

An aerial, high-angle photograph of a modern shopping center complex. The building is a long, low-profile structure with a flat roof and large windows. It is situated at a street intersection with crosswalks and traffic lights visible. The surrounding area includes parking lots with several cars and some trees in the background. The overall scene is brightly lit, suggesting a sunny day.

# Crystal Court Shopping Center: Prime Retail Space Leasing Opportunity

Discover an exceptional retail leasing opportunity at Crystal Court Shopping Center, strategically positioned at the high-traffic intersection of Algonquin and Busse Roads in Mount Prospect, Illinois. This comprehensive guide details the sole available 1,200 SF retail space in a thriving neighborhood center that benefits from 63,000+ daily vehicle traffic, excellent visibility, and a diverse tenant mix. Whether you're a retailer, service provider, or small business owner, this document provides essential information about lease terms, property features, location advantages, and the robust business environment that makes Crystal Court an ideal destination for your business growth.

# Available Space Overview: Suite 1731

Suite 1731 represents the **only vacancy** in Crystal Court Shopping Center, making it a rare opportunity to join this vibrant retail community. This prime 1,200 square foot space is situated on the first floor with excellent visibility and accessibility from the main parking area. The space is currently being offered in shell condition, providing tenants complete flexibility to design and build out the interior to match their specific business requirements.



<b>\$20.00</b>	<b>\$10.59</b>	<b>3-5</b>	<b>1,200</b>
<b>Base Rent Per SF</b>	<b>Passthrough Expenses Per SF</b>	<b>Lease Term</b>	<b>Square Feet</b>
Annual triple net lease rate excluding additional expenses	Annual passthrough expenses including common area maintenance	Years with additional extension options available	Versatile retail space suitable for various business types

## Lease Structure & Terms

The space is offered on a triple net (NNN) lease basis at \$20.00 per square foot annually, plus \$10.59 per square foot in passthrough expenses, broken down as Property Taxes \$5.75, CAM \$3.27, Admin \$0.49, Reserve \$0.22, and Insurance \$0.85. The preferred lease term is 3-5 years with extension options available for qualifying tenants. This structure is standard for retail properties in the area and allows for fair distribution of operating costs while providing the landlord resources to maintain the center's high standards.

## Space Specifications

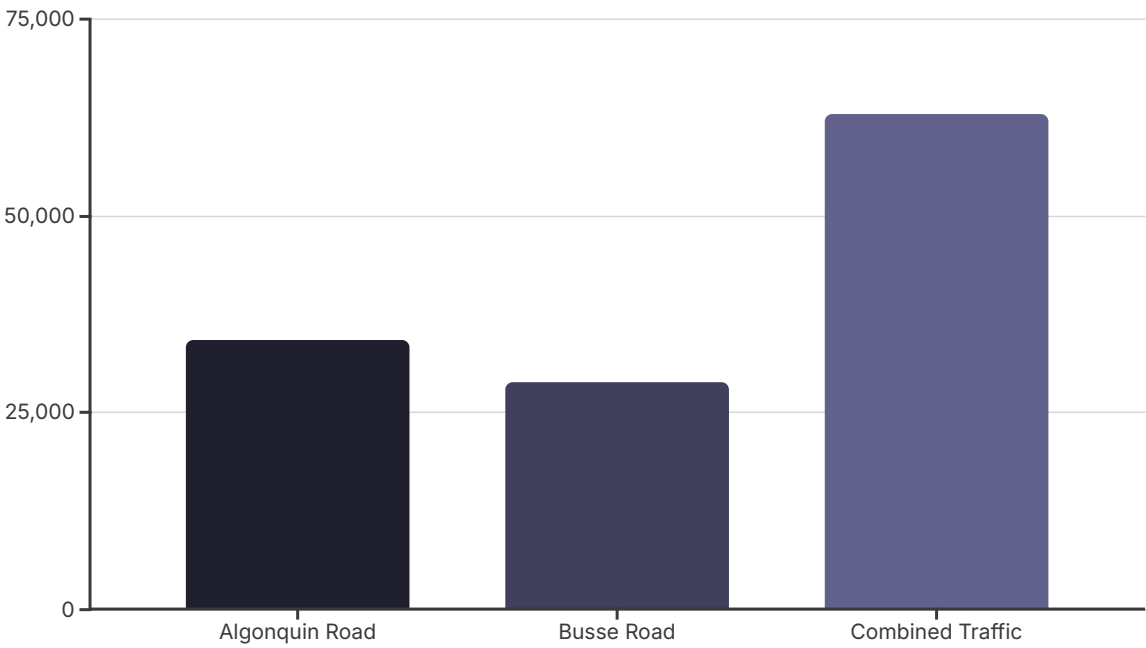
- Suite Number: 1731
- Total Area: 1,200 square feet
- Location: First floor with storefront exposure
- Condition: Shell condition ready for tenant improvements
- Previous Use: Previously occupied (specific prior tenant not disclosed)
- Ceiling Height: Standard retail ceiling height
- Frontage: Excellent visibility from parking area
- Utilities: Tenant-controlled HVAC system

