



VILLAGE GREEN

8 - 20 N. Vail Ave., Arlington Heights, IL 60005

Phil Brand

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847.640.1500
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Scott Whisler

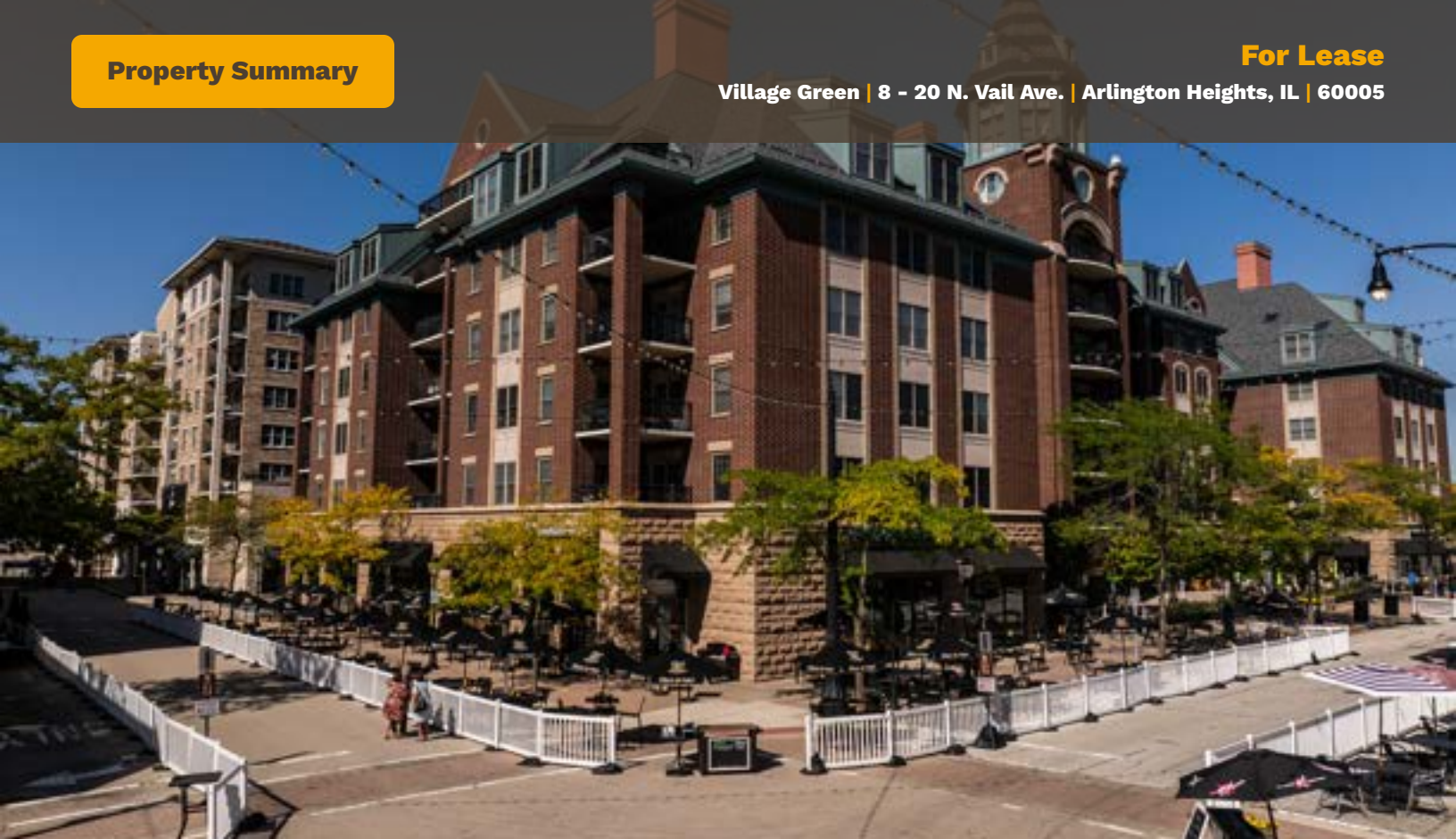
Vice President
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Mark Meskauskas

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PROPERTIES, INC.



