MULTI-TENANT OFFICE FOR OWNER-USER & COLLECTOR
FOR SALE

JAMESON.

OFFERING
MEMORANDUM

201 E. DUNDEE RD
PALATINE, IL 60074

STEVEN GOLDSTEIN
SENIOR VICE PRESIDENT
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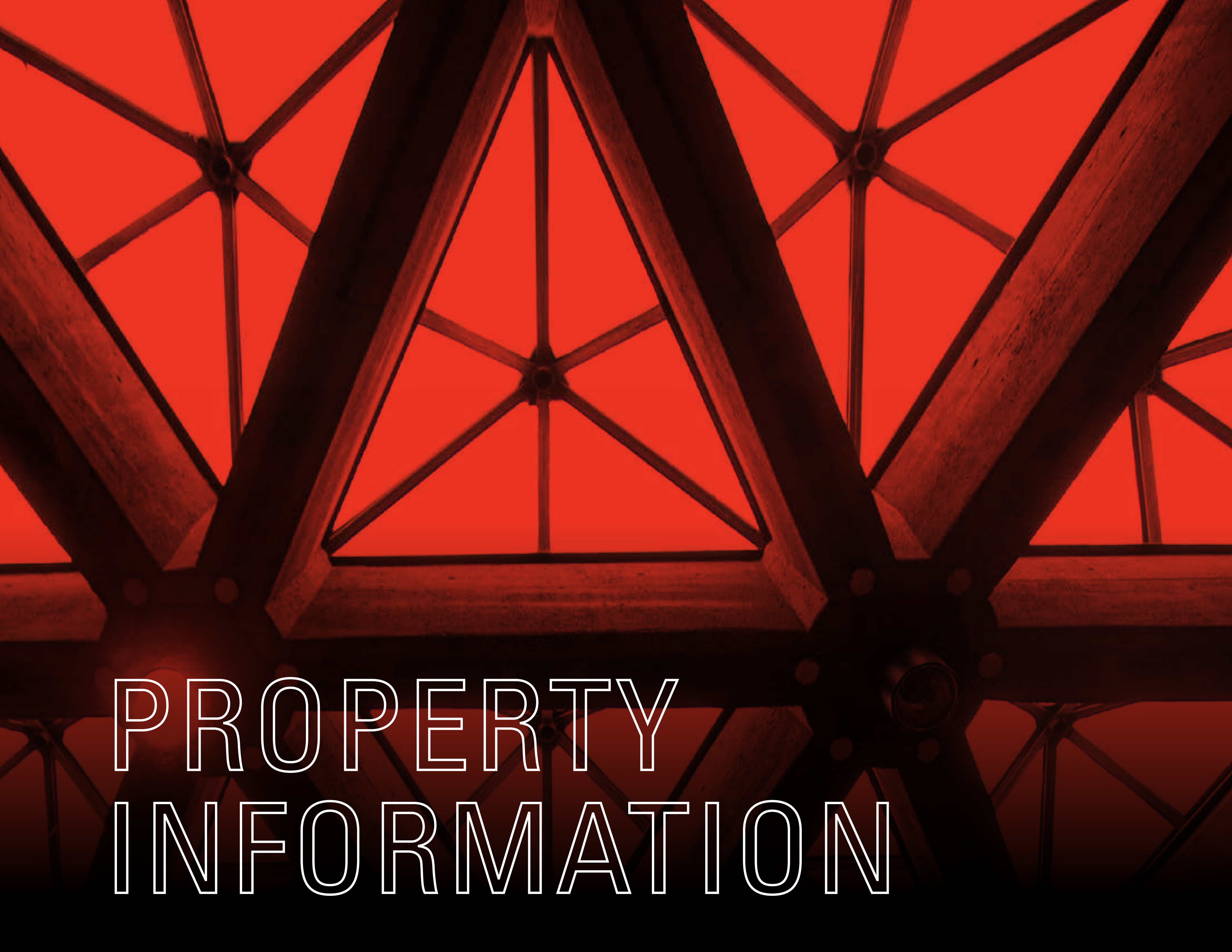
312.840.9002

PROPERTY INFORMATION



EXECUTIVE SUMMARY

Jameson Commercial is pleased to present 201 E. Dundee Road, a 7,650 SF office building in Palatine, IL, positioned on approximately 0.8 acres and zoned B-2. The building offers well-finished office space with volume ceilings, multiple private offices, a kitchen, and bathrooms, along with garage and storage areas served by overhead doors, ideal for vehicles, equipment, or additional inventory. The property is currently income-producing, with in-place tenants generating steady cash flow at an 8.4% cap rate. This creates a rare opportunity for an owner-user to acquire a well-located, functional office building that pays for itself while transitioning into full occupancy over time. Located along one of Palatine's busiest commercial corridors with strong access to Rand Road, Route 53, and I-90, 201 E Dundee Road combines office functionality, income stability, and flexible garage/storage space in one offering.