This space provides an ideal blank canvas for retailers, service businesses, food operators (subject to landlord approval), or professional offices looking to establish or expand their presence in Mount Prospect's active retail corridor.



# Prime Location & Traffic Analysis

Crystal Court Shopping Center enjoys a strategic position at the intersection of two major thoroughfares in Mount Prospect, creating exceptional visibility and accessibility. This prime corner location at Algonquin and Busse Roads places your business in the path of tens of thousands of potential customers daily.



According to the Illinois Department of Transportation, Algonquin Road sees approximately 34,200 vehicles per day, while Busse Road contributes another 28,800 vehicles daily. This combined traffic count of over 63,000 vehicles represents significant exposure for businesses located in the center.




## Location Highlights

- Signalized intersection with controlled access
- 500 feet of frontage along Algonquin Road
- Multiple curb cuts for easy ingress/egress
- Clear visibility from both major roads
- Center pylon signage opportunity


## Neighborhood Demographics

Mount Prospect has been recognized as one of the "Top 50 Places to Live" in America, characterized by high-quality housing, excellent schools, and outstanding municipal services. The immediate trade area surrounding Crystal Court Shopping Center includes:




### Residential Base

Dense residential neighborhoods with single-family homes and apartment complexes within walking distance, providing a stable customer base



### Retail Corridor

Located along an established retail corridor with complementary businesses that drive consistent customer traffic throughout the day



### Business District

Proximity to office buildings, medical facilities, and professional services creating daytime traffic from employees and clients

The combination of high traffic counts, excellent visibility, and favorable demographics creates an optimal environment for retail success at Crystal Court Shopping Center. Businesses benefit from both convenience-oriented customers from the immediate neighborhood and destination shoppers drawn from the broader Mount Prospect community.

# Center Overview & Property Features

Crystal Court Shopping Center is a well-established neighborhood retail center with approximately 25 tenant spaces in a rectangular configuration. The property has been meticulously maintained and offers an attractive, professional environment for businesses and their customers.

### Property Type

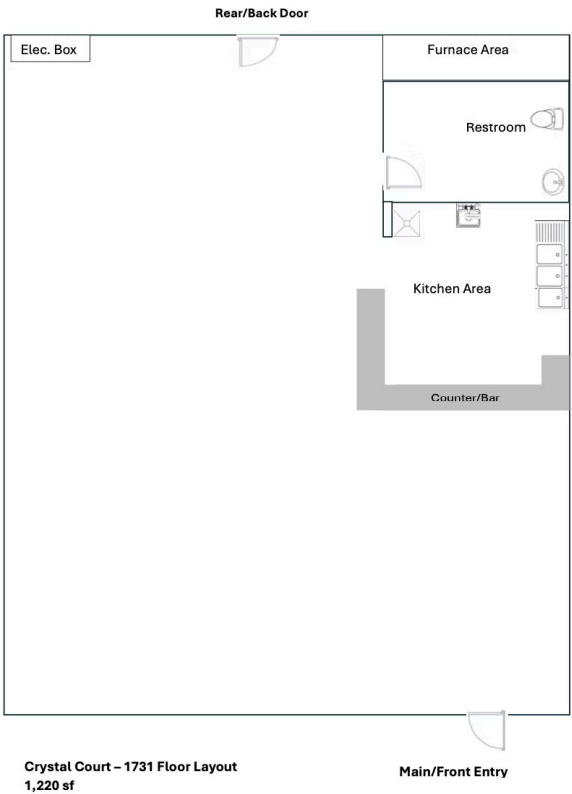
Neighborhood Shopping Center designed to serve the surrounding community with daily goods and services