PROPERTY HIGHLIGHTS

- Located in the Heart of Downtown Arlington Heights
- Direct Exposure to Vail Avenue – Premier Pedestrian Corridor
- Surrounded by High-End Residential & Dense Affluent Demographics
- Steps from Arlington Heights Metra Station (Union Pacific NW Line)
- Outdoor Dining & Event-Driven Foot Traffic (Al Fresco + Festivals)
- Ideal for Restaurant, Retail, or Experiential Concepts

PROPERTY DESCRIPTION

Village Green offers a rare opportunity to locate in the heart of downtown Arlington Heights along Vail Avenue, a premier pedestrian corridor. The space benefits from strong visibility, consistent foot traffic, and proximity to the Metra station. Ideal for restaurant, retail, or service users looking to tap into a high-income, highly active trade area.

LOCATION DESCRIPTION

Located in downtown Arlington Heights, Village Green sits within one of the most vibrant suburban retail and dining districts in Chicagoland. Vail Avenue is home to Arlington Alfresco, seasonal events, and a strong mix of restaurants and boutique retailers. The property is steps from the Metra station and surrounded by affluent residential density, driving steady day and evening traffic.

OFFERING SUMMARY

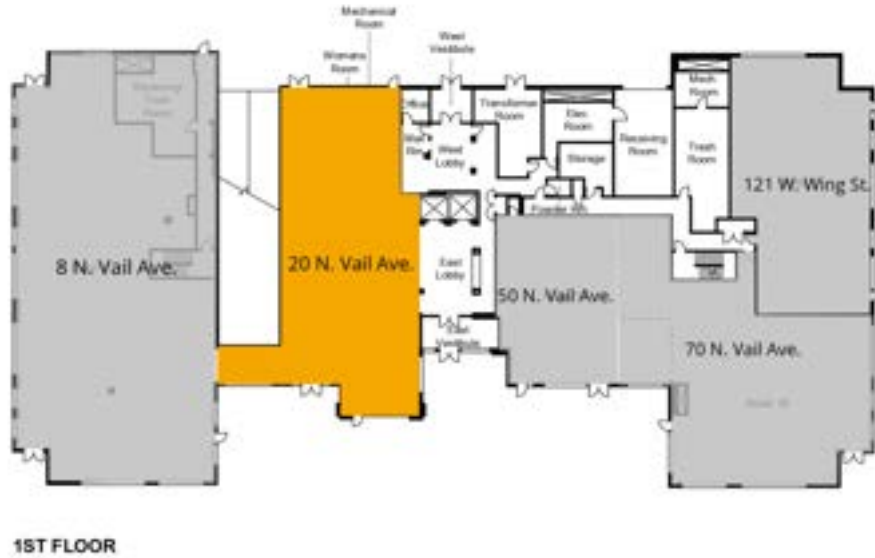
Building Size:	20,993 SF
Available SF:	4,165 SF
Rental Rate:	\$25 SF/yr (NNN)
CAM:	\$8.00 / SF
Real Estate Taxes:	\$10.50 / SF
Zoning:	B-2 General Business

