



Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$8.79 PSF
Available SF:	1,271 - 5,142 SF
Building Size:	23,058 SF
Lot Size:	2.23 Acres
Year Built:	1987
Zoning:	B-1
Traffic Count:	Approx. 32,000 VPD

Property Overview

1,271 - 5,142 SF available for lease at Creekside Commons at the NEC of Deerfield Parkway and Weiland Road, in northwestern suburban Buffalo Grove. The center is well located within a heavily trafficked commercial corridor with visibility and exposure to over 32,000 VPD. The center offers an opportunity to join co-tenants 7-Eleven, Little Steps Pediatric Therapy, Wiener Take All, and Pizanos Pizza, among others. Additionally, the property features 106-parking spaces on-site, pylon signage at the signalized intersection and vacancies with flexibility for a variety of retail, office and medical office Tenants. Nearby retailers include Walmart, Target, Woodman's, Jewel-Osco, among others.

Property Highlights

- Creekside Commons features a large on-site parking lot totaling 106 surface level spaces
- Dual-sided monument signage along the NEC of Deerfield Parkway and Weiland Road, providing visibility and exposure to over 36,700 VPD
- Conveniently located just over one (1) mile west of the Woodman's Food Market development along Deerfield Pkwy
- Located less than a block from Aptakisic Junior High School

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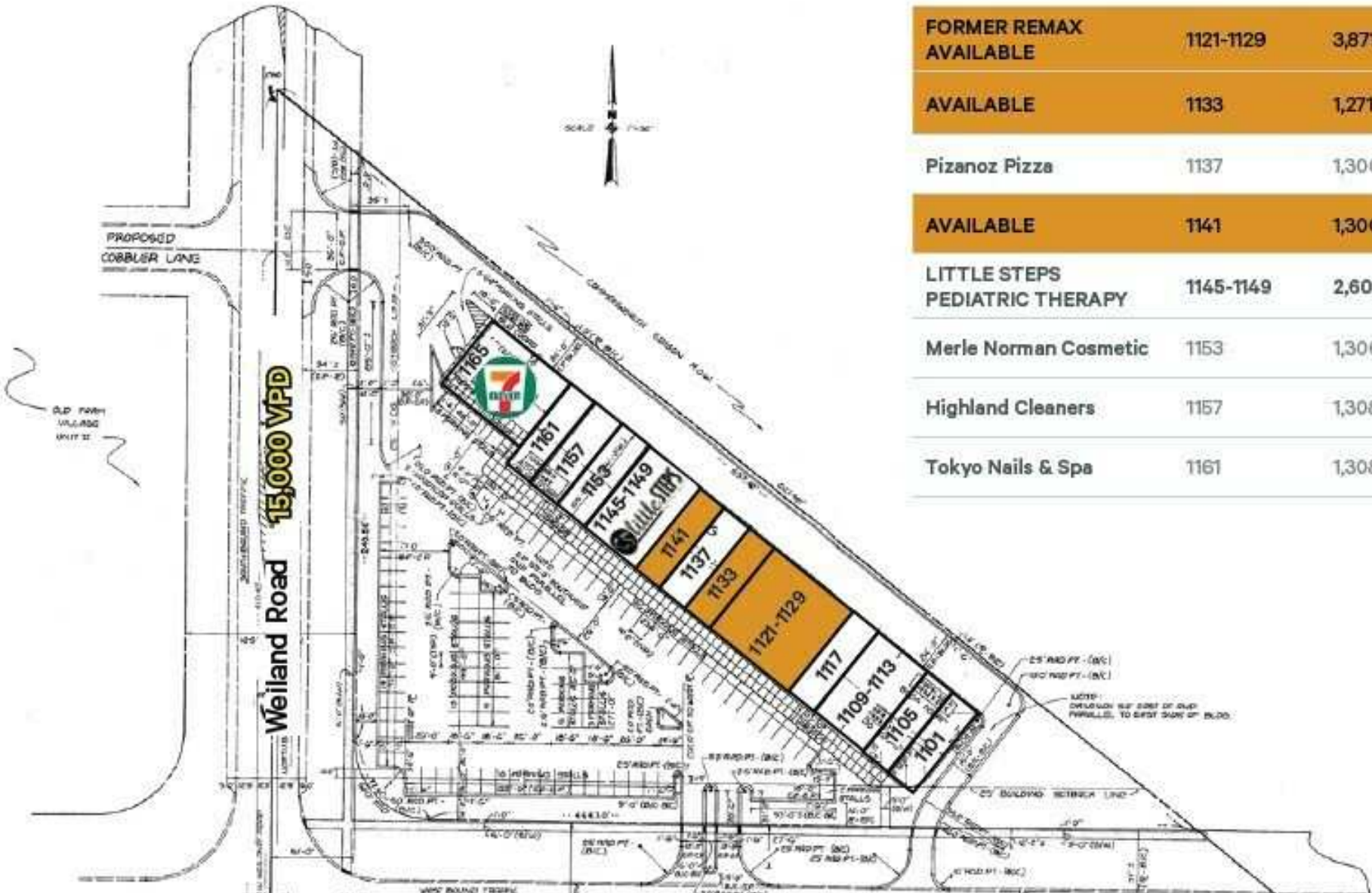
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Wiener Take All	1117	1,300
FORMER REMAX AVAILABLE	1121-1129	3,871
AVAILABLE	1133	1,271
Pizanoz Pizza	1137	1,300
AVAILABLE	1141	1,300
LITTLE STEPS PEDIATRIC THERAPY	1145-1149	2,600
Merle Norman Cosmetic	1153	1,300
Highland Cleaners	1157	1,308
Tokyo Nails & Spa	1161	1,308