SALES PRICE: $1,100,000

PRICE PER SF: $143.79

PROPERTY SIZE: .... 7,650 SF

LOT SIZE: .... 0.8 AC

ZONING: B-2

PIN: 02-11-101-015-0000

2025 PROPERTY TAXES: $52,600

INVESTMENT HIGHLIGHTS

PRIME LOCATION:

- Prime Palatine location along E. Dundee Road
- Convenient access to major highways and surrounding communities
- Close to established retail, dining, and commercial amenities

STRONG FINANCIAL PERFORMANCE:

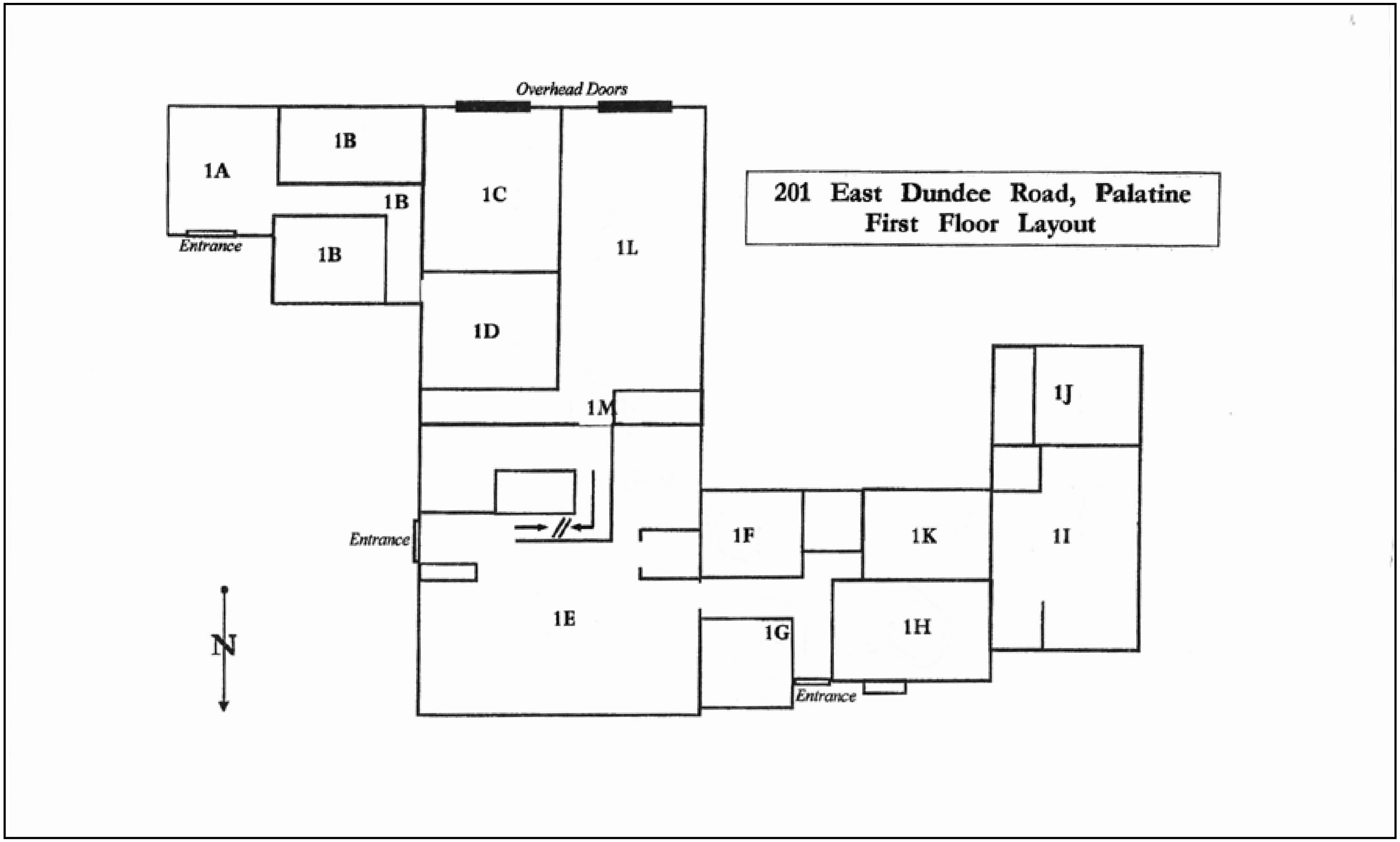
- Purchase Price: $1,100,000
- Net Operating Income (NOI): $92,808
- CAP Rate: 8.4%