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LEGEND

- Available

AVAILABLE SPACES

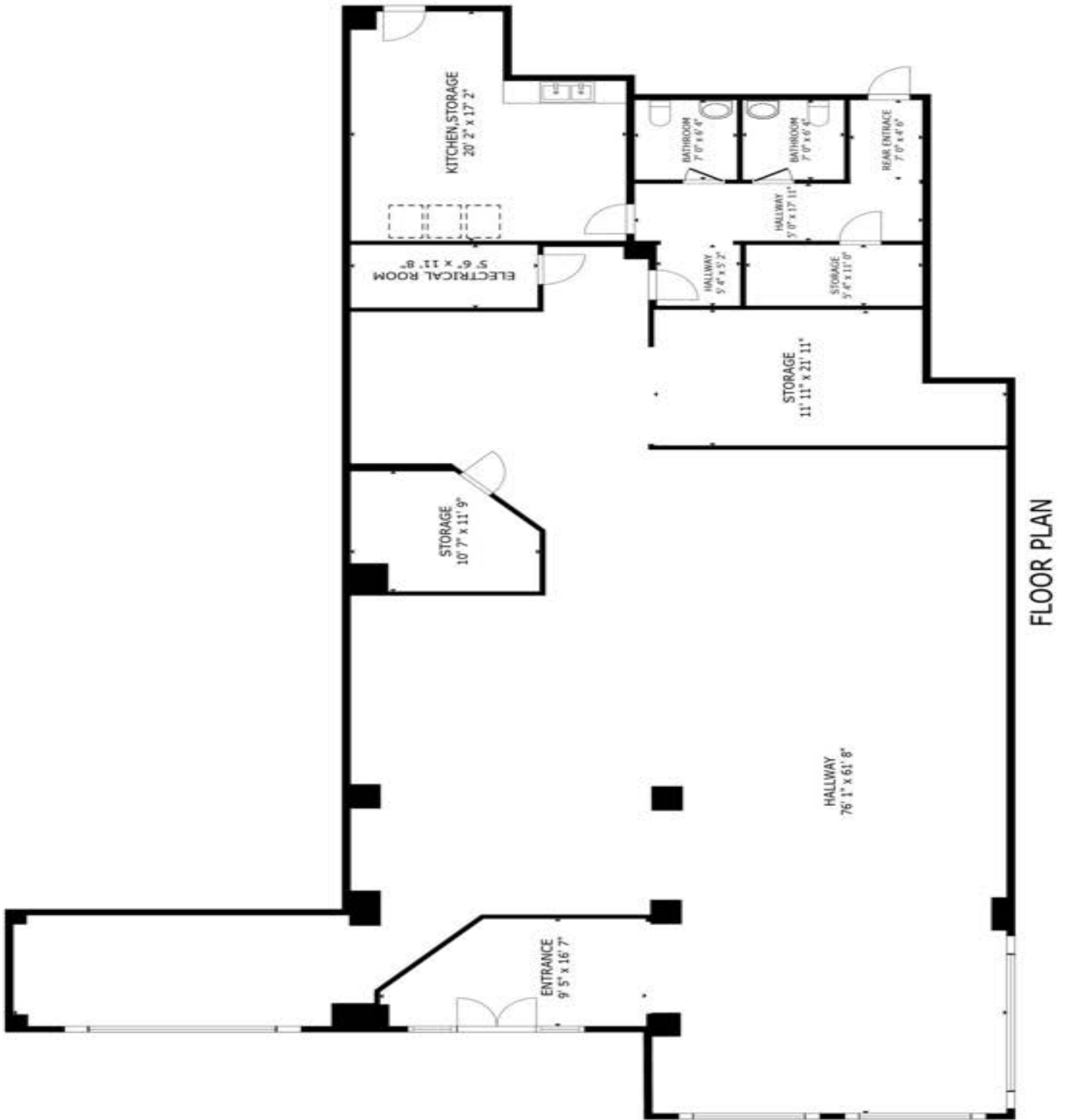
SUITE #	SIZE	LEASE RATE	RE TAXES	CAM	MONTHLY GROSS	LEASE TYPE	VIRTUAL TOUR
■ 20 N. Vail Ave.	4,165 SF	\$25.00 SF/yr	\$10.50 SF/yr	\$8.00 SF/yr	\$15,098	NNN	Virtual Tour

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FLOOR PLAN

SUITE #	SIZE	LEASE RATE	RE TAXES	CAM	MONTHLY GROSS	VIRTUAL TOUR
20 N. Vail Ave.	4,165 SF	\$25.00 SF/yr	\$10.50 SF/yr	\$8.00 SF/yr	\$15,098	Virtual Tour