### Configuration

Rectangular shaped plaza with storefronts facing a shared parking lot, maximizing visibility for all tenant spaces

### Parking

Ample surface parking with direct access from both Algonquin and Busse Roads, providing convenience for customers



## Key Property Amenities

- Prominent pylon signage visible from both major roads
- Individual storefront signage opportunities
- Well-lit parking area and walkways
- Regular maintenance of common areas
- Tenant-controlled HVAC systems
- 24-hour access for business owners
- Professional property management
- Competitive operating expenses
- Signalized intersection for safe access
- Recently maintained exterior

## Operating Expenses & Taxes

Crystal Court Shopping Center operates on a triple net (NNN) lease structure where tenants are responsible for their proportionate share of common area maintenance, property taxes, and landlord insurance in addition to base rent. For 2021, the total passthrough expenses were \$10.59 per square foot annually, broken down as follows:

Expense Category	Annual Cost (\$/SF)
Property Taxes	\$5.75
CAM	\$3.27
Admin	\$0.49
Reserve	\$0.22
Insurance	\$0.85
Total Passthrough Expenses	\$10.59

These expenses are in line with market rates for similar properties in the Northwest suburban Chicago area and reflect the landlord's commitment to maintaining the property to high standards. The transparent expense structure allows tenants to accurately forecast their total occupancy costs when planning their business operations at Crystal Court.

# Tenant Mix & Synergy

Crystal Court Shopping Center boasts a diverse and complementary tenant mix that creates steady foot traffic and cross-shopping opportunities. The center's approximately 25 businesses represent a balanced blend of retail, service, dining, and professional office uses that serve the daily needs of the surrounding community.



## Food & Dining

Restaurants, Discoteca Los Paisanos



## Retail & Grocery

Guzman Grocery, Jewelry, Dollar Buster, Pharmacy



## Health & Personal Services

Medical, Dental, Hair Salon, Barbershop, Massage Spa



## Professional & Community

Village of Mount Prospect, Accounting, Insurance, Laundry, Optima Tax & Accounting, Vohra Tax & Accounting, Northwest Insurance



## Technology & Communication

T-Mobile, Boost Mobile, Metro PCS, Cellular, Network Inc.

# Anchor Tenants & Traffic Drivers

While Crystal Court operates as a neighborhood center without traditional big-box anchors, it features several established businesses that function as traffic drivers for the center:

- **Mount Prospect Library South Branch** - A community destination that brings regular foot traffic to the center throughout the week and introduces new visitors to the shopping center
- **Mount Prospect Dental Care** - An established healthcare provider with a loyal patient base making regular visits
- **J&J Coin Laundry** - A necessity-based service business that generates consistent customer visits, often resulting in extended dwell time at the center
- **Carniceria Guzman Grocery Store** - A specialty food retailer catering to the area's diverse population with frequent repeat customers
- **T-Mobile** - A prominent cellular provider driving consistent customer traffic for mobile services
- **Massage Spa** - Currently in the process of opening.

