



Offering Summary

Available Space	12,982 SF
Lease Rate	Negotiable
NNN's	Approx. \$6.62 PSF
Building Size:	28,000 SF
Year Built	1996
Zoning:	B-4, Prospect Heights
Traffic Count	Approx. 27,000 VPD

Property Overview

Up to 12,982 SF of retail space for lease along Rand Road, just south of Palatine Road, in Arlington Heights. Opportunity to join co-tenants AutoZone, Goodwill, and Crest Home Furniture. The center features over 500' of frontage and signage potential along Rand Road, along with visibility and exposure to approx. 27,000 VPD. Neighboring retailers include Target, Walgreens, Marshalls, Trader Joe's, Dick's, Jewel-Osco, Ross, Best Buy, Starbucks, Burger King, Corner Bakery, McDonald's, Chipotle, Chili's, Dunkin, GameStop, Chase, PNC, BMO Harris, The Salvation Army, Mattress Firm, and KidzBedz, among many others.

Property Highlights

- Located along Rand Road (Approx 27,000 VPD) along the primary retail corridor within Arlington Heights
- Opportunity to join co-tenants Goodwill, AutoZone, and Crest Home Furniture
- Monument signage available along Rand Road
- Plenty of parking on-site

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

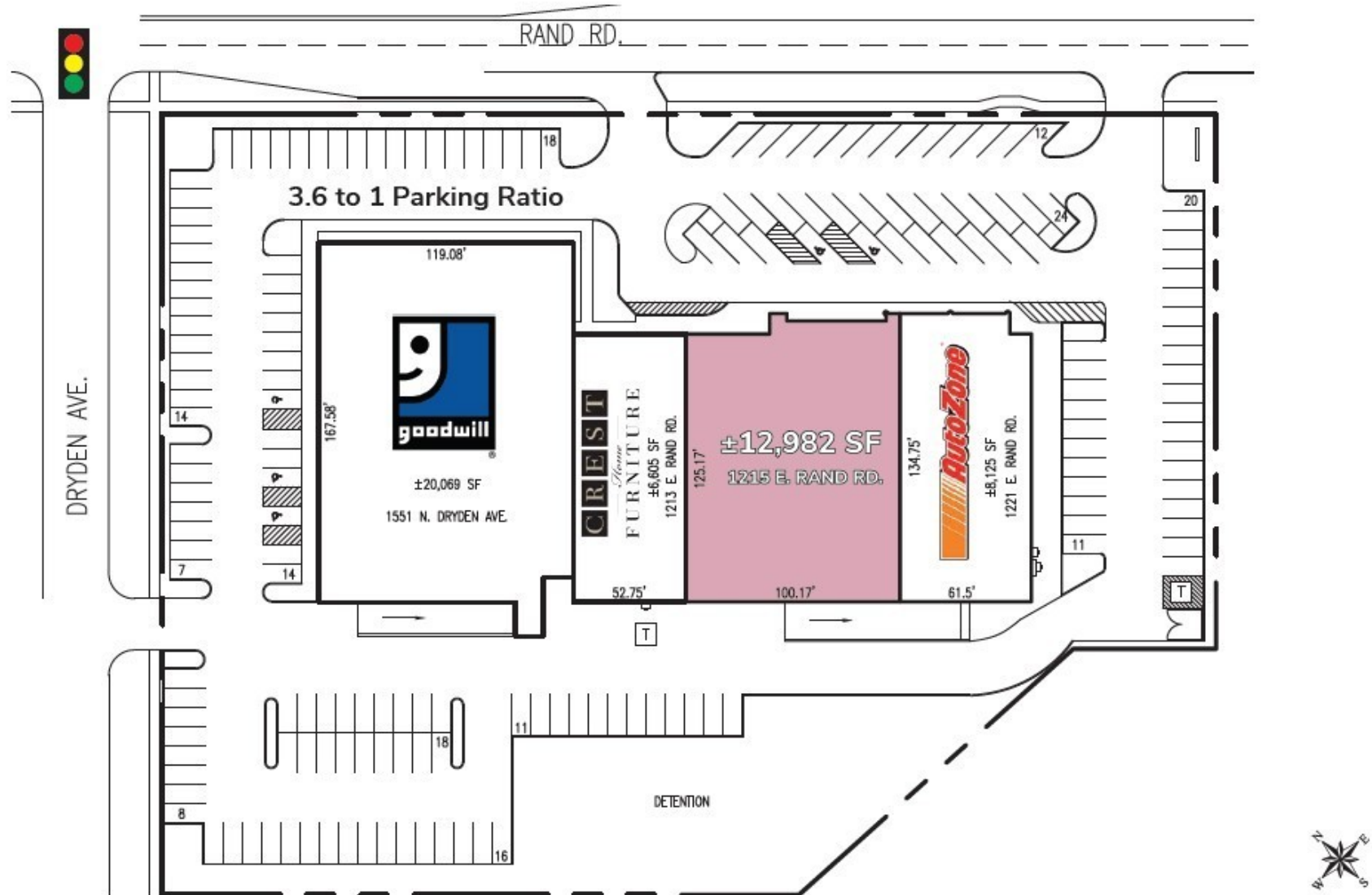
Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchiatti
Vice President

847.602.2005
apicchiatti@frontlinerepartners.com

SITE PLAN



Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

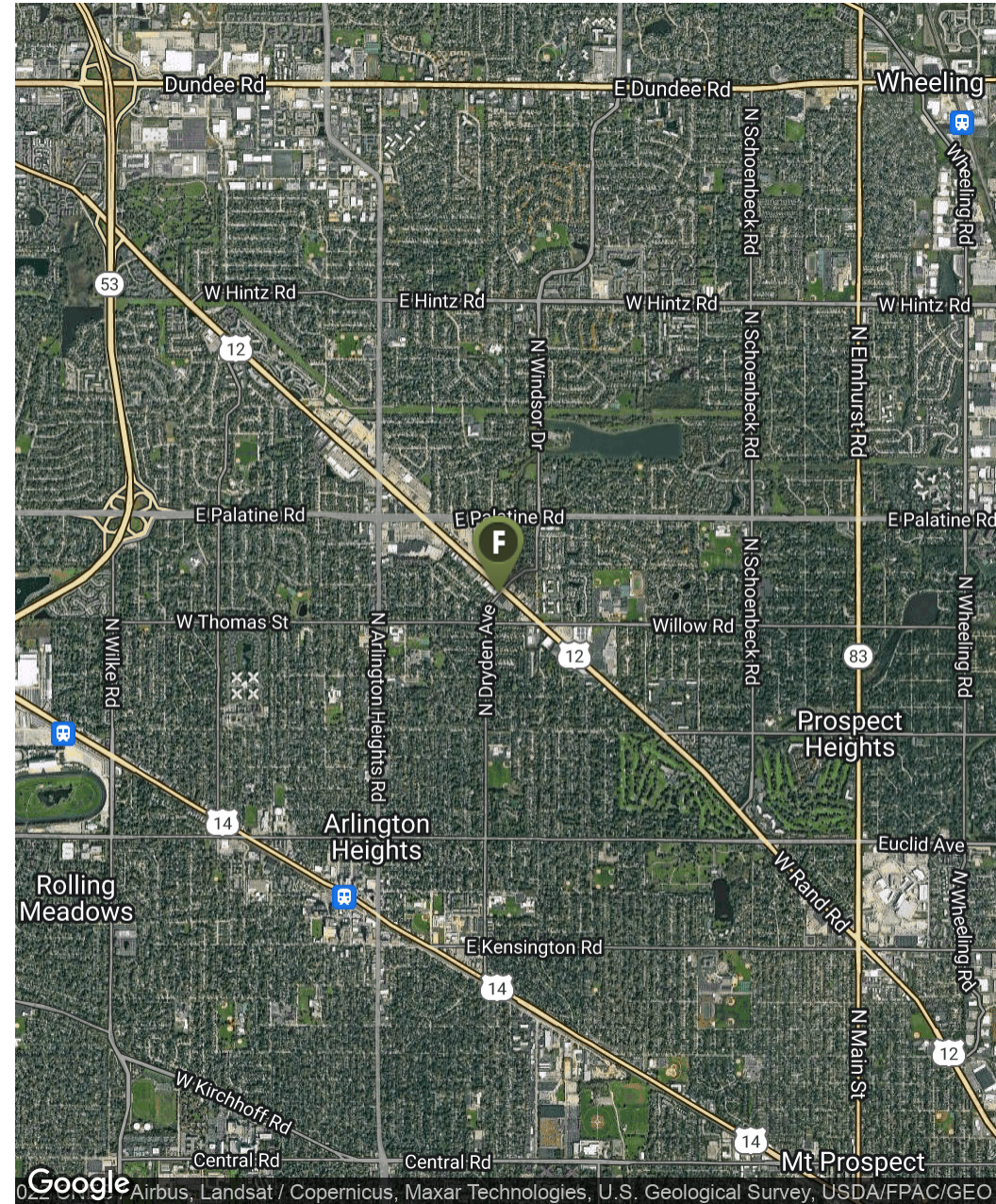
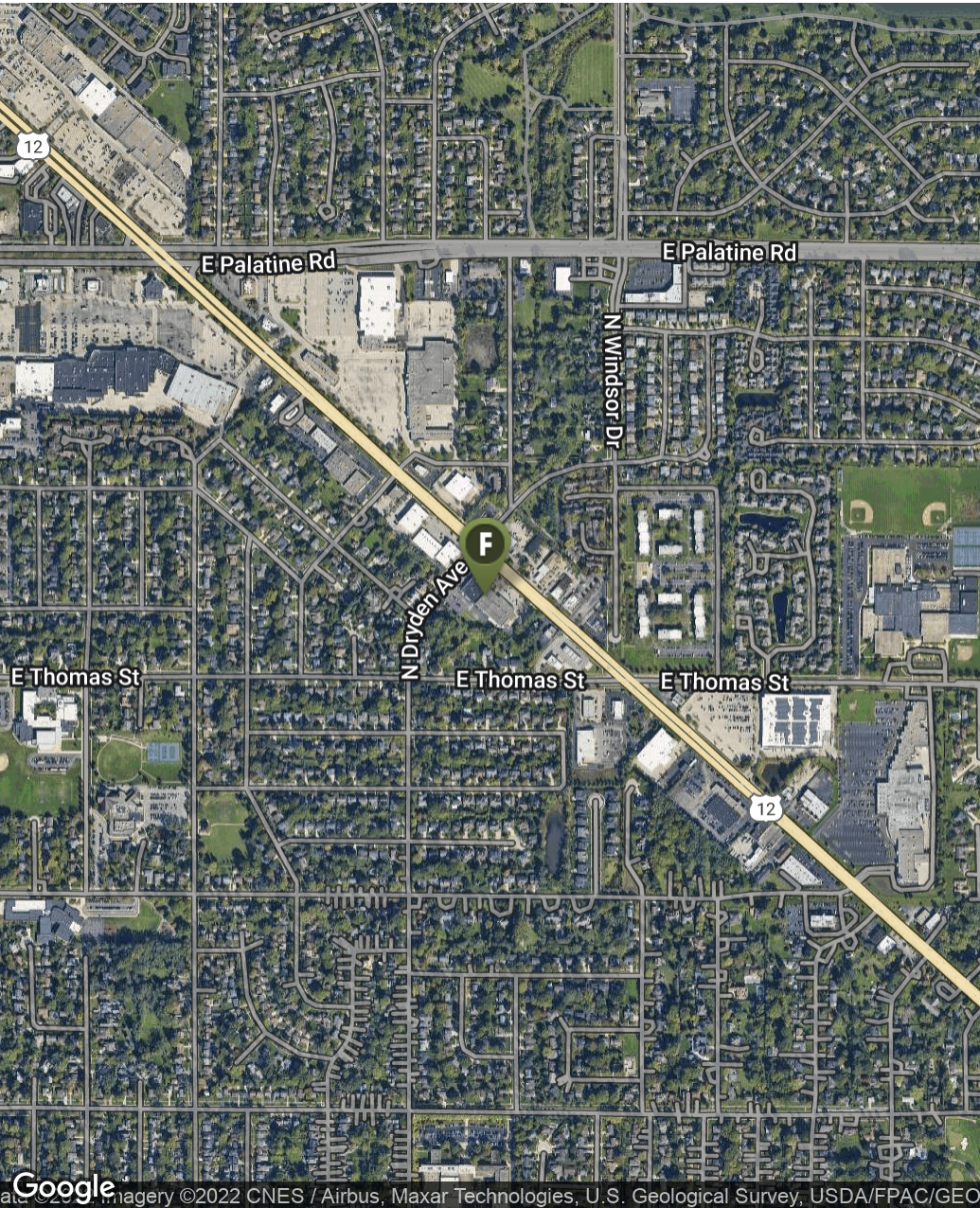
Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchiatti
Vice President
847.602.2005
apicchiatti@frontlinerepartners.com

FOR LEASE | 1215 E RAND RD

LOCATION MAP



Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchiatti
Vice President

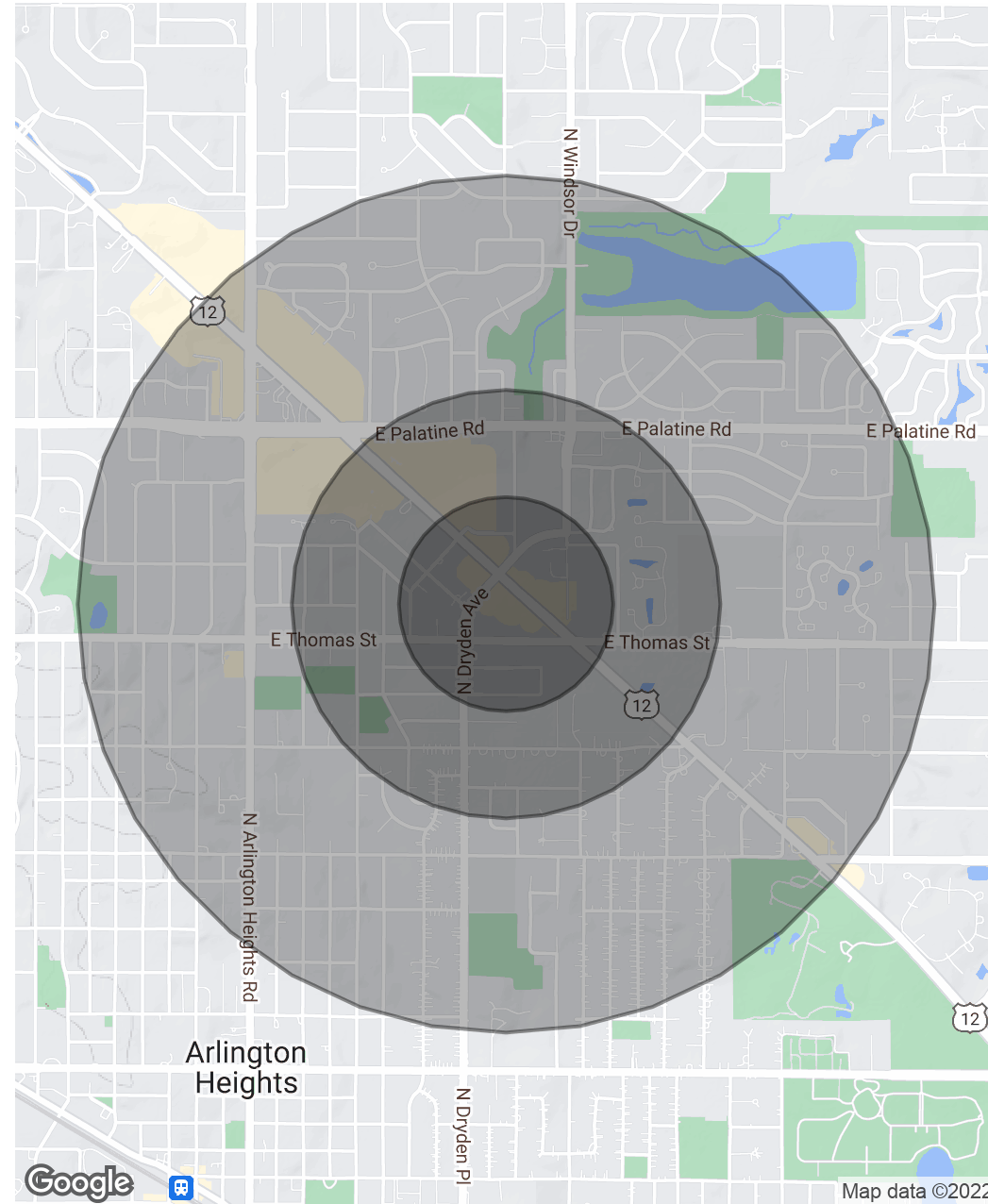
847.602.2005
apicchiatti@frontlinerepartners.com

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	753	3,180	13,214
Average Age	45.2	45.6	46.1
Average Age (Male)	43.4	44.3	46.1
Average Age (Female)	45.8	45.7	44.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	261	1,177	5,129
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$137,300	\$128,074	\$130,981
Average House Value	\$424,130	\$387,806	\$369,319

Race	0.25 Miles	0.5 Miles	1 Mile
% White	94.3%	91.5%	84.9%
% Black	1.3%	2.3%	2.2%
% Asian	2.0%	3.8%	7.9%
% Hawaiian	0.1%	0.3%	0.2%
% American Indian	0.0%	0.0%	0.0%
% Other	0.0%	0.3%	1.8%

* Demographic data derived from 2020 ACS - US Census



Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchiatti
Vice President

847.602.2005
apicchiatti@frontlinerepartners.com