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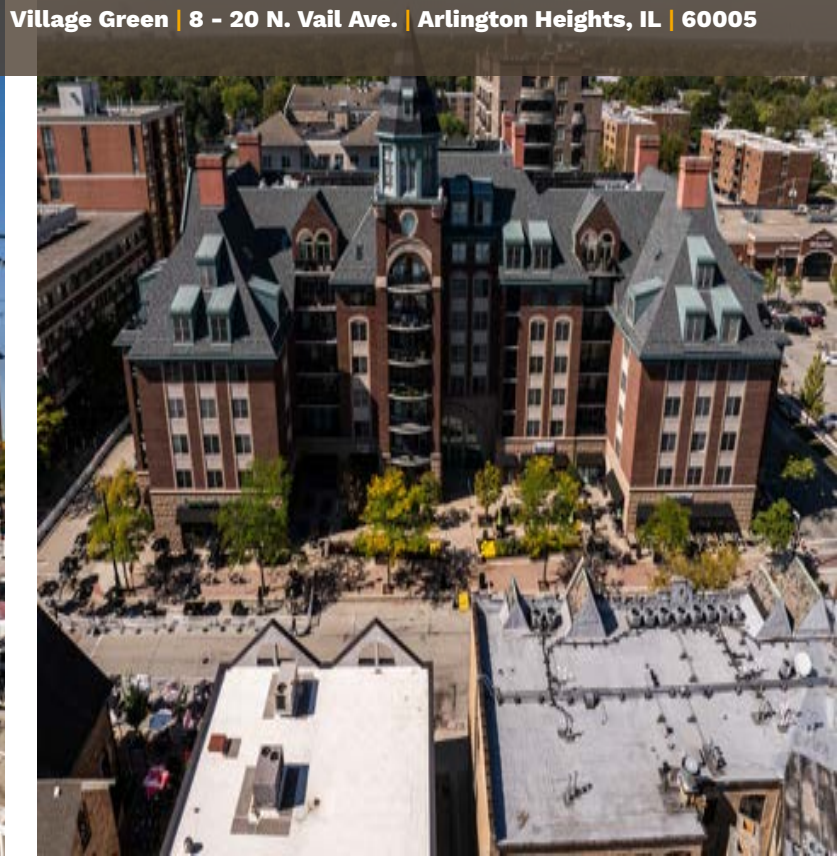
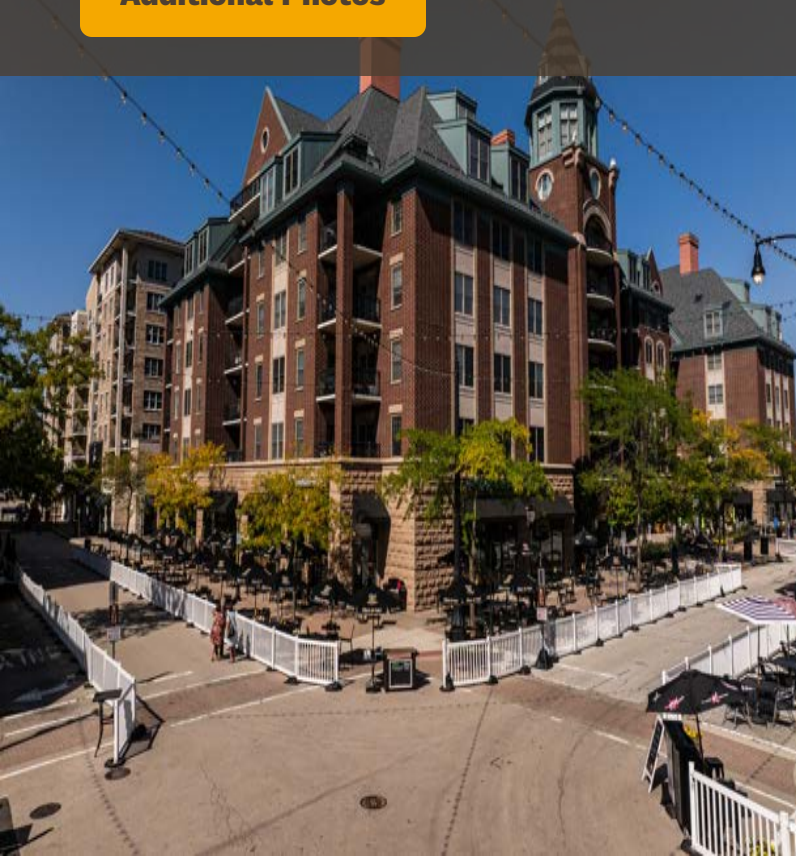


