

**Retail/Stores**

Status: **NEW**
Area: **194**
Address: **1471-1473 Glen Lake Rd , Hoffman Estates, IL 60169**
Directions: **Higgins Rd to Glen Lake Rd. North to Shopping Center**
Sold by:
Closed Date:
Off Mkt Date:
Township: **Schaumburg**
Zoning Type: **Commercial**
Actual Zoning: **B2**
Subtype: **Neighborhood Storefront**
Lot Dimensions: **90.63x160.46**
Apx. Tot. Bldg SF:
Land Sq Ft:
Net Rentable Area:
Mobility Score: - ☐

MLS #: **12525040**
List Date: **12/01/2025**
List Dt Rec: **12/01/2025**
Mkt. Time (Lst./Tot.): **4/4**
Contract:
Concessions:
Unincorporated: **No**
Subdivision:
Year Built: **1980**
Relist:
List Price Per SF: **\$0**
Sold Price Per SF: **\$0**
Lot Size Source: **Survey**
Stories: **one**
Gross Rentbl. Area:
Tenants: **3**
Estimated Cam/Sf: **\$0**

List Price:
Orig List Price:
Sold Price:
Rented Price:
Lease Price SF/Y: **\$16.50**
Mthly. Rnt. Price:
CTGF:
County: **Cook**
PIN #:
Multiple PINs:
Min Rentbl. SF: **1328**
Max Rentbl. SF: **3850**
Units: **3**
Unit SF: **0** (Leasable Area
Units: **Square Feet**)
Lease Type: **Gross**
Est Tax per SF/Y: **\$0**

Remarks: **Neighborhood brick shopping center in Hoffman Estates Plenty of parking Previously used for dog boarding and grooming as well for day care Private back area fenced Anchor tenant convenient retail store-Neighborhood Pantry!**

Frontage Acc:
Current Use: **Commercial**
Known Encumbrances:
Location: **Corner**
Drive in Doors: **0**
Trailer Docks: **0**
Ceiling Height: **9**
Gas Supplier: **Nicor Gas**
Electric Supplier: **Commonwealth Edison**
Construction: **Brick**
Exterior: **Brick**
Foundation: **Concrete**
Roof Structure: **Flat**
Roof Coverings: **Membrane**
Docks:
Parking Spaces:
Indoor Parking:
Outdoor Parking: **19-30 Spaces**
Parking Ratio:
Extra Storage Space Available:
Misc. Inside:
Floor Finish:
Air Conditioning: **Central Air**
Electricity: **Circuit Breakers**
Heat/Ventilation: **Forced Air, Gas**
Fire Protection: **Hydrants On Site**
Water Drainage:
Utilities To Site:
Tenant Pays: **Air Conditioning, Electric, Heat**
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Backup Info:
Sale Terms:
Possession:

Financial Information

Gross Rental Income:
Annual Net Operating Income: **\$0**
Real Estate Taxes: **\$0**
Tax Year: **2024**
Special Assessments: **No**
Fuel Expense (\$/src): **/**
Trash Expense (\$/src): **/**
Operating Expense Includes:
Individual Spaces (Y/N): **Yes**
Total Income/Month:
Net Operating Income Year:
Total Annual Expenses:
Expense Source:
Frequency: **Not Applicable**
Electricity Expense (\$/src): **/**
Insurance Expense (\$/src): **/**
Total Building (Y/N): **Yes**
Total Income/Annual:
Cap Rate:
Expense Year:
Loss Factor:
Water Expense (\$/src): **/**
Other Expense (\$/src): **/**

Broker Private Remarks:

Internet Listing: **Yes**
VOW AVM: **Yes**
Listing Type: **Exclusive Right to Lease**
Display of Listing on IDX?: -
Remarks on Internet?: **Yes**
VOW Comments/Reviews: **Yes**
Address on Internet: **Yes**
Call for Rent Roll Info:
Cont. to Show?:
Broker Owned/Interest: **No**
Lock Box:
Expiration Date: **11/30/2028**
Information: **24-Hr Notice Required**
Showing Inst: **Combo Lock Box**
Broker: **USA Real Estate Ltd. (25528) / (847) 640-6800**
List Broker: **Joe Zivoli, CCIM (81665) / (847) 640-6800 / joezivoli@joezivoli.com; joezivoli@gmail.com**
CoList Broker:

More Agent Contact Info:

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12525040

Prepared By: Joe Zivoli, CCIM | USA Real Estate Ltd. | 12/04/2025 01:47 PM