

# Uptown 500

RETAIL SPACE FOR LEASE

500 W Dundee Rd  
Wheeling, IL 60090

**Andrew Prunty**

Apex Commercial Realty

Managing Broker

(847) 650-8299

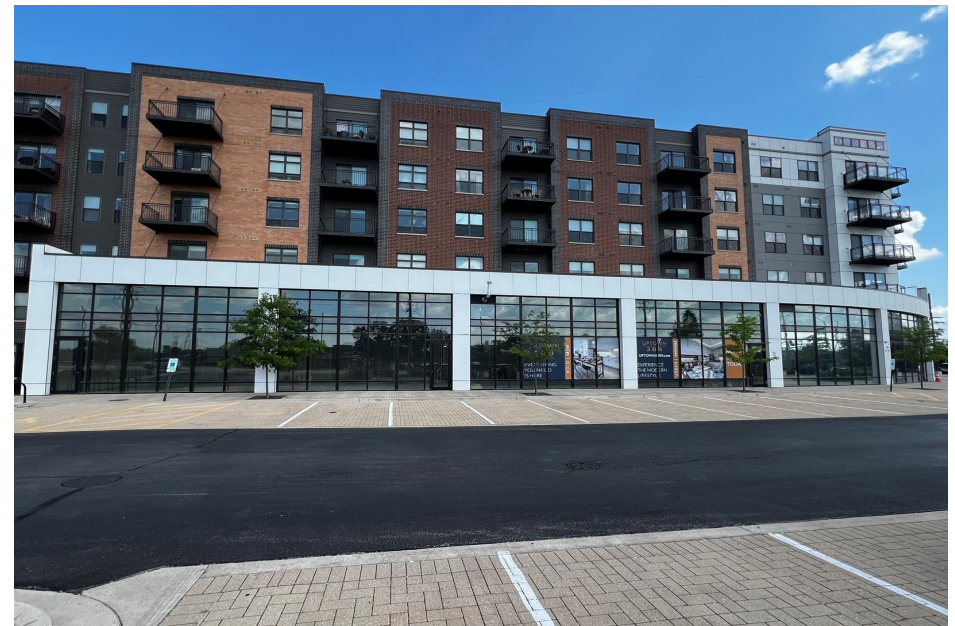
[andrew@commercialrealtybyapex.com](mailto:andrew@commercialrealtybyapex.com)

471.020524



# HIGHLIGHTS

- Located in the heart of Wheeling across from Wheeling Town Center
- Beautiful new space at the base of 321 apartment units
- Large 18' front windows provide excellent exposure
- Bustling retail area with numerous shops and restaurants
- Wheeling Metra Station 1/2 mile away
- Located at the signalized intersection of Dundee Rd. and Northgate Pkwy.
- Traffic count = 24,900 VPD



Suite	Space	Floor	Size	Rent Per SF (Annual)	Lease Type	Notes
		1	3,775 SF	\$30.00 PSF (Yearly)	NNN	Space is divisible
504		1	1,252 SF	\$30.00 PSF (Yearly)	NNN	Construction has just been completed in this brand new office/retail space. There is a large open area upon entry with dramatic 18' windows and open ceiling, 2 private offices, 2 ADA washrooms, and a utility/storage room.

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## PROPERTY FEATURES

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YEAR BUILT	2020
ZONING TYPE	MXT
BUILDING CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