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Additional Photos

For Lease

Village Green | 8 - 20 N. Vail Ave. | Arlington Heights, IL | 60005

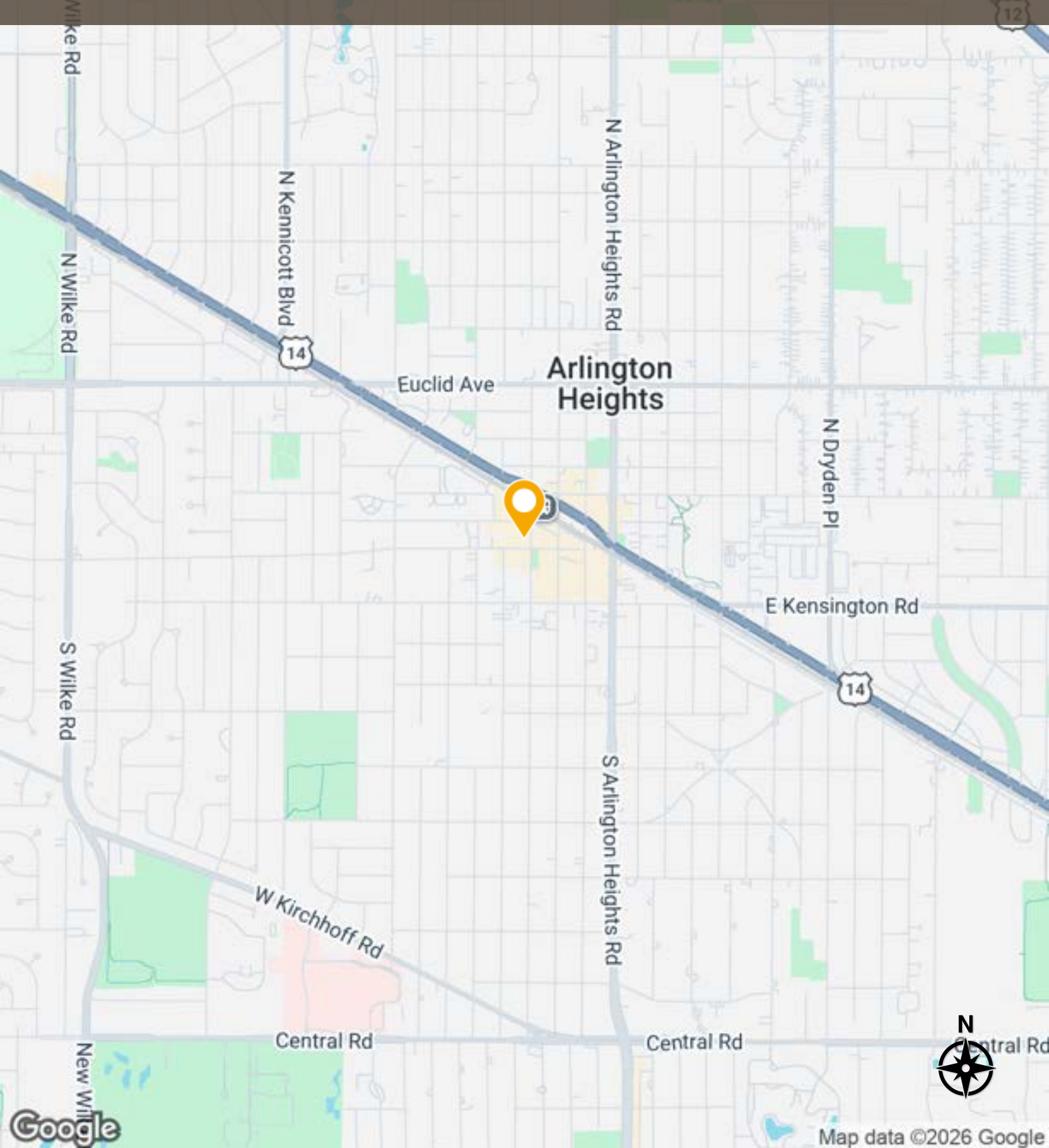


