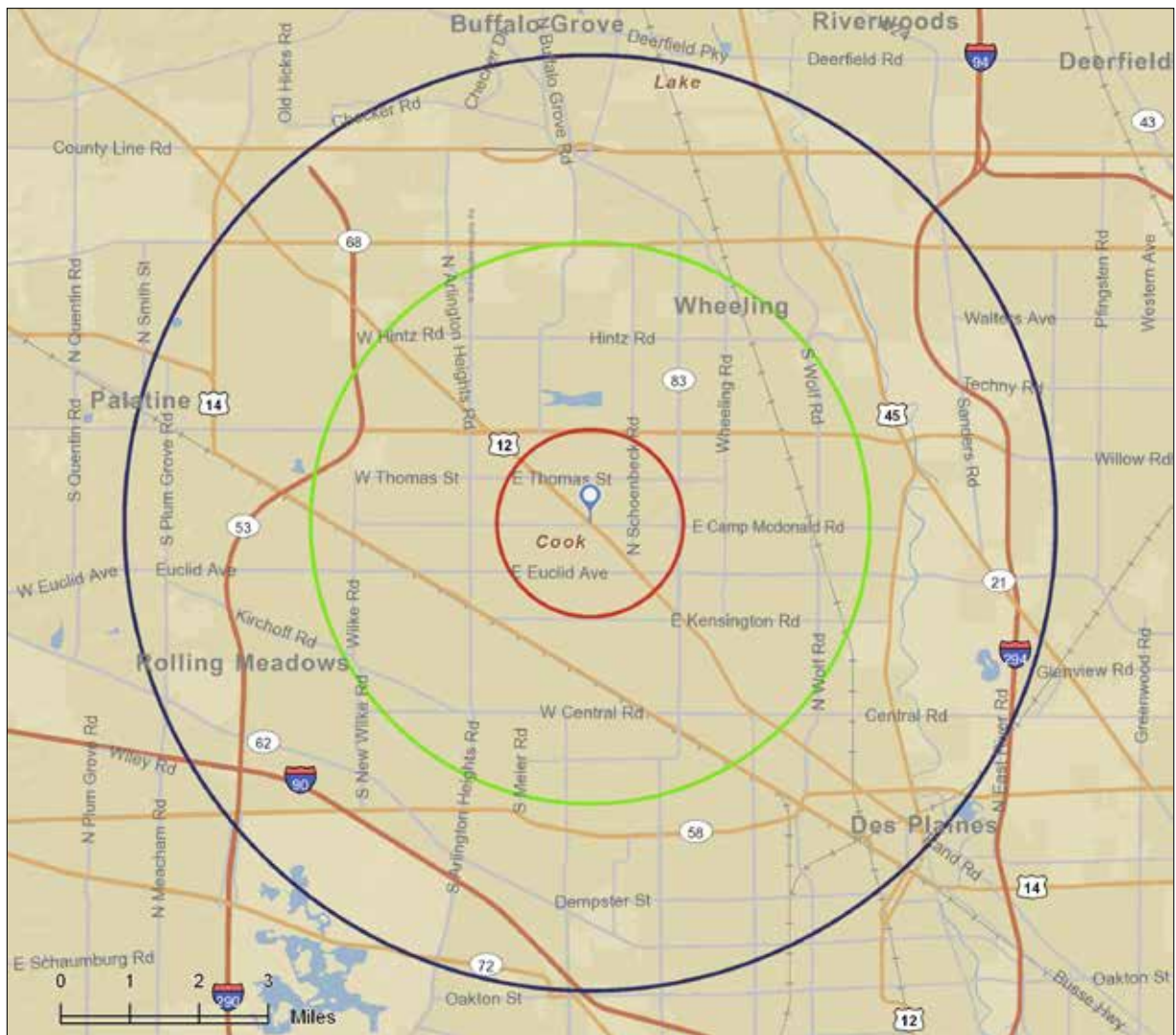


PROPOSED SITE PLAN





SITE PLAN





TRAFFIC COUNTS

Close Up



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2011 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®