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## TENANT INFORMATION

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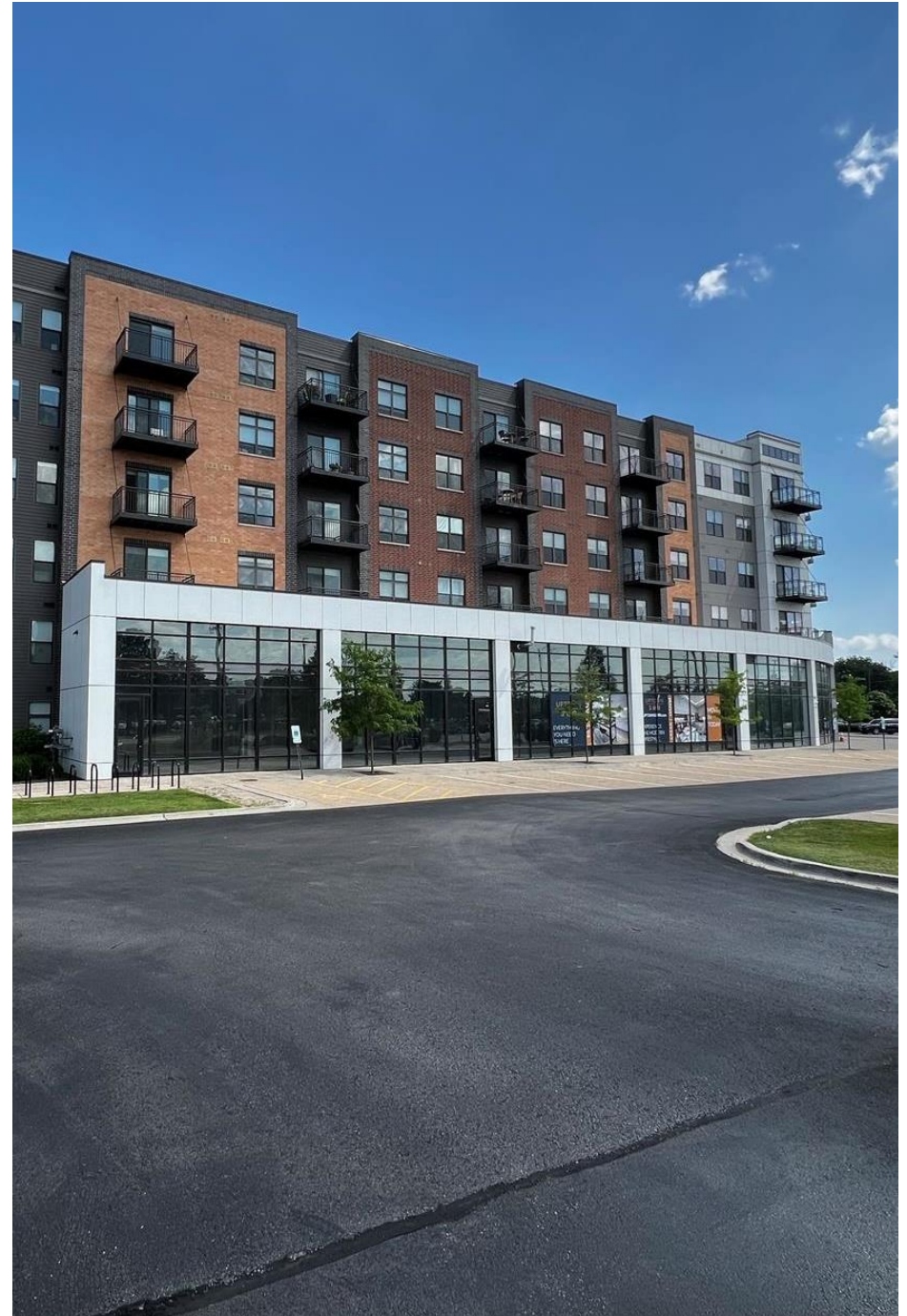