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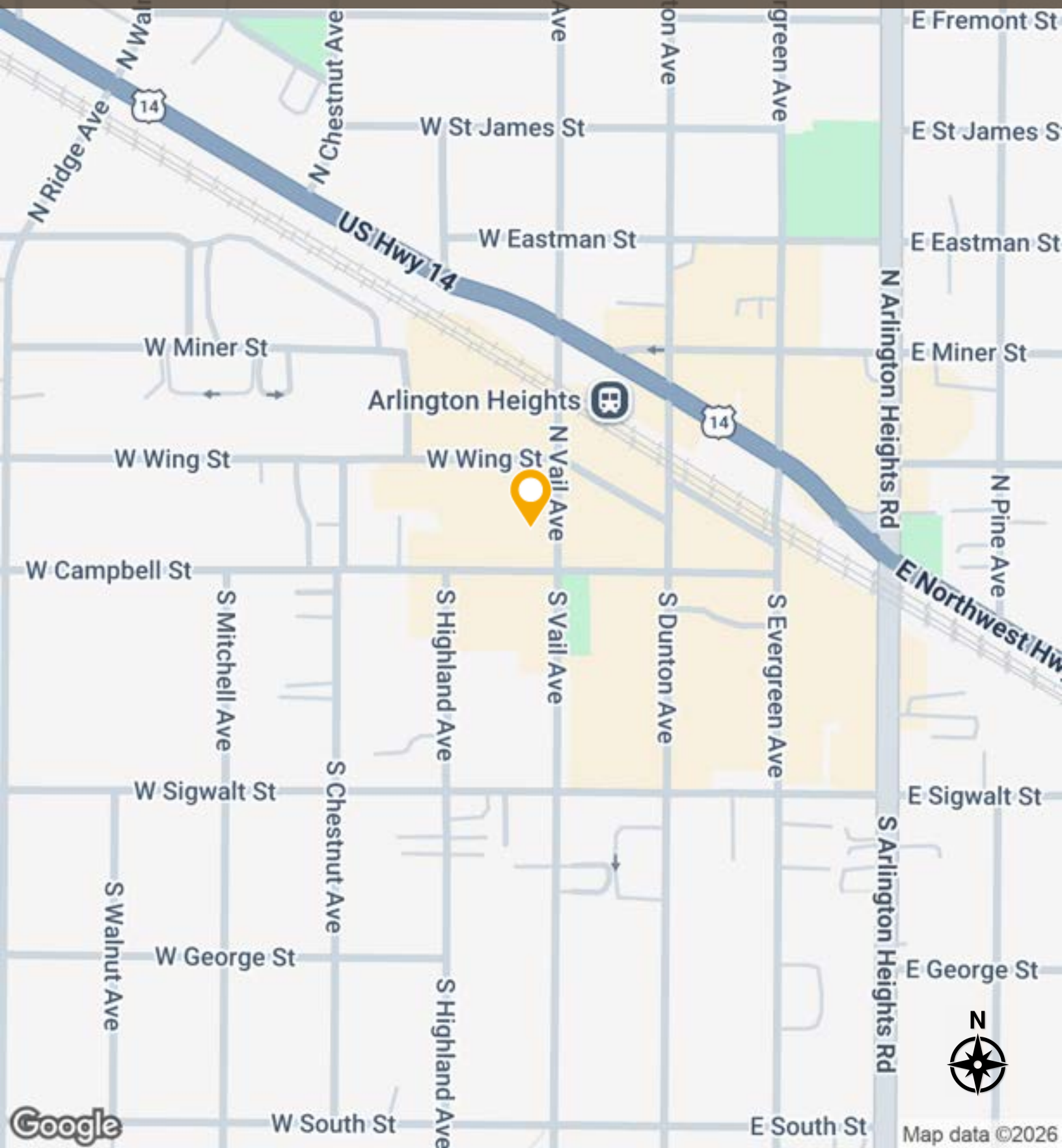
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Location Map