UNIQUE OWNER-USER OPPORTUNITY:

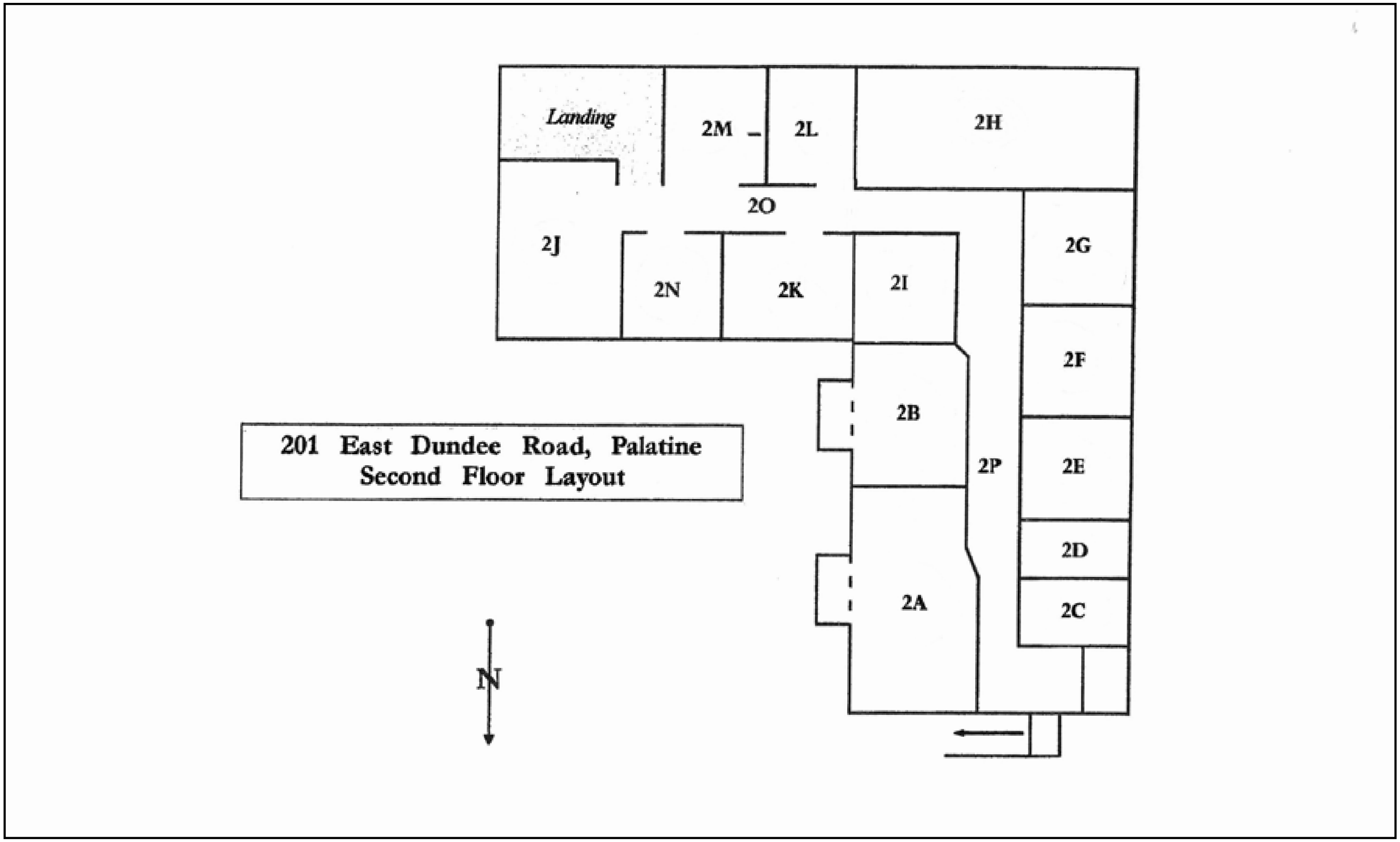
The property offers approximately 7,650 SF of office/showroom space with multiple private offices, garage and storage areas. The layout is ideal for an owner-user, collector, or business requiring space for vehicles, equipment, inventory, or personal collections.