# Business Synergy Opportunities

The vacancy at Suite 1731 presents an opportunity for businesses that can benefit from and contribute to the existing tenant mix. Particularly complementary business types might include:

- |   |   |
|---|---|
| • Fast-casual restaurant or café                        | • Personal care services (salon, spa, barbershop) |
| • Specialty food retailer                               | • Specialty retail shop                           |
| • Professional services (legal, insurance, real estate) | • Educational/tutoring center                     |
| • Health and wellness provider                          | • Medical or dental office                        |

With many established tenants operating in the center for multiple years, Crystal Court has demonstrated its ability to support long-term business success. The community-oriented nature of the center creates a supportive environment where complementary businesses can thrive through natural cross-referrals and shared customer base.



# Market Overview: Mount Prospect, Illinois

Mount Prospect, Illinois offers an ideal business environment for retailers and service providers seeking a stable, affluent community with strong growth potential. Located approximately 22 miles northwest of downtown Chicago in Cook County, Mount Prospect combines suburban charm with urban convenience, making it a desirable location for both residents and businesses.

## Demographics & Economic Profile

54,000+	\$85,400	42%	350,000+
Population	Median Income	College Educated	5-Mile Population
Residents within Mount Prospect city limits	Household income exceeding national average	Residents with bachelor's degree or higher	Extended trade area including neighboring communities

Mount Prospect has earned recognition as one of the "Top 50 Places to Live" in America, with residents enjoying high-quality housing options, top-rated schools, and exceptional municipal services. The community features a diverse population with strong spending power, creating robust demand for retail, dining, and service businesses.

## Local Business Environment

The immediate area surrounding Crystal Court Shopping Center has developed into a vibrant commercial corridor with complementary businesses that attract similar customer profiles. Key aspects of the local business environment include:

### Retail Landscape

Mount Prospect's retail market features a healthy mix of national chains and local independent businesses. The Algonquin Road corridor has emerged as a popular destination for convenience-oriented shopping and services, with strong performance among neighborhood centers like Crystal Court that cater to daily needs. Retail vacancy rates in the submarket have remained below the regional average, indicating strong demand for quality retail space.

### Growth Trends

Mount Prospect has experienced steady population growth and commercial development in recent years, with several residential projects adding to the customer base. The village government has implemented business-friendly policies and revitalization initiatives for commercial districts, creating a supportive environment for retail and service businesses. Increasing consumer preference for convenient, neighborhood-based shopping has strengthened the position of well-located centers like Crystal Court.

## Competitive Analysis

Crystal Court Shopping Center benefits from several competitive advantages in the local market:

<div>Strategic Location</div> <div>Corner placement at a signalized intersection provides superior visibility and accessibility compared to mid-block centers in the area</div>	<div>Established Reputation</div> <div>Long-standing presence in the community with recognized tenant brands and services</div>
<div>Diverse Tenant Mix</div> <div>Complementary businesses that drive cross-shopping and create multiple reasons for customer visits</div>	<div>Competitive Pricing</div> <div>Lease rates that offer value relative to newer developments in the trade area</div>

These market factors combine to create a favorable environment for new tenants entering Crystal Court Shopping Center, with built-in customer traffic and a proven record of business success at this location.

# Leasing Process & Tenant Improvements

Securing retail space at Crystal Court Shopping Center involves a straightforward leasing process designed to help qualified businesses move efficiently from application to grand opening. Understanding the key steps and requirements will help prospective tenants navigate the process successfully.

## Application & Qualification

The landlord seeks qualified tenants that will contribute to the center's overall success and tenant mix. The qualification process typically includes:

The lease rates for Suite 1731 are as follows:

- **Base Rent:** \$20.00 per square foot annually
- **Total Passthrough Expenses:** \$10.59 per square foot annually
- **Passthrough Breakdown:**
  - Property Taxes: \$5.75
  - CAM (Common Area Maintenance): \$3.27
  - Administration: \$0.49
  - Reserve: \$0.22
  - Insurance: \$0.85

## Tenant Improvement Process

Suite 1731 is being offered in shell condition, providing tenants flexibility to design a space that meets their specific business requirements. The tenant improvement process typically follows these steps:

### Design & Approval Phase

- Tenant engages architect/designer to create space plan and construction drawings
- Plans submitted to landlord for review and approval
- Revisions made as needed to meet building standards and codes
- Final plans submitted to village for permitting