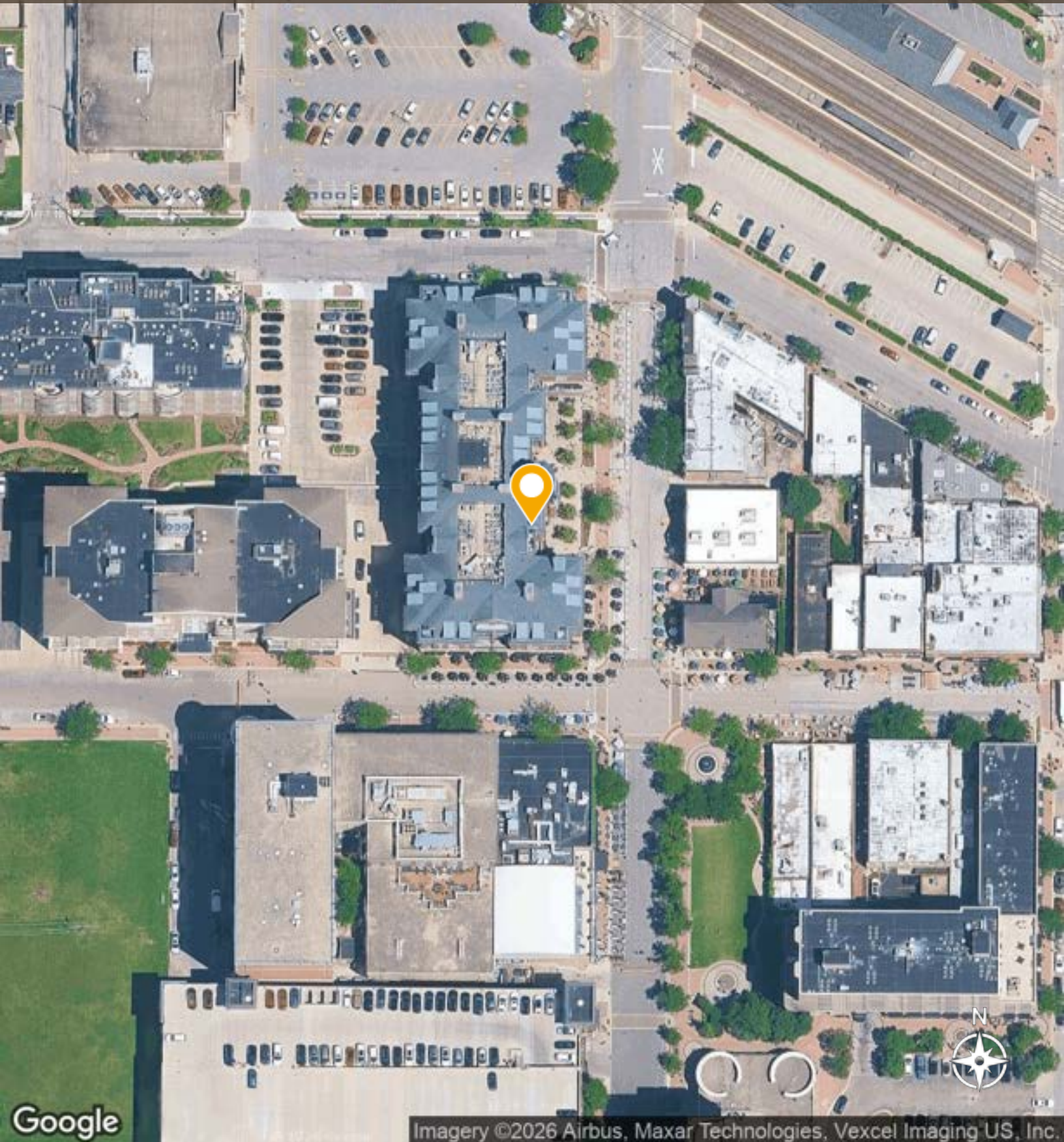


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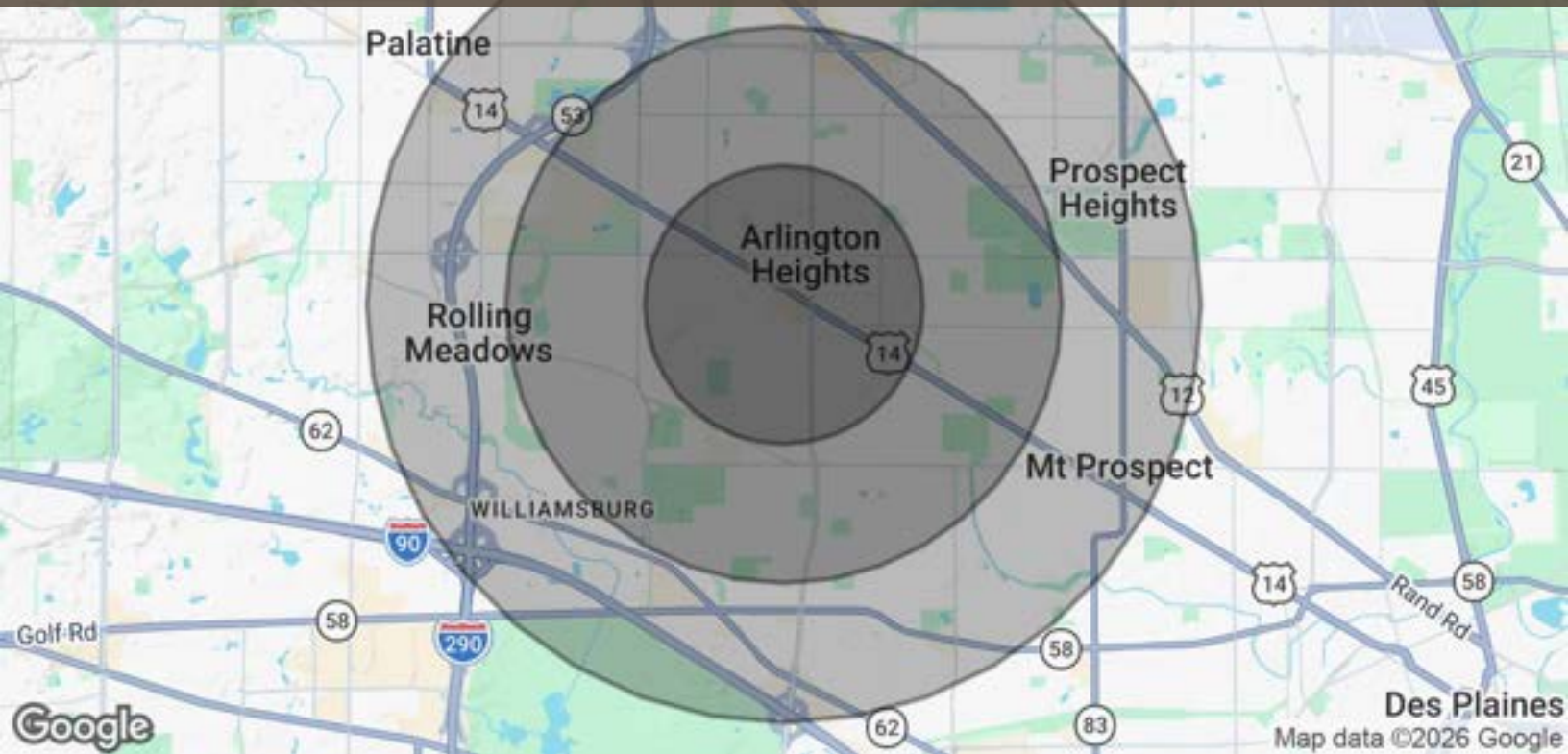


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	17,444	58,140	120,090
Average Age	44.2	44.0	43.4
Average Age (Male)	42.6	43.3	42.1
Average Age (Female)	46.9	45.1	44.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,301	22,821	48,384
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$158,905	\$149,388	\$138,371
Average House Value	\$448,137	\$412,741	\$388,677

2023 American Community Survey (ACS)

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