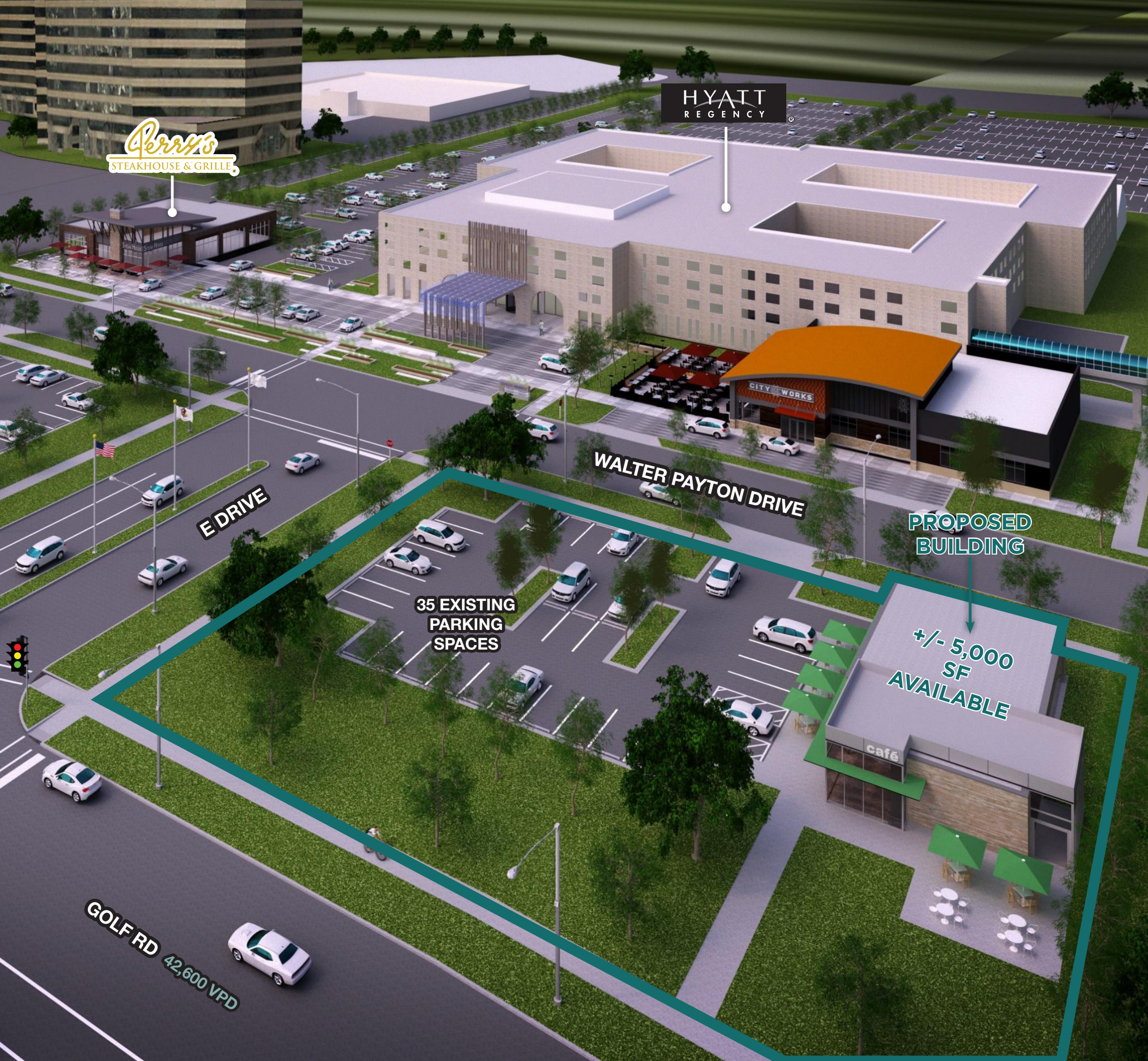




1870 E. Golf Rd Schaumburg

**EXTREMELY
RARE
OUTLOT
OPPORTUNITY
ACROSS FROM
WOODFIELD
MALL**

**AVAILABLE GROUND LEASE OR
BUILD-TO-SUIT**



MID-AMERICA®
Real Estate Corporation

AERIAL

N MEACHAM RD 24,100 VPD

77,800 VPD
ILLINOIS 53

E GOLF RD 42,600 VPD

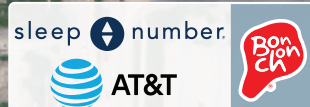
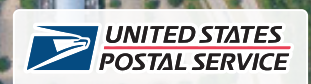
1870 EAST GOLF ROAD



