



Status: **NEW** List Date: **07/08/2025** Orig List Price:  
 Area: **5** List Dt Rec: **07/08/2025** Sold Price:  
 Address: **1530 E Hintz Rd , Arlington Heights, IL 60004**  
 Directions: **INTERSECTION OF BUFFALO GROVE ROAD AND HINTZ ROAD, ANCHOR TENANTS 7-ELEVEN**  
 Sold by: Mkt. Time (Lst./Tot.): **4/4** Rented Price:  
 Closed Date: Contract: Lease Price SF/Y: **\$13**  
 Off Mkt Date: Concessions: Mthly. Rnt. Price:  
 Township: **Wheeling** Unincorporated: **No** CTGF:  
 Subdivision: County: **Cook**  
 Zoning Type: **Commercial** Year Built: **1985** PIN #:  
 Actual Zoning: **B2** Relist: Multiple PINs:  
 Subtype: **Shopping Center** List Price Per SF: **\$0** Min Rentbl. SF: **1150**  
 Lot Dimensions: **300X600** Lot Size Source: **Other** Sold Price Per SF: **\$0** Max Rentbl. SF: **1400**  
 Apx. Tot. Bldg SF: # Stories: **1** # Units: **18**  
 Land Sq Ft: **180000** Gross Rentbl. Area: Unit SF: **1150** (Leasable Area)  
 Net Rentable Area: # Tenants: **18** Lease Type: **Net** Units: **Square Feet**  
 Mobility Score: - **?** Estimated Cam/Sf: **\$4.50** Est Tax per SF/Y: **\$10.50**

Remarks: **\*\*\* Formal Established Dental Office End Unit! \*\*\* Equipment are included. \*\*\* Corner of Hintz Rd and Buffalo Grove Rd. Excellent location, shopping center. Plenty of parking. Anchor tenants are 7-eleven, Rosati's Pizza, Real Estate office and restaurant. Over 200 parking spaces. \*\*\* New 11 Ft. Windows and Door \*\*\* Free Standing Corner Signage**

Frontage Acc: **City Street, Signal Intersection**  
 Current Use: **Commercial**  
 Known Encumbrances:  
 Location: **Commercial Business Park**  
 # Drive in Doors: **0**  
 # Trailer Docks: **0**  
 Ceiling Height: **11**

Construction: **Brick**  
 Exterior: **Brick**  
 Foundation: **Concrete**  
 Roof Structure: **Flat**  
 Roof Coverings:  
 Docks:  
 # Parking Spaces: **200**  
 Indoor Parking:  
 Outdoor Parking: **Over 100 Spaces**  
 Parking Ratio:  
 Extra Storage Space Available: **No**  
 Misc. Inside: **Accessible Entrance**  
 Floor Finish: **Carpet, Concrete**

Air Conditioning: **Central Air**  
 Electricity: **Circuit Breakers**  
 Heat/Ventilation: **Forced Air**  
 Fire Protection: **Alarm On Site, Sprinklers-Wet**  
 Water Drainage: **Drain Tiles**  
 Utilities To Site: **Electric to Site, Gas 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: **\$0**  
 Annual Net Operating Income: **\$0**  
 Real Estate Taxes: **\$0**  
 Tax Year: **2023**  
 Special Assessments: **No**  
 Fuel Expense (\$/src): /  
 Trash Expense (\$/src): /  
 Operating Expense Includes:

Individual Spaces (Y/N):  
 Total Income/Month:  
 Net Operating Income Year:  
 Total Annual Expenses: **\$0**  
 Expense Source:  
 Frequency: **Not Applicable**  
 Electricity Expense (\$/src): /  
 Insurance Expense (\$/src): /

Total Building (Y/N):  
 Total Income/Annual: **\$0**  
 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**  
 Information: **24-Hr Notice Required**  
 Showing Inst: **Click showing Assist**  
 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:

Remarks on Internet?: **Yes**  
 VOW Comments/Reviews: **Yes**  
 Address on Internet: **Yes**  
 Call for Rent Roll Info:  
 Cont. to Show?:

Broker Owned/Interest: **Yes**  
 Lock Box:  
 Expiration Date: **07/08/2026**  
 More Agent Contact Info:

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MLS #: 12414024

Prepared By: Joe Zivoli, CCIM | USA Real Estate Ltd. | 07/11/2025 02:21 P