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,271 - 5,142 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
1141 Weiland Road	Available	1,300 SF	NNN	Negotiable	-
1133 Weiland Road	Available	1,271 SF	NNN	Negotiable	-
1129 Weiland Road	Available	2,642 SF	NNN	Negotiable	-
1121 Weiland Road	Available	1,318 SF	NNN	Negotiable	-

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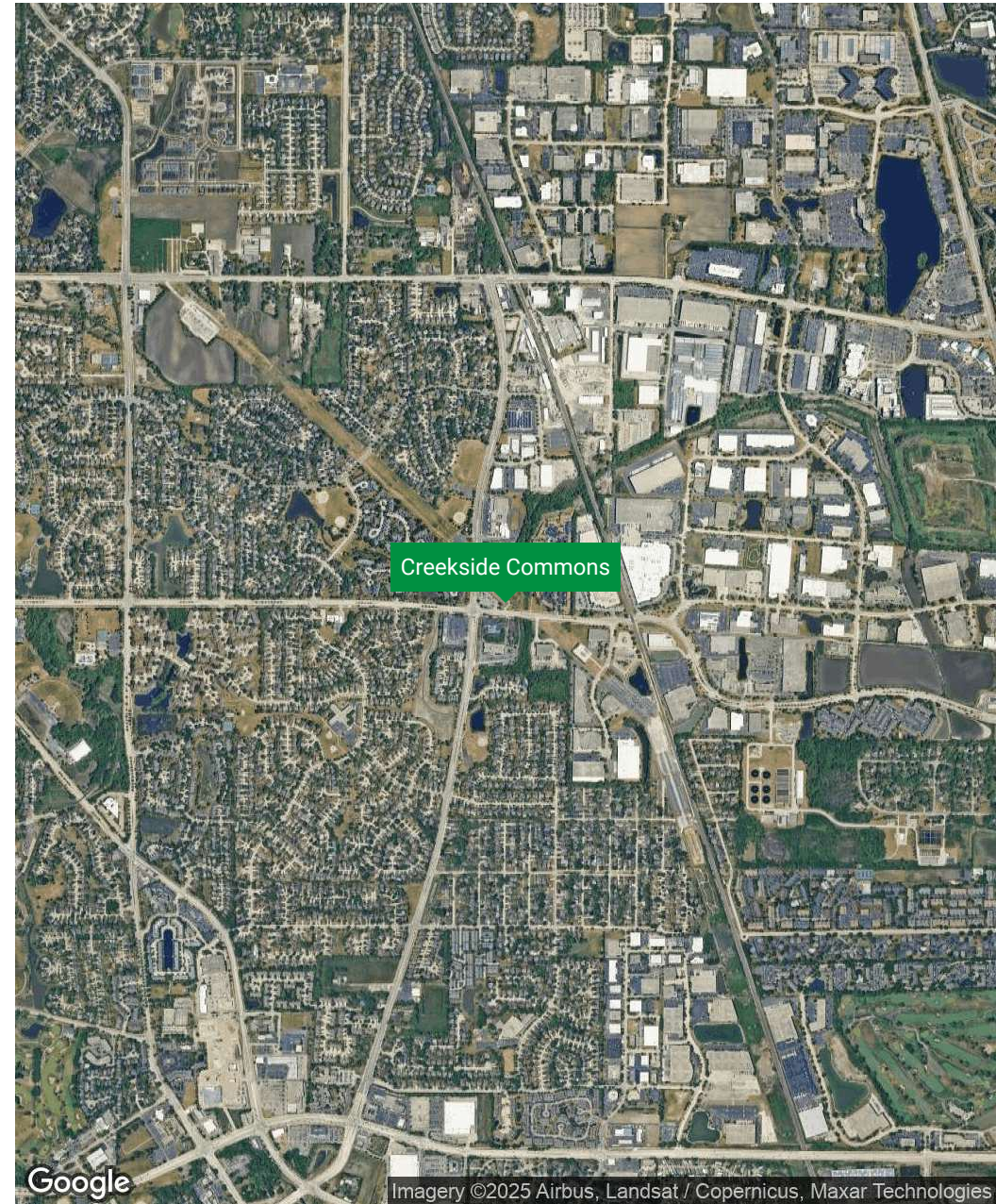