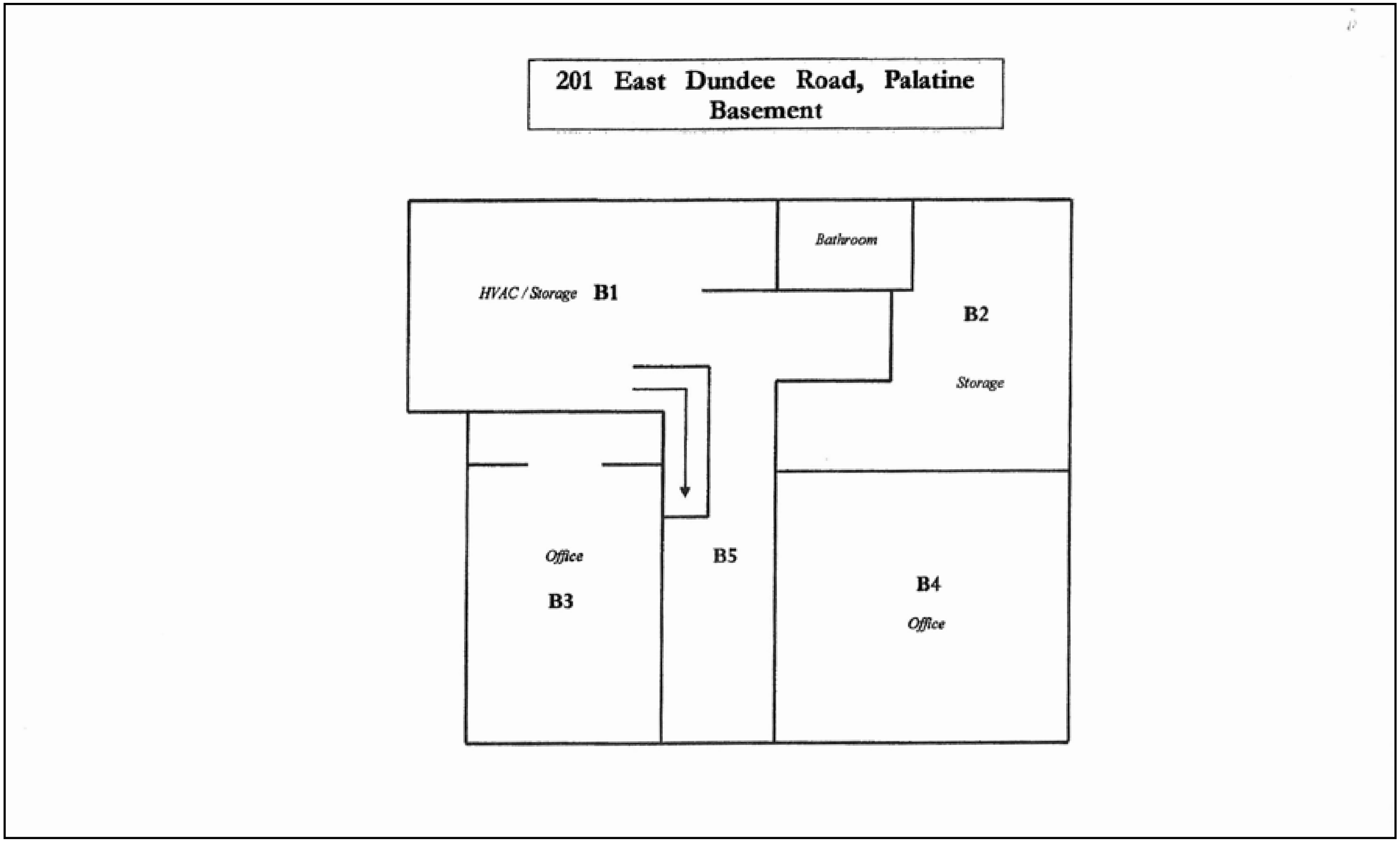

FIRST FLOOR FLOOR PLAN



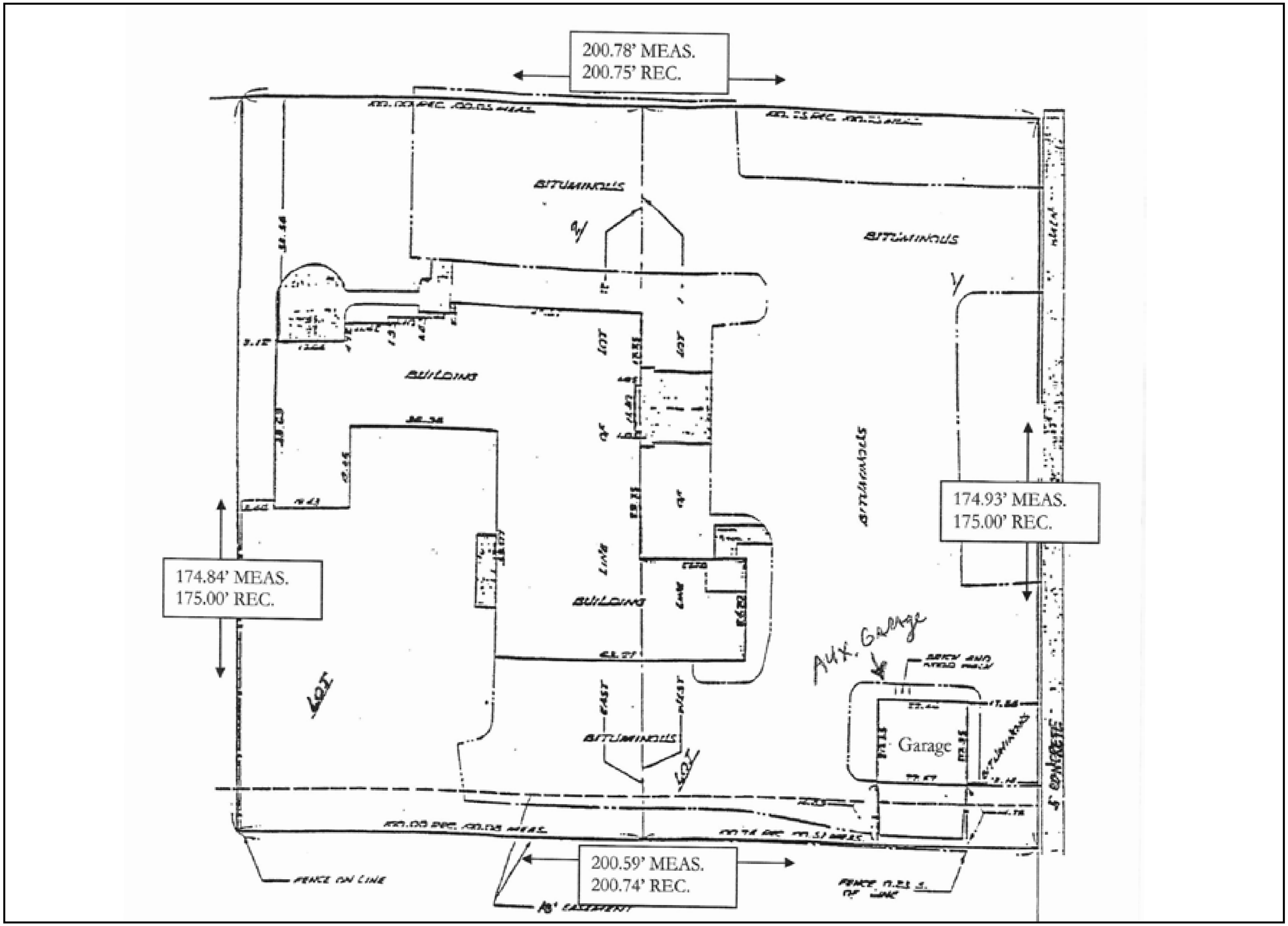
SECOND FLOOR FLOOR PLAN



BASEMENT FLOOR PLAN



PLAT OF SURVEY



LOCATION INFORMATION

LOCATION OVERVIEW

ZIP:	60074
SUB-MARKET:	SCHAMBURG AREA
SUB-MARKET CLUSTER:	NORTHWEST
LOCATION TYPE:	SUBURBAN
MARKET:	CHICAGO
COUNTY:	COOK
STATE:	ILLINOIS
CBSA:	CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI
DMA:	CHICAGO, IL-IN
COUNTRY:	UNITED STATES