DEMOGRAPHICS AND INCOME PROFILE

1 Mile Radius

Summary	Census 2010	2013	2018			
Population	11,760	11,698	11,715			
Households	4,928	4,902	4,920			
Families	3,276	3,243	3,240			
Average Household Size	2.38	2.37	2.37			
Owner Occupied Housing Units	4,466	4,404	4,440			
Renter Occupied Housing Units	462	498	481			
Median Age	46.7	47.7	48.9			
Trends: 2013 - 2018 Annual Rate	Area	State	National			
Population	0.03%	0.26%	0.71%			
Households	0.07%	0.32%	0.74%			
Families	-0.02%	0.15%	0.63%			
Owner HHs	0.16%	0.54%	0.94%			
Median Household Income	3.02%	3.14%	3.03%			
Households by Income	2013		2018			
	Number	Percent	Number	Percent		
<\$15,000	289	5.9%	255	5.2%		
\$15,000 - \$24,999	469	9.6%	331	6.7%		
\$25,000 - \$34,999	443	9.0%	409	8.3%		
\$35,000 - \$49,999	479	9.8%	435	8.8%		
\$50,000 - \$74,999	838	17.1%	630	12.8%		
\$75,000 - \$99,999	780	15.9%	924	18.8%		
\$100,000 - \$149,999	835	17.0%	1,013	20.6%		
\$150,000 - \$199,999	344	7.0%	444	9.0%		
\$200,000+	424	8.6%	480	9.8%		
Median Household Income	\$72,233		\$83,824			
Average Household Income	\$95,861		\$112,371			
Per Capita Income	\$40,134		\$47,133			
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	522	4.4%	500	4.3%	507	4.3%
5 - 9	614	5.2%	584	5.0%	565	4.8%
10 - 14	744	6.3%	693	5.9%	653	5.6%
15 - 19	766	6.5%	714	6.1%	636	5.4%
20 - 24	516	4.4%	623	5.3%	581	5.0%
25 - 34	998	8.5%	1,022	8.7%	1,159	9.9%
35 - 44	1,404	11.9%	1,258	10.8%	1,174	10.0%
45 - 54	1,947	16.6%	1,804	15.4%	1,591	13.6%
55 - 64	1,757	14.9%	1,880	16.1%	1,891	16.1%
65 - 74	1,098	9.3%	1,220	10.4%	1,501	12.8%
75 - 84	1,041	8.9%	949	8.1%	922	7.9%
85+	353	3.0%	450	3.8%	533	4.6%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,811	91.9%	10,711	91.6%	10,647	90.9%
Black Alone	94	0.8%	91	0.8%	89	0.8%
American Indian Alone	12	0.1%	12	0.1%	13	0.1%
Asian Alone	551	4.7%	573	4.9%	625	5.3%
Pacific Islander Alone	2	0.0%	2	0.0%	2	0.0%
Some Other Race Alone	137	1.2%	145	1.2%	159	1.4%
Two or More Races	153	1.3%	164	1.4%	181	1.5%
Hispanic Origin (Any Race)	600	5.1%	647	5.5%	739	6.3%

Data Note: Income is expressed in current dollars.