Residence INN



ROOSEVELT UNIVERSITY
4,281 Students



DEMOGRAPHICS WITHIN 3 MILES



Avg Household Income
\$137,775



Population
78,171



Daytime Population
132,321

WOODFIELD MALL \$900 PSF

NORDSTROM	Artzria	WHBM	ANTHROPOLOGIE
PRIMARK	lululemon	athletica	UNIQLO
SEPHORA	GNC	WHITE HOUSE BLACK MARKET	
macys	ENTERRIUM	Apple	H&M
JCPenney			
TEXAS de BRAZIL	P.F. CHANG'S	The Cheesecake Factory	UNCLE JULIO'S MEXICAN
Red Robin	CHIPOTLE		

Features

Signalized outlot pad site located in the middle of the Schaumburg Woodfield Mall trade area

Existing parking lot in place (35 spaces) with the ability to build +/- 5,000 SF retail or restaurant building

33,700 SF pad site available for ground lease or build-to-suit

Incredible location on Golf Rd immediately across from Woodfield Mall at one of the busiest locations in the market

Adjacent to existing Perry's Steakhouse, City Works, Fogo De Chao and Capital Grille

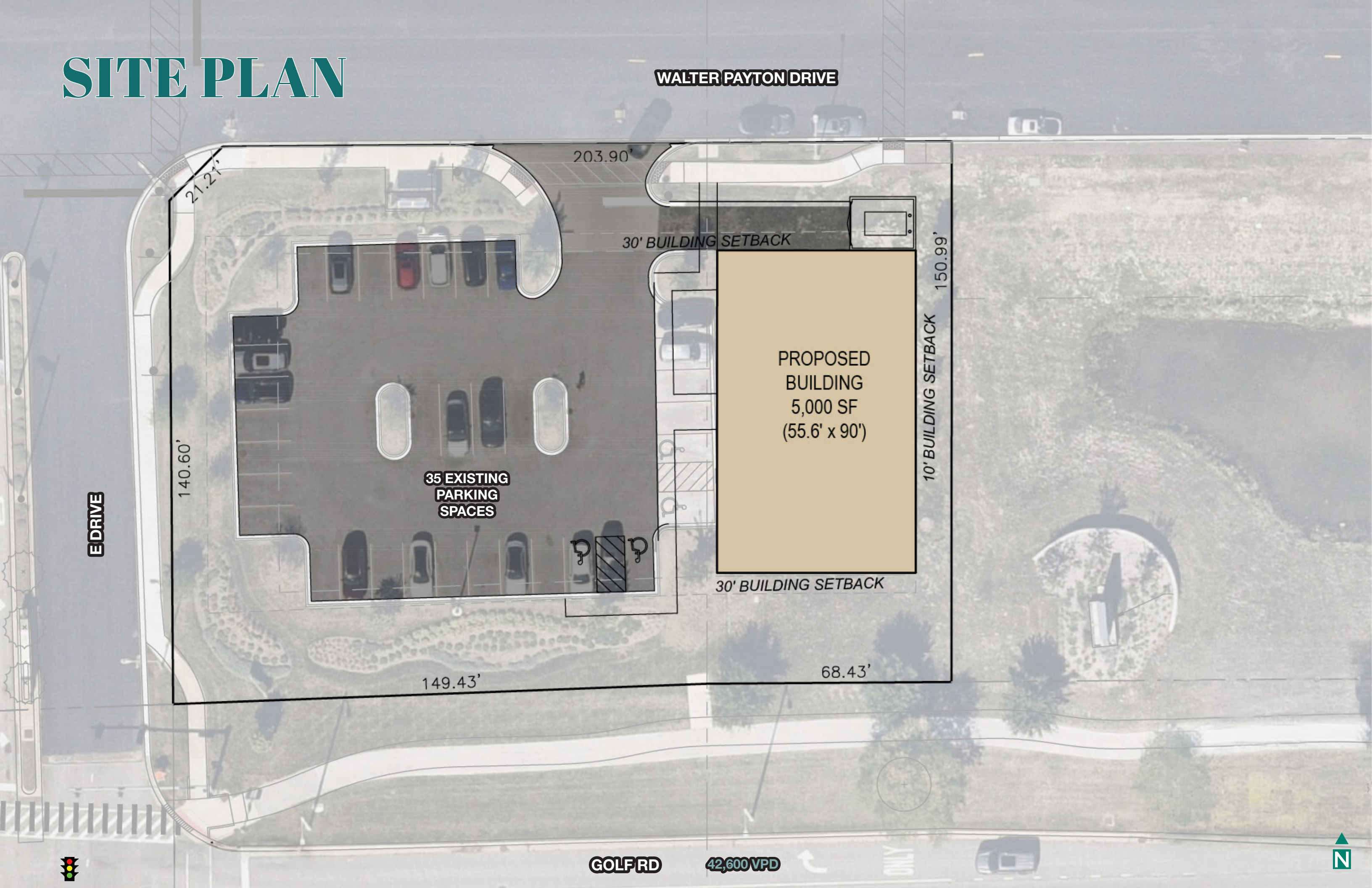
Located on a traffic signal in front of Hyatt Regency Hotel