### Construction Phase

- Tenant selects licensed, insured contractor (subject to landlord approval)
- Building permits secured from Mount Prospect
- Construction performed according to approved plans
- Inspections conducted by village and landlord
- Certificate of Occupancy obtained prior to opening

## Tenant Improvement Allowances & Requirements

The financial structure for tenant improvements at Crystal Court typically includes:



### Tenant Improvement Allowances

Tenant Improvement Allowances (TIAs) are decided on a case-by-case basis, subject to the tenant's credit strength, lease length, and business type. Specific terms are negotiable as part of the overall lease package, and lease rates are subject to change. Alternatively, tenants may receive a period of reduced or free rent to offset improvement costs.

All improvements must comply with building codes, ADA requirements, and landlord's design criteria. The landlord maintains approval rights for storefront design elements to ensure consistency with the center's aesthetic. Tenants are responsible for maintaining a preventative HVAC contract with the contractor specified by the landlord.

For retail businesses requiring specialized build-outs early consultation regarding technical requirements is strongly recommended to avoid delays in the improvement process.

# Signage & Marketing Opportunities

Effective signage and visibility are critical components of retail success. Crystal Court Shopping Center offers multiple opportunities for tenants to build brand awareness and attract customers through strategic signage and marketing.

## Available Signage Options

### Storefront Signage

Each tenant space includes dedicated signage area above the storefront entrance on the building fascia. Signs may be illuminated channel letters, dimensional lettering, or other professional-quality signage meeting center guidelines. Typical dimensions allow for business name and logo appropriate to the storefront width.

### Window Graphics

Tenants may utilize window graphics and displays to enhance visibility and communicate offerings. Window coverage is typically limited to 30% of the glass area to maintain visibility into the store. Professional-quality graphics are encouraged to maintain the center's upscale appearance.

## Marketing & Promotional Advantages

Beyond physical signage, Crystal Court offers additional marketing benefits to help tenants build their business:

### Visibility Factors

- Corner location at signalized intersection
- 63,000+ vehicles passing daily
- Clear sight-lines from both streets
- Multiple entrance points with good visibility

### Cross-Promotion

- Opportunities to collaborate with fellow tenants
- Shared customer base among complementary businesses
- Community events and promotions
- Referral networks among center businesses

## Signage Approval Process

All tenant signage requires landlord approval to maintain quality standards and visual cohesion throughout the center. The typical approval process includes:



### Design Submission

Tenant provides professional signage drawings showing dimensions, materials, colors, and mounting details



### Landlord Review

Property management reviews for compliance with center standards and aesthetic compatibility



### Municipal Permits

Upon landlord approval, tenant applies for required sign permits from Village of Mount Prospect



### Installation

Licensed sign contractor named by the landlord installs approved signage according to specifications

The strategic signage opportunities at Crystal Court Shopping Center ensure that new businesses can quickly establish visibility and build brand awareness in the community. The combination of storefront signage, potential pylon presence, and the center's prime corner location creates exceptional exposure for tenants at Suite 1731.



# Surrounding Area & Business Environment

Crystal Court Shopping Center benefits from its strategic position within Mount Prospect's vibrant commercial and residential ecosystem. Understanding the surrounding area provides valuable context for businesses evaluating the location's potential to support their growth objectives.

## Immediate Surroundings

The center is situated in a well-established commercial corridor with complementary businesses and residential developments creating a stable customer base:

1

### Residential Density

Multiple apartment complexes and single-family home neighborhoods within walking distance, providing a convenient local customer base. The immediate area features a mix of housing types at varying price points, creating demographic diversity that supports a wide range of retail concepts.

2

### Commercial Development

Adjacent and nearby commercial properties include complementary businesses that generate cross-shopping traffic. The surrounding business mix includes financial institutions, restaurants, automotive services, and specialty retailers that collectively create a comprehensive shopping district.