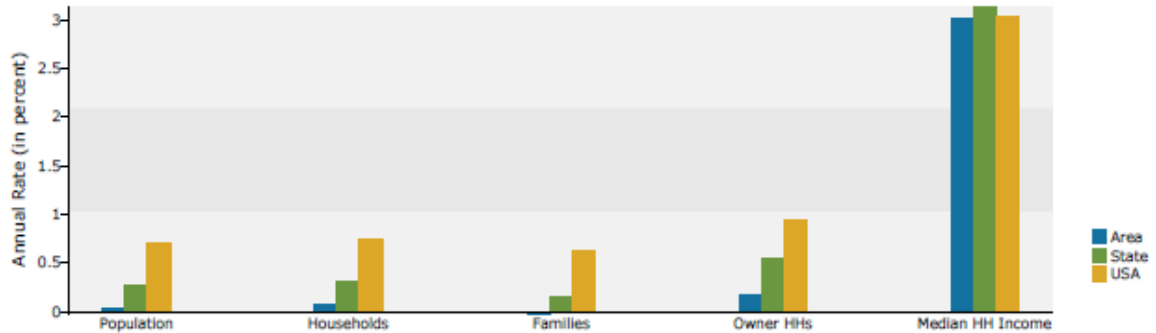
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



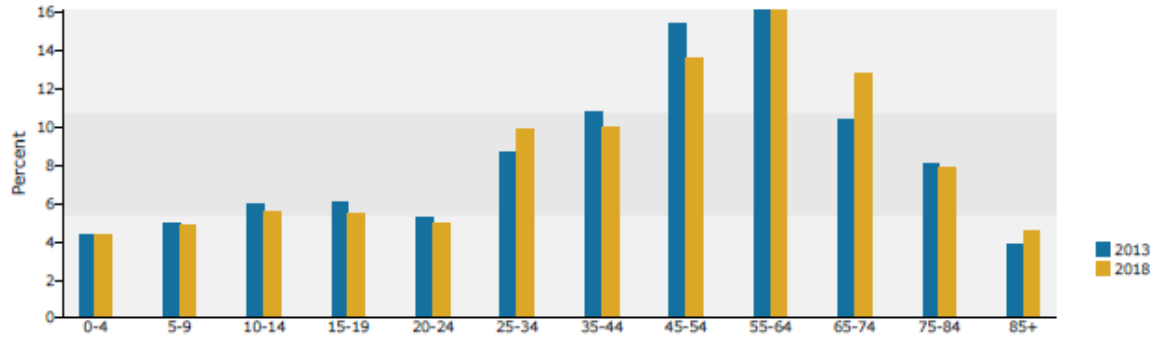
DEMOGRAPHICS AND INCOME PROFILE

1 Mile Radius

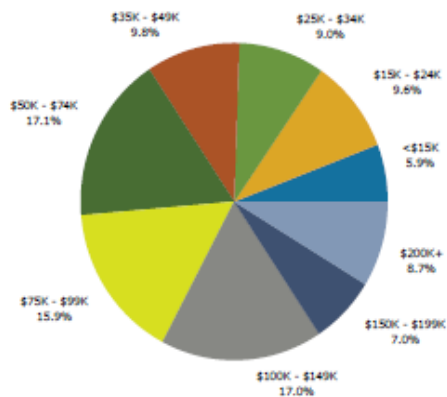
Trends 2013-2018



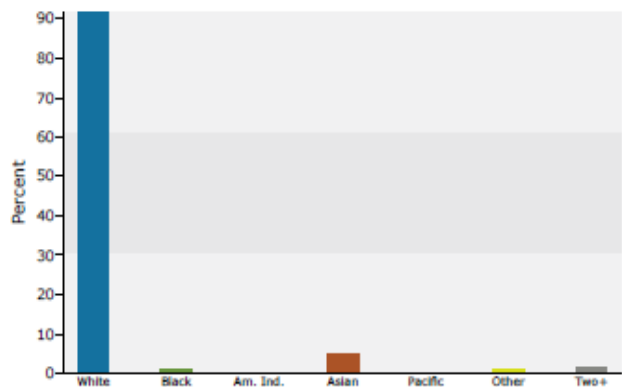
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 5.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