42,600 vehicles per day along Golf Rd

Within a half mile of two of Chicago's busiest expressways - I-90 & IL-53



SITE PLAN



WALTER PAYTON DRIVE

203.90'

21.21'

30' BUILDING SETBACK

150.99'

10' BUILDING SETBACK

PROPOSED
BUILDING
5,000 SF
(55.6' x 90')

35 EXISTING
PARKING
SPACES

140.60'

EDRIVE

30' BUILDING SETBACK

149.43'

68.43'

GOLF RD

42,600 VPD

ONLY

N

Restaurant Neighbors



SURROUNDING 1870 E. GOLF RD

FOOD & BEVERAGE

HOSPITALITY

CORPORATE

RETAIL



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GOURMET BURGERS AND BEWS

Artzria

UNIQLO

SEPHORA

H&M

Chipotle

MEXICAN

WHBM

WHITE HOUSE BLACK MARKET

GNC

LIVE WELL

JCPenney

UNCLE JULIO'S

MEXICAN

ANTHROPOLOGIE

P.F. CHANG'S

The Cheesecake Factory

from Scratch



Businesses and Landmarks:

- Hotels:** SpringHill Suites Marriott, Residence Inn, Hyatt Place
- Retail:** Costco Wholesale, HomeGoods, Barnes & Noble, Marshall's, Nordstrom Rack, Sierra, J.Crew, Old Navy, Ulta Beauty, Five Below, Michaels, First Watch, Zupas, Charles Schwab, Outback Steakhouse, Sunnyside*, Diamonds Direct, Naf Naf Grill, MOD, Blackwood BBQ, Bank of America, Olive Garden, Longhorn Steakhouse, 5.11 Tactical
- Food & Beverage:** Morton's, Wildberry, Sleep Number, AT&T, Bloomingdale's, Shoe Carnival, Poke Bros., Kuma's, Shake Shack, Firestone Complete Auto Care, Hooters, Trader Joe's, California Pizza Kitchen, Fogo de Chão Brazilian Steakhouse, The Capital Grille, City Works Eatery and Your House, Perry's Steakhouse & Grille
- Education:** Roosevelt University (4,281 Students)
- Other:** United States Postal Service, Fogo de Chão, The Capital Grille, City Works Eatery and Your House, Perry's Steakhouse & Grille

1870 E. Golf Rd

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