RETAIL MAP


SITE
12
53
68
Lake Cook Rd
Dundee Rd
Rand Rd
N Hicks Rd
WHOLE FOODS MARKET
PETSMART
FIRST WATCH
Michaels
OLD NAVY
Chick-fil-A
NORDSTROM
five BELOW
CAVA
J.CREW FACTORY
MENARDS
HYUNDAI
CHEVROLET
TOYOTA
JIMENEZ
SUBARU
VICTORIA'S SECRET
lululemon
sunglass hut
chico's
GAP
BANANA REPUBLIC
ANTHROPOLOGIE
J.Jill
STONEY RIVER
ATHLETA
california pizza kitchen
Speedway
Domino's
TACO BELL
No manches!
Mobil
La Rosita
Fresh Market
T Mobile
Sarpino's PIZZERIA
Jewel Osco
KOSTA'S
Hong Kong Lite
cricket wireless
Thai House
TARGET
ALDI
RACK ROOM SHOES
HOBBY LOBBY
WELLS FARGO
HomeGoods
DOLLAR TREE
TJ maxx
petco
DUNKIN' DONUTS
CHIPOTLE
IHOP
Panera BREAD
Culver's
SMOOTHIE KING
iB INDIAN BISTRO
Pearl & Brew
Capri
jiffy lube
Advance Auto Parts
Little Caesars
THE HOME DEPOT
PALATINE HIGH SCHOOL
Walmart
Wendy's
SONIC
SUBWAY
PANDA EXPRESS
WING STOP
U-HAUL
Denny's
goodwill

TRANSPORTATION HIGHLIGHTS

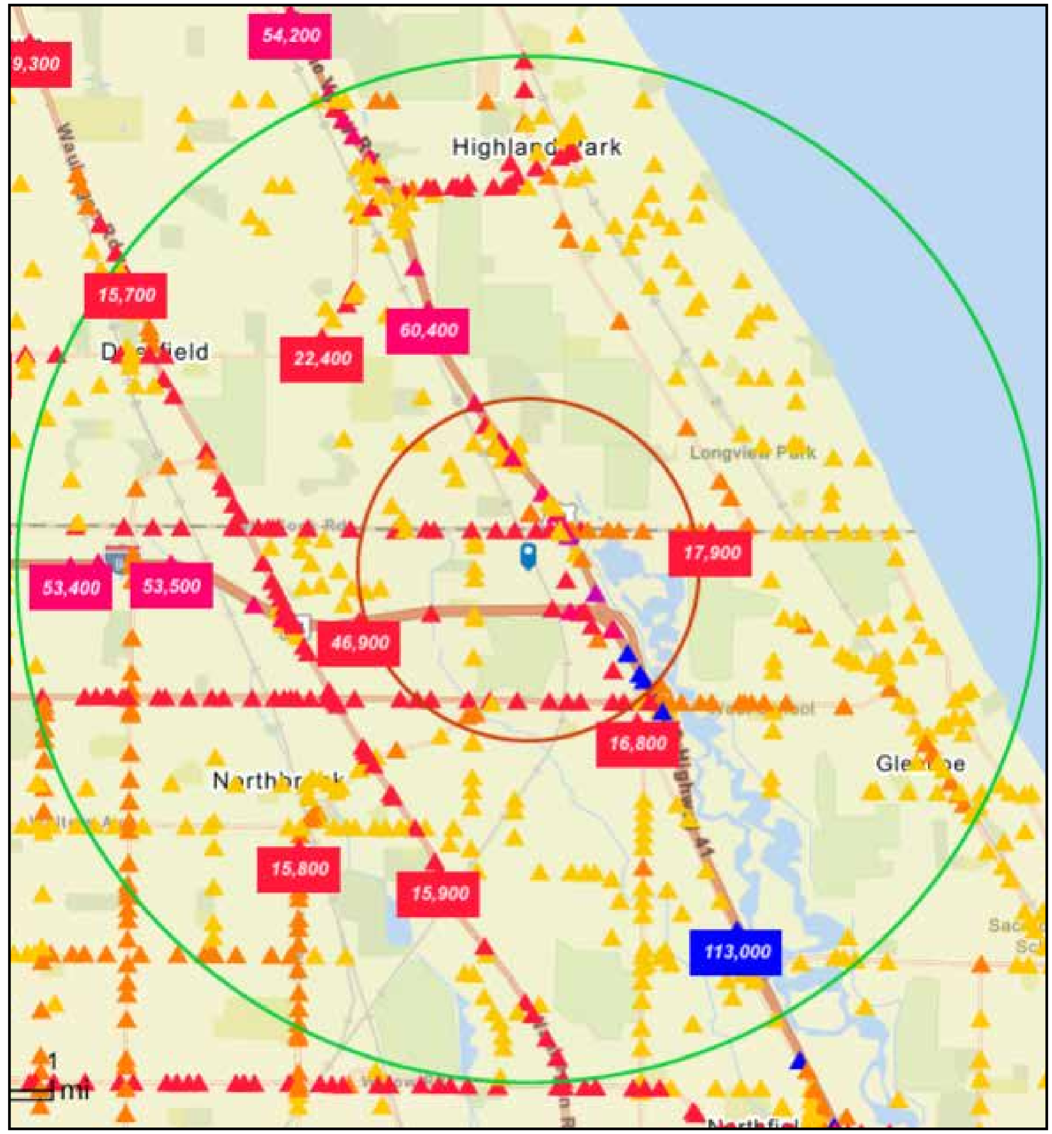
COMMUTER RAIL	DRIVE	DISTANCE
Palatine Metra Station (Union Pacific Northwest Line)	6 min	2.5 mi
Arlington Park Station (Union Pacific Northwest Line)	10 min	4.6 mi