DEMOGRAPHICS AND INCOME PROFILE

3 Mile Radius

Summary	Census 2010		2013		2018	
Population	123,356		124,546		126,562	
Households	48,773		49,296		50,279	
Families	33,612		33,775		34,235	
Average Household Size	2.51		2.50		2.50	
Owner Occupied Housing Units	39,539		39,387		40,474	
Renter Occupied Housing Units	9,234		9,908		9,805	
Median Age	42.9		43.7		44.6	
Trends: 2013 - 2018 Annual Rate	Area		State		National	
Population	0.32%		0.26%		0.71%	
Households	0.40%		0.32%		0.74%	
Families	0.27%		0.15%		0.63%	
Owner HHs	0.55%		0.54%		0.94%	
Median Household Income	2.75%		3.14%		3.03%	
Households by Income	2013				2018	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	3,066	6.2%	2,773	5.5%	2,773	5.5%
\$15,000 - \$24,999	3,836	7.8%	2,763	5.5%	2,763	5.5%
\$25,000 - \$34,999	3,766	7.6%	3,267	6.5%	3,267	6.5%
\$35,000 - \$49,999	5,469	11.1%	4,658	9.3%	4,658	9.3%
\$50,000 - \$74,999	8,541	17.3%	6,916	13.8%	6,916	13.8%
\$75,000 - \$99,999	7,561	15.3%	9,315	18.5%	9,315	18.5%
\$100,000 - \$149,999	9,578	19.4%	11,453	22.8%	11,453	22.8%
\$150,000 - \$199,999	3,717	7.5%	4,782	9.5%	4,782	9.5%
\$200,000+	3,760	7.6%	4,352	8.7%	4,352	8.7%
Median Household Income	\$74,872		\$85,729		\$85,729	
Average Household Income	\$95,832		\$111,426		\$111,426	
Per Capita Income	\$38,165		\$44,520		\$44,520	
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,882	5.6%	6,626	5.3%	6,710	5.3%
5 - 9	7,498	6.1%	7,309	5.9%	7,151	5.7%
10 - 14	7,989	6.5%	7,950	6.4%	7,957	6.3%
15 - 19	7,466	6.1%	7,375	5.9%	7,259	5.7%
20 - 24	5,527	4.5%	6,262	5.0%	6,295	5.0%
25 - 34	13,592	11.0%	13,600	10.9%	13,780	10.9%
35 - 44	16,326	13.2%	15,281	12.3%	14,795	11.7%
45 - 54	20,311	16.5%	19,062	15.3%	17,509	13.8%
55 - 64	16,257	13.2%	18,005	14.5%	19,039	15.0%
65 - 74	10,092	8.2%	11,202	9.0%	13,425	10.6%
75 - 84	7,736	6.3%	7,688	6.2%	8,138	6.4%
85+	3,680	3.0%	4,184	3.4%	4,505	3.6%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	105,421	85.5%	105,773	84.9%	106,268	84.0%
Black Alone	1,404	1.1%	1,381	1.1%	1,331	1.1%
American Indian Alone	221	0.2%	225	0.2%	243	0.2%
Asian Alone	10,147	8.2%	10,600	8.5%	11,531	9.1%
Pacific Islander Alone	15	0.0%	15	0.0%	15	0.0%
Some Other Race Alone	4,236	3.4%	4,486	3.6%	4,895	3.9%
Two or More Races	1,910	1.5%	2,066	1.7%	2,280	1.8%
Hispanic Origin (Any Race)	11,281	9.1%	12,023	9.7%	13,434	10.6%

Data Note: Income is expressed in current dollars.