MAJOR TENANT/S	Rosebud Steakhouse
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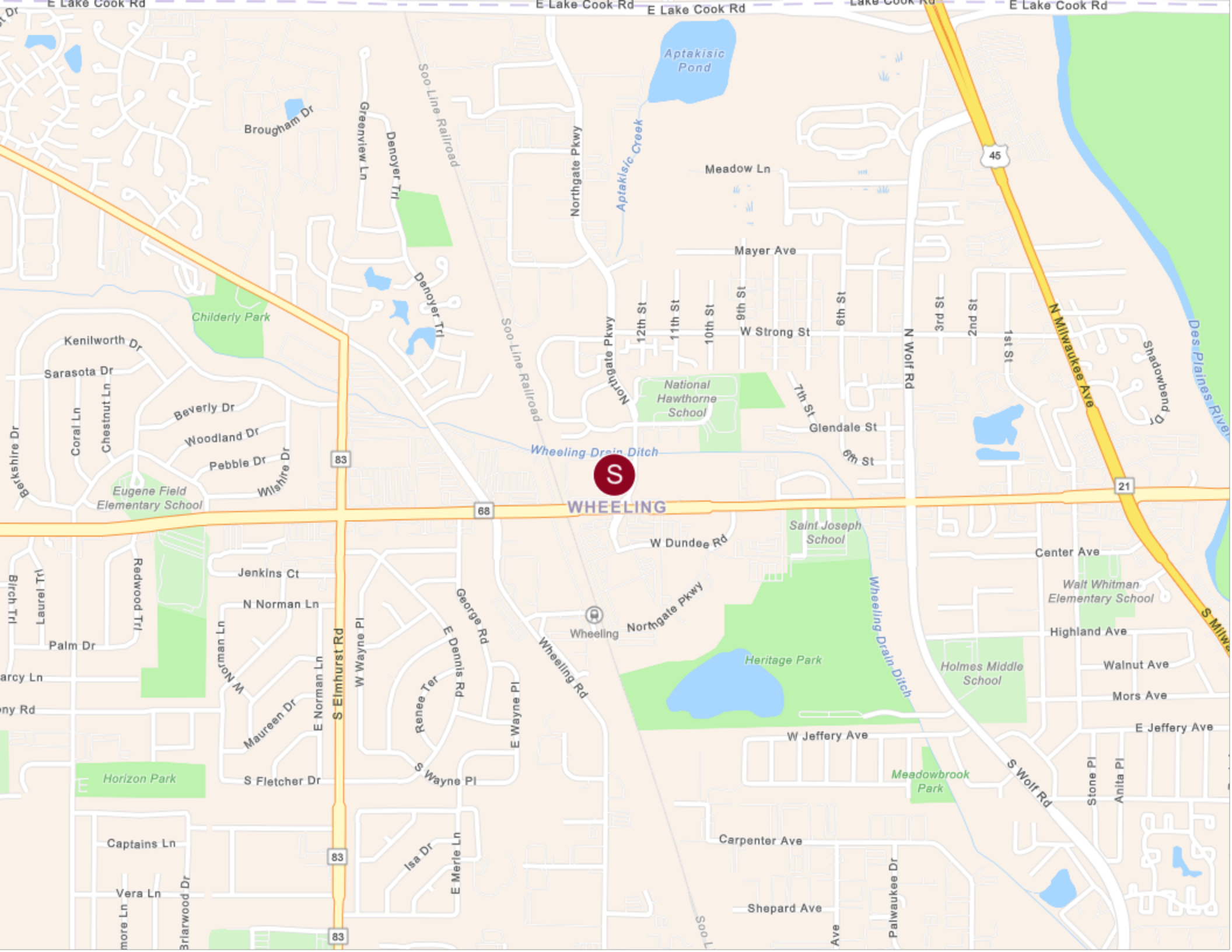
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## Property Summary