3

### Community Facilities

Proximity to schools, parks, and community centers that drive regular traffic past the center. The Mount Prospect Library South Branch within the center itself serves as a significant community anchor drawing visitors throughout the week.

4

### Transportation Access

Located on major arterial roads with public transit stops nearby, ensuring accessibility for customers arriving by various transportation modes. Multiple bus routes serve the area, connecting to regional transportation hubs.

## Mount Prospect Business Advantages

Mount Prospect offers several significant advantages for businesses considering establishment or expansion in the community:

### Business-Friendly Environment

The Village of Mount Prospect has established a reputation for supporting business growth through streamlined permitting processes, business development resources, and responsive government services. The community's Economic Development Commission actively works to retain and attract diverse businesses that enhance the local economy. New businesses at Crystal Court can benefit from village resources including:

- Business establishment guidance and permit coordination
- Façade improvement programs (when available)
- Marketing support through village channels
- Networking opportunities with local business organizations

### Strong Consumer Demographics

Mount Prospect's population represents an attractive customer base for retail and service businesses, with characteristics that support sustainable business growth:

Demographic Factor	Mount Prospect
Median Age	39.5 years
Homeownership Rate	68%
Average Household Size	2.6 persons
Educational Attainment (Bachelor's+)	42%

## Local Economic Indicators

Mount Prospect's economic fundamentals remain strong, creating a stable environment for retail and service businesses:



These economic indicators, combined with Mount Prospect's strategic location within the Chicago metropolitan area, create a favorable environment for businesses at Crystal Court Shopping Center. The stability of the local economy, strength of the residential base, and ongoing commercial development all contribute to the location's potential to support successful retail and service operations.

# Contact Information & Next Steps

The available 1,200 SF space at Crystal Court Shopping Center represents a rare opportunity to join a thriving retail community in one of Mount Prospect's most visible and accessible locations. As the only current vacancy in the center, Suite 1731 offers excellent exposure, flexible build-out options, and the benefits of an established shopping destination with complementary tenants and steady customer traffic.

## Leasing Representatives

For detailed information, property tours, or to discuss leasing terms, please contact the authorized leasing representatives:



### Additional Contact

**Ted Aretos**  
Market Partner

Eatz & Associates, Inc | Eatz Real Estate Group, LLC  
Phone: (815) 761-8334  
Email: ted@eatz-associates.com

## Recommended Next Steps

Interested parties are encouraged to follow these steps to explore this leasing opportunity:

01

### Initial Consultation

Contact the listing broker to discuss your business concept and space requirements

02

### Property Tour

Schedule an on-site visit to view the available space and assess the shopping center

03

### Business Plan Submission

Provide information about your business concept, experience, and financial qualifications

04

### Letter of Intent

Submit or negotiate terms for a non-binding letter of intent outlining proposed lease terms

## Property Summary

Property Name	Crystal Court Shopping Center
Address	1703-1759 W Algonquin Rd & Algonquin & Busse Rds., Mount Prospect, IL 60056
Available Space	Suite 1731 - 1,200 SF retail space
Lease Rate	\$20.00 per SF annually (NNN) plus \$10.59 per SF in passthrough expenses (Property Taxes \$5.75, CAM \$3.27, Admin \$0.49, Reserve \$0.22, Insurance \$0.85)
Preferred Term	3-5 year lease with extension options
Occupancy Timeline	Available immediately, build-out timeline dependent on tenant requirements

Thank you for your interest in Crystal Court Shopping Center. We look forward to discussing how this prime retail location can support your business success in Mount Prospect's thriving market.

## Available Documentation

The following materials are available upon request to qualified prospects:

- Detailed floor plan of Suite 1731
- Crystal Court site plan showing tenant locations
- Property photos and virtual tour
- Traffic count certification
- Sample lease agreement
- Tenant improvement guidelines
- Mount Prospect demographic profile

### Limited Availability

As the only vacancy in Crystal Court Shopping Center, Suite 1731 represents a limited opportunity. Interested parties are encouraged to act promptly to secure this prime retail location.