AIRPORT	DRIVE	DISTANCE
Chicago O'Hare International Airport	28 min	18.5 mi
Chicago Midway International Airport	50 min	34.6 mi

TRAFFIC COUNT MAP

AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000



FINANCIAL ANALYSIS

PROPERTY INCOME & EXPENSES

EFFECTIVE GROSS INCOME	**$167,400**
OPERATING EXPENSES	
REAL ESTATE TAXES	$52,596
PROPERTY INSURANCE	$3,504
UTILITIES	$8,712
DISPOSAL SERVICES	$1,632
REPAIRS/MAINTENANCE	$6,948
SUPPLIES	$804
MISCELLANEOUS	$396
TOTAL OPERATING EXPENSES	**$74,592**
NET OPERATING INCOME	**$92,808**
EXPENSES RATIO	44.6%
CAP RATE	8.4%

The rent roll will be provided upon the execution of an NDA.

MARKET INFORMATION

MARKET OVERVIEW

PALATINE | NORTHWEST SUBURBAN MARKET

Owning commercial real estate in Palatine offers several advantages, particularly its accessibility, established business environment, and diverse mix of commercial uses. Palatine is a well-established Northwest suburban community with a strong combination of retail, industrial, office, and service-oriented businesses, creating a broad base of potential users and customers.

The market benefits from its convenient transportation network, with access to major roadways including Dundee Road, Route 53, and nearby I-90. The area is also served by Metra's Union Pacific Northwest Line, providing convenient commuter access to Chicago and surrounding suburbs.

Palatine's established commercial corridors, strong residential base, and proximity to major employment centers support continued demand for flexible commercial properties. With B-2 zoning and a unique combination of office, showroom, garage, and storage space, 201 E Dundee Road is well positioned to benefit from the area's diverse owner-user and business demand.

DEMOGRAPHIC INSIGHTS

Households

In 2026, there were **4,913** households with an average size of **2.41** people per household.

Household expenditure is **$117,601** per year, with **$4,942** spent eating out, **$12,725** on transport and **$36,174** on retail.

Household Income

Disposable income averages **$100,000** per household or **$57,036** per capita.

An estimated **9.1%** households live below the poverty line while **8.8%** have $200,000 or more in disposable income.

Population

11,854 people live in the area, **5,856** men and **5,998** women.

With growth of **-0.6%**, the population is expected to reach **11,521** by 2031.

Home Value

The median home value is **$376,457** with home ownership at **61.2%**.