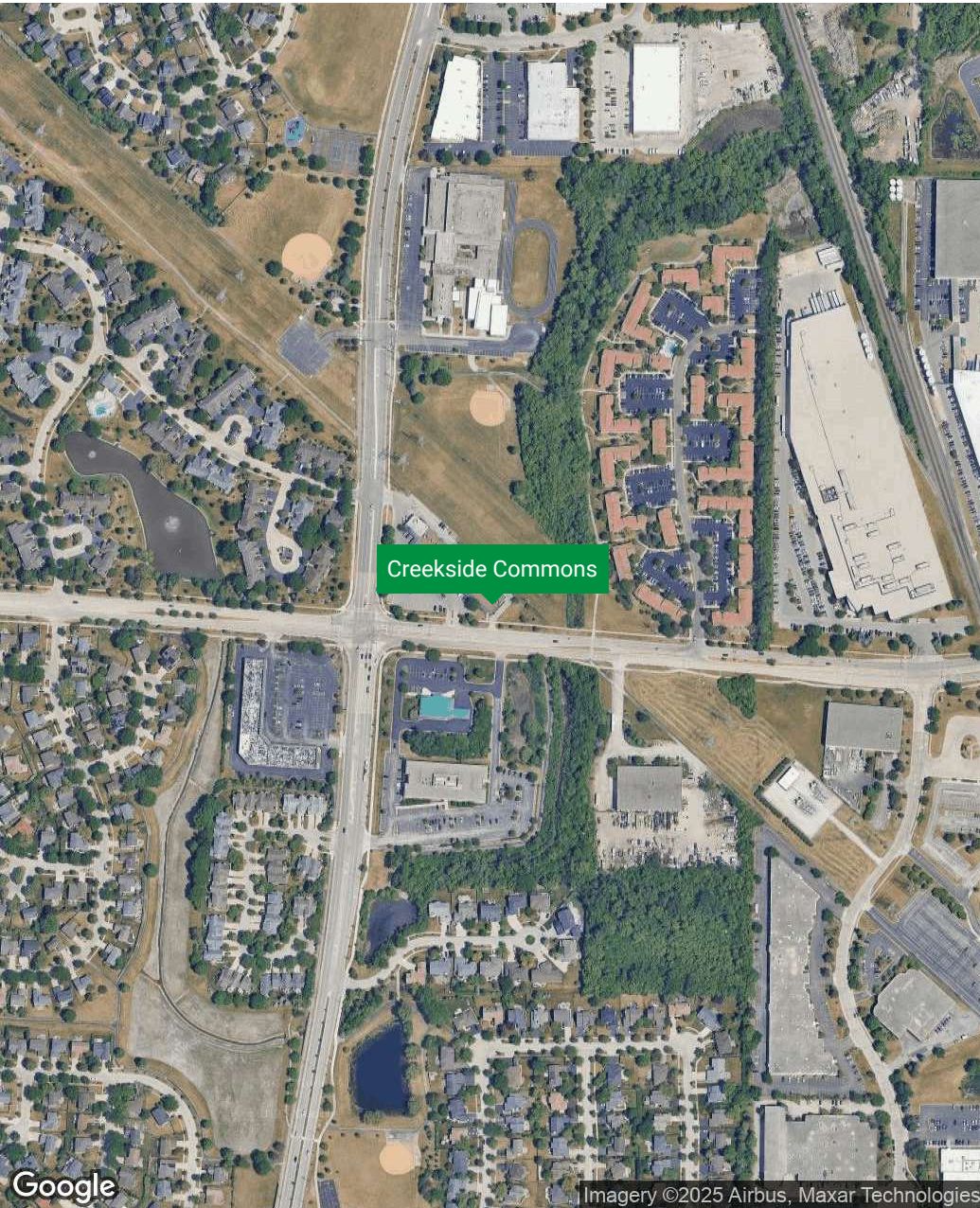
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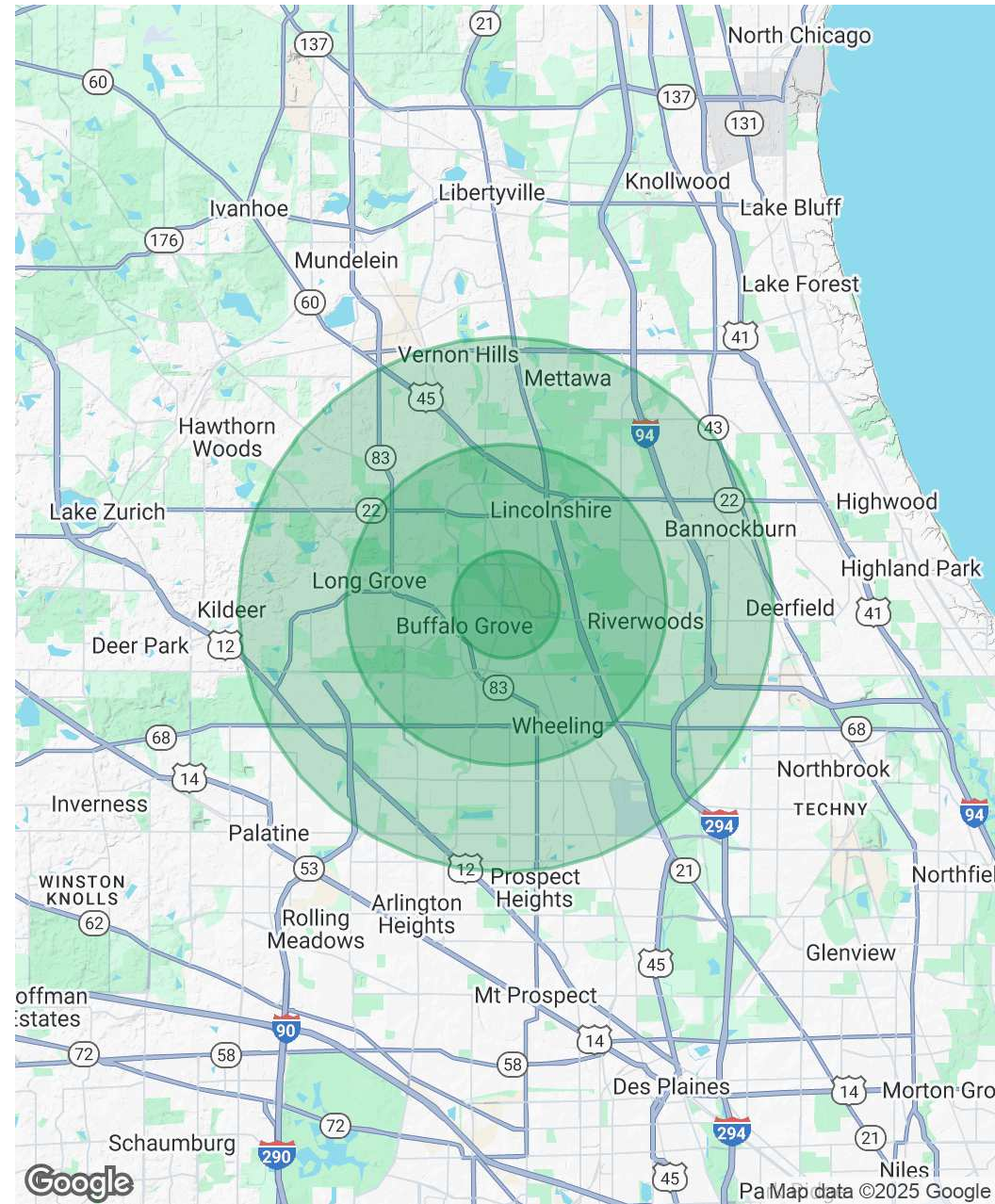
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Population	1 Mile	3 Miles	5 Miles
Total Population	10,850	85,052	192,502
Average Age	41	43	42
Average Age (Male)	40	42	41
Average Age (Female)	42	44	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,904	32,500	73,161
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$188,522	\$160,873	\$156,046
Average House Value	\$509,114	\$457,046	\$470,988

Demographics data derived from AlphaMap



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FOR LEASE | 1101-1165 WEILAND ROAD

ADDITIONAL PHOTOS



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