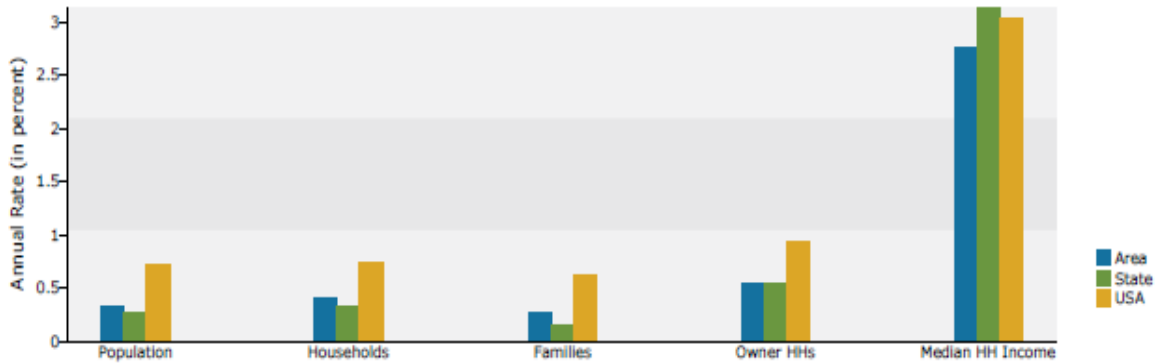
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



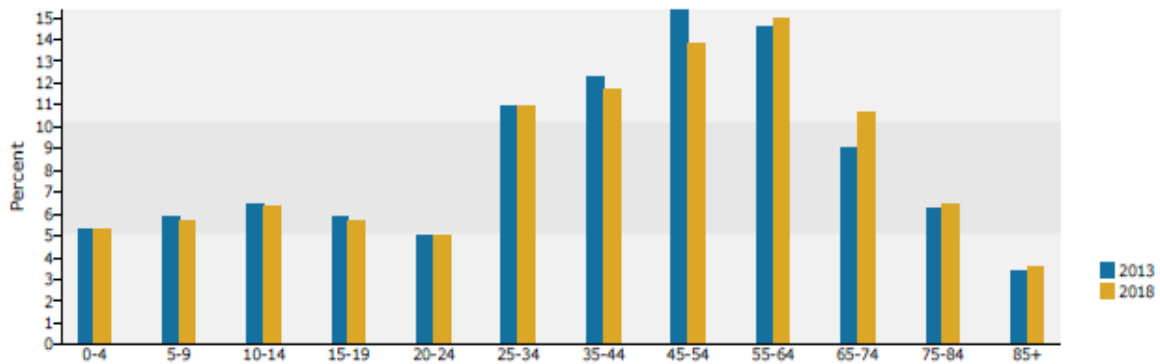
DEMOGRAPHICS AND INCOME PROFILE

3 Mile Radius

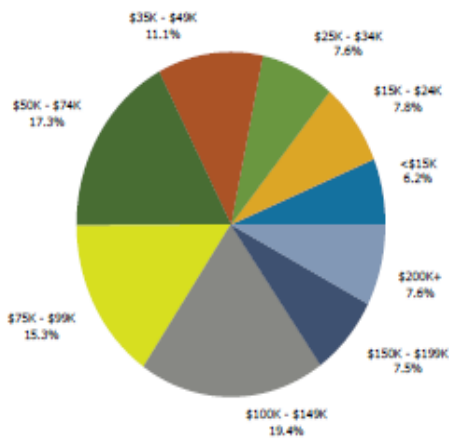
Trends 2013-2018



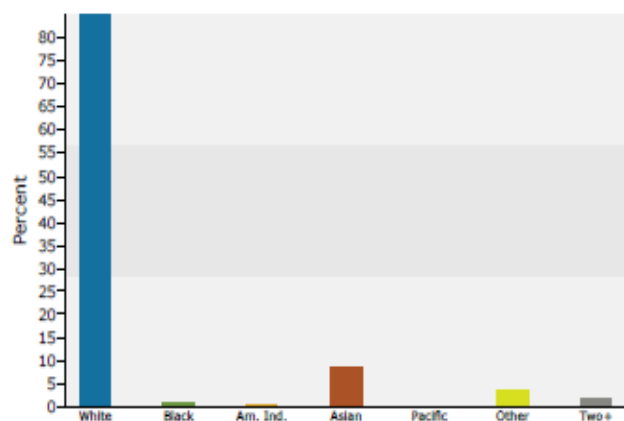
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 9.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



DISCLAIMER

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