Of the **5,178** homes **3,008** are owner occupied and **265** (**5.1%**) vacant.

Age

The median age is **39.6**.

19.6% are under 18,
64.0% 18-65 and
17.6% 65 or older.

ADDITIONAL INFORMATION

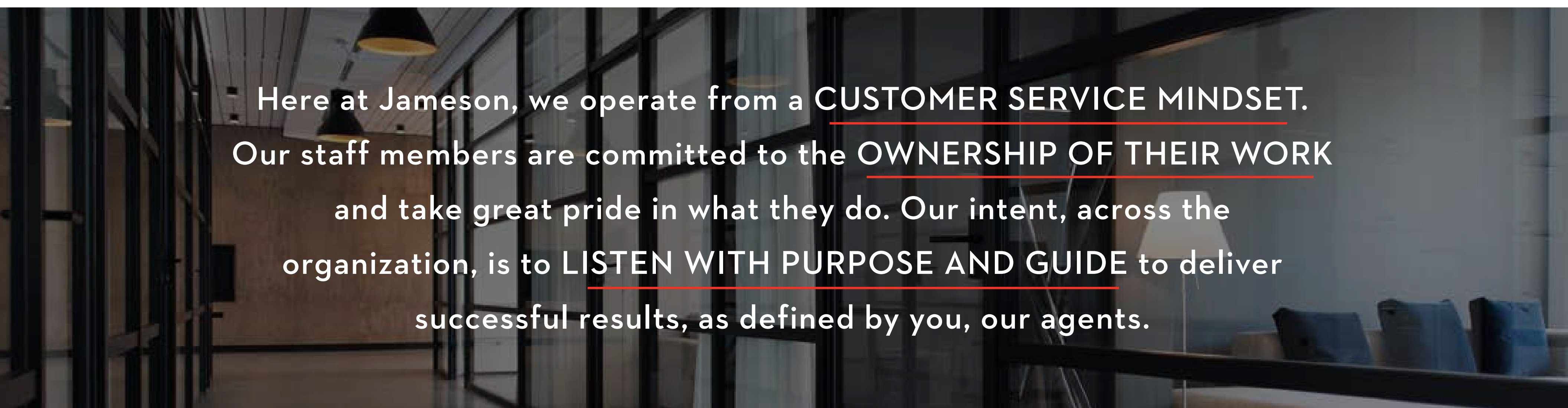
ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community sing 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

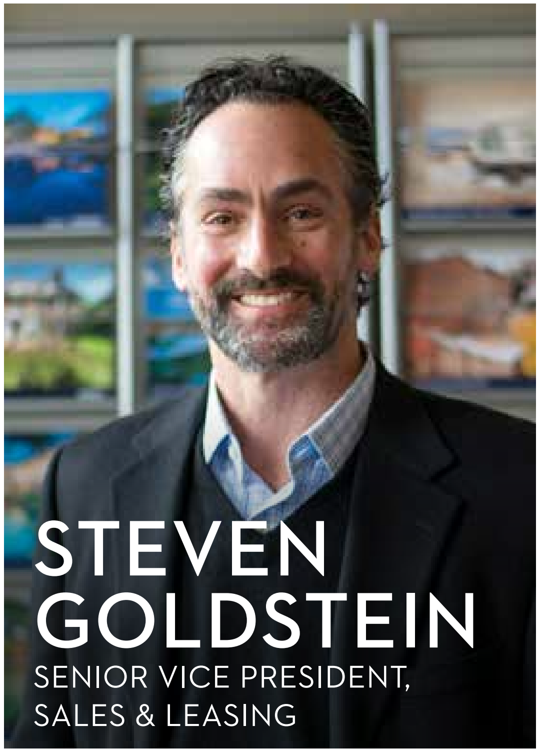
Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly $3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET. Our staff members are committed to the OWNERSHIP OF THEIR WORK and take great pride in what they do. Our intent, across the organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver successful results, as defined by you, our agents.

ABOUT YOUR BROKER



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ABOUT STEVEN

Steven Goldstein is a lifelong Chicago area resident that has specialized in commercial real estate brokerage and development in Chicago since 1990.

AREAS OF SPECIALIZATION

- Tenant Representation
- Landlord Representation
- Developer Representation
- Investment Property Sales
- Subleasing Services
- Commercial Development Consulting

Visit ChicagoBroker.com for more information on Steve and his experience and services.

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