

MILLENNIUM *Freestanding Building on Hard* PROPERTIES R/E *Corner in Arlington Heights*

1000 W. Northwest Hwy., Arlington Heights, IL

\$1,399,000



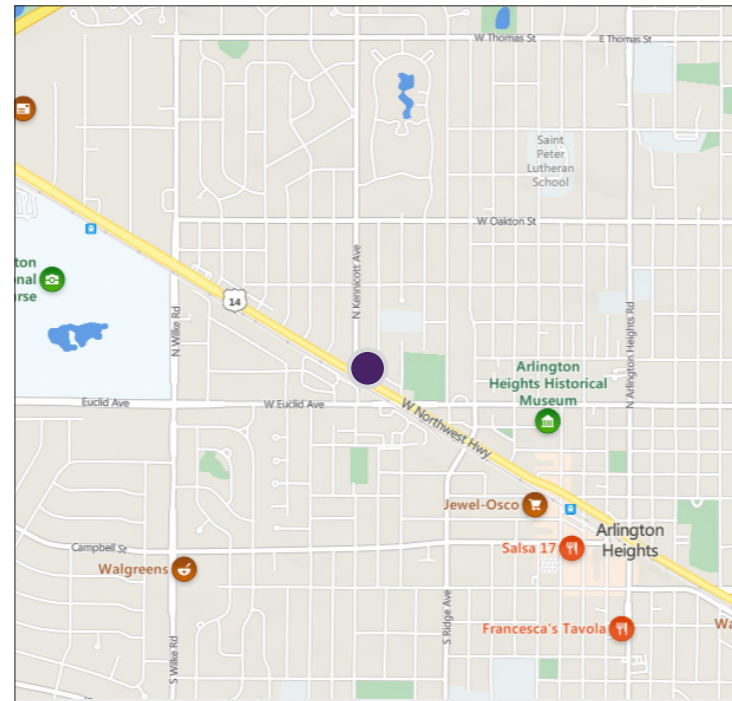
Property Highlights

- 12,320 SF single-story building
- Bow truss construction with large, open floor plan
- Ceiling heights: 15' clear
- 600 Amp electrical service
- Fully sprinklered
- Large 75+ car parking lot
- Perfect user or development opportunity
- Close proximity to Downtown Arlington Heights and the proposed Bears Stadium
- Businesses in the area: Dunkin', McDonald's, Jewel-Osco, Mariano's, Egg Harbor Cafe, and several restaurants and shops
- Land area: 49,223 SF
- Traffic count: 15,271 vehicles daily
- Zoning: B-2
- Taxes (2024): \$79,884.05

Property Overview

Situated at 1000 West Northwest Highway in Arlington Heights, a freestanding 12,320 square foot commercial building is available for sale. Formerly a roller rink, this property has maple hardwood flooring and a barrel vault roof truss system that enables a large open floor area with no vertical supports. The building is sprinkled throughout and has parking for 75+ vehicles. This location benefits from excellent visibility on Northwest Highway, dense residential surroundings, and close proximity to the Bears future stadium.

The property is located on Northwest Highway or Route 14 connecting Crystal Lake to Chicago, a strong commercial corridor with a wide variety of retailers. With its close proximity to Arlington Heights Road, this property has access to major thoroughfares, including I-90/I-290, Route 53 interchange and O'Hare Airport. Businesses in the area include McDonald's, Jewel, Mariano's, Egg Harbor Cafe and many more.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	16,810	117,806	293,870
Households	7,248	47,426	116,285
Median Income	\$110,803	\$98,885	\$89,925

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