- Brand new retail/office space available for lease at the Uptown 500 development located at 500 W. Dundee Rd. in Wheeling, directly across from Wheeling Town Center.
- Uptown 500 is a mixed-use development that comprises 321 apartment units and 11,250 SF of retail space.
- Available spaces include a 3,775 SF retail space that is divisible and ready to be finished and a 1,252 brand new office/retail space.
- The property is conveniently located on the northwest corner of the signalized intersection of Dundee Rd. (24,900 VPD) and Northgate Pkwy. (8,100 VPD).
- Join Rosebud Steakhouse at this dynamic location.





WHEELING

Aptakisic Pond

National Hawthorne School

Saint Joseph School

Heritage Park

Holmes Middle School

Walt Whitman Elementary School

Childerly Park

Eugene Field Elementary School

Horizon Park

Meadowbrook Park

Shadowbend Dr

S Milwaukee Ave

21

45

83

68

83

83

Northgate Pkwy

Northgate Pkwy

Northgate Pkwy

Northgate Pkwy

Northgate Pkwy

Northgate Pkwy

Soo Line Railroad

Soo Line Railroad

Soo Line Railroad

Soo L

Aptakisic Creek

Wheeling Drain Ditch

Wheeling Drain Ditch

Northgate Pkwy

Meadow Ln

Mayer Ave

W Strong St

Glendale St

W Dundee Rd

W Jeffery Ave

Carpenter Ave

Shepard Ave

N Wolf Rd

3rd St

2nd St

1st St

Center Ave

Highland Ave

Walnut Ave

Mors Ave

E Jeffery Ave

Stone Pl

Anita Pl

S Wolf Rd

Palwaukee Dr

Brougham Dr

Greenview Ln

Denoyer Trl

Soo Line Railroad

Denoyer Trl

Kenilworth Dr

Sarasota Dr

Coral Ln

Chestnut Ln

Beverly Dr

Woodland Dr

Pebble Dr

Wishire Dr

Eugene Field Elementary School

Redwood Trl

Jenkins Ct

N Norman Ln

Palm Dr

Norman Ln

Maureen Dr

S Fletcher Dr

George Rd

E Dennis Rd

Renee Ter

S Wayne Pl

E Wayne Pl

Isa Dr

E Merle Ln

Captains Ln

Vera Ln

Briarwood Dr

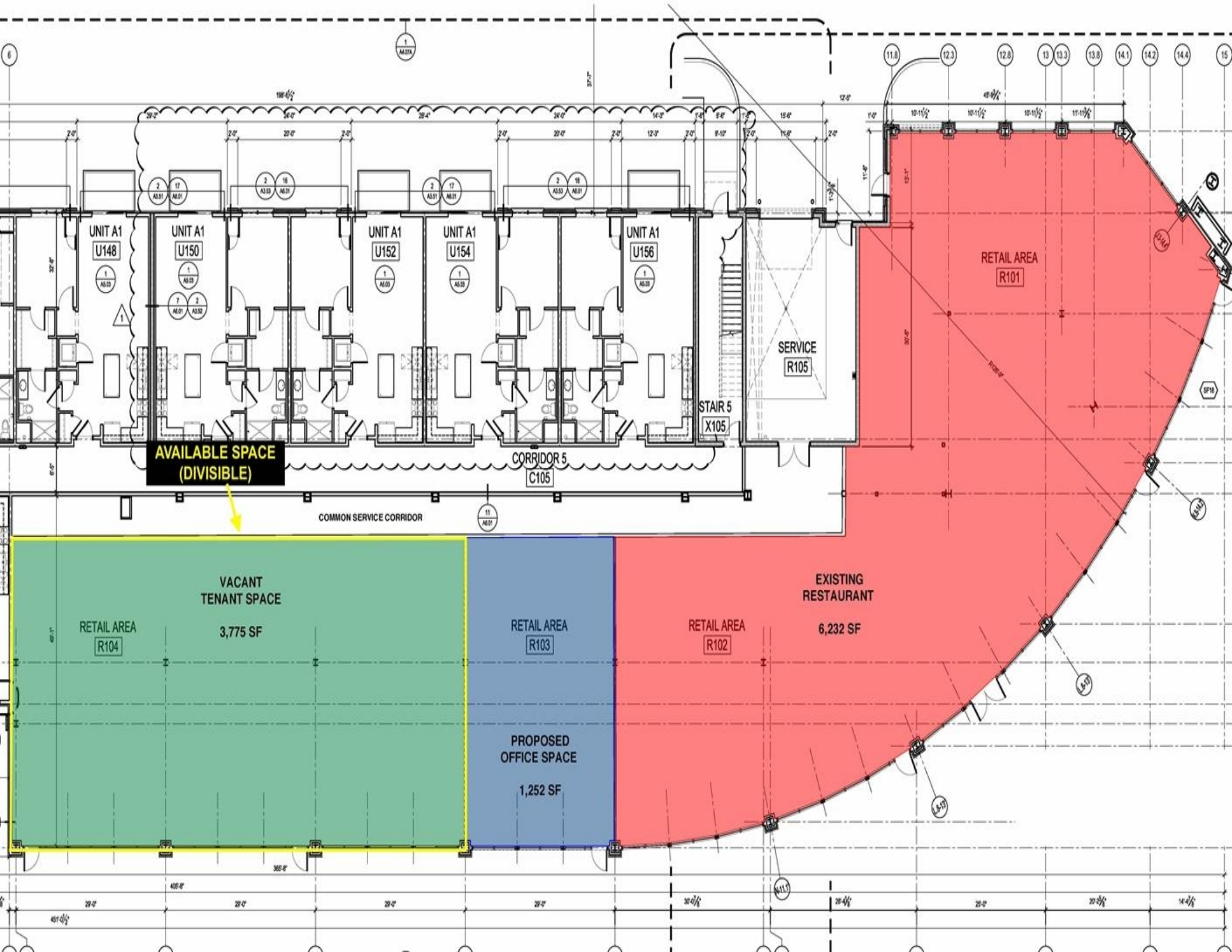
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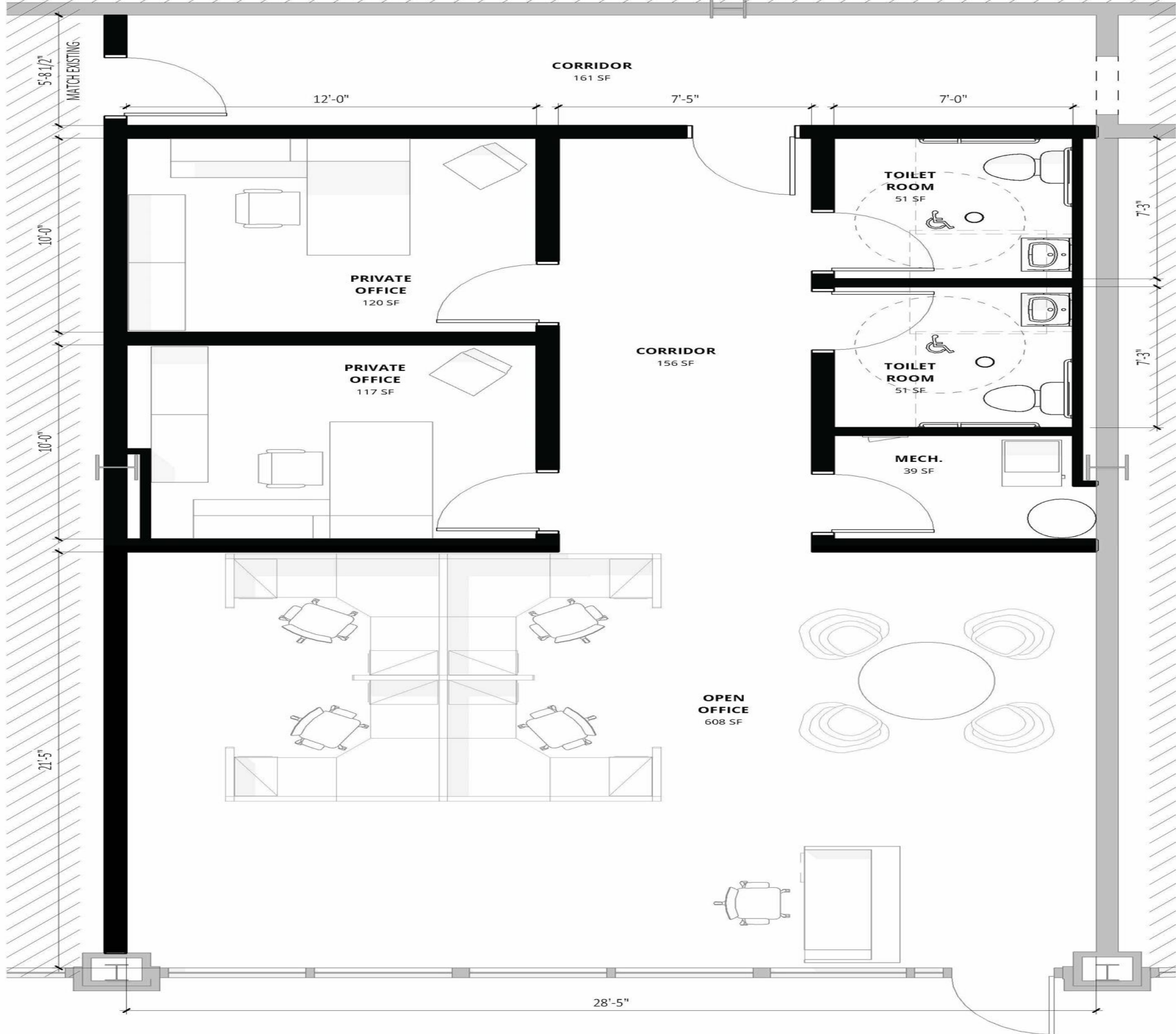
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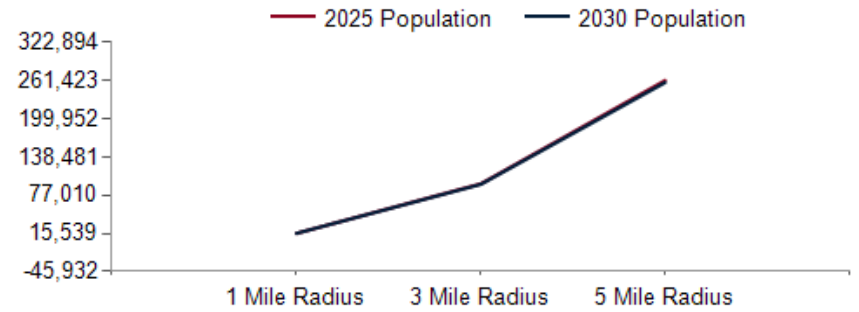




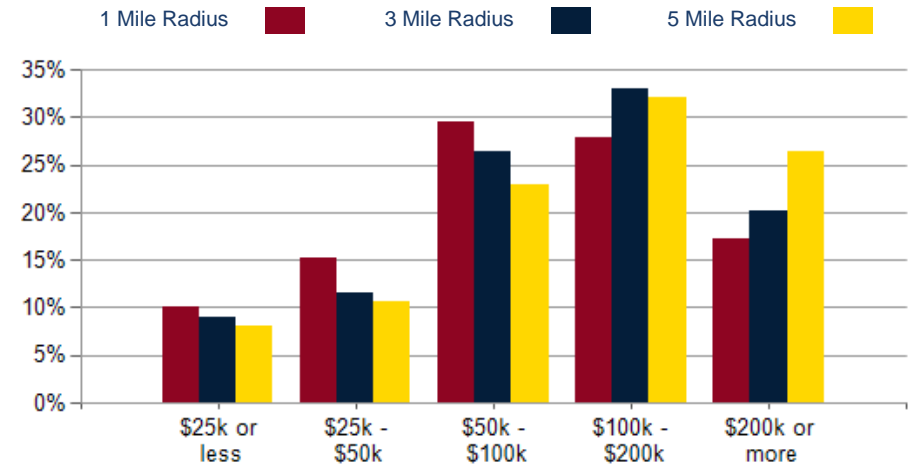


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,273	96,207	264,853
2010 Population	14,698	95,349	262,171
2025 Population	15,584	95,195	261,423
2030 Population	15,539	94,312	258,094
2025 African American	292	1,618	4,636
2025 American Indian	287	820	1,677
2025 Asian	2,153	18,113	45,707
2025 Hispanic	6,695	19,828	41,968
2025 Other Race	3,425	9,808	20,289
2025 White	7,029	55,985	167,252
2025 Multiracial	2,395	8,834	21,806
2025-2030: Population: Growth Rate	-0.30%	-0.95%	-1.30%

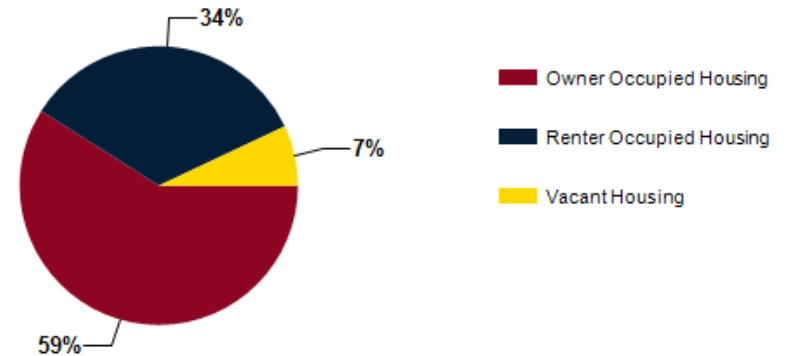
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	364	2,221	5,114
\$15,000-\$24,999	239	1,222	3,129
\$25,000-\$34,999	325	1,595	4,105
\$35,000-\$49,999	581	2,836	6,777
\$50,000-\$74,999	1,003	5,607	13,017
\$75,000-\$99,999	756	4,604	10,636
\$100,000-\$149,999	1,076	8,085	20,035
\$150,000-\$199,999	580	4,713	13,155
\$200,000 or greater	1,020	7,820	27,184
Median HH Income	\$88,542	\$105,830	\$118,930
Average HH Income	\$124,621	\$141,336	\$164,799



### 2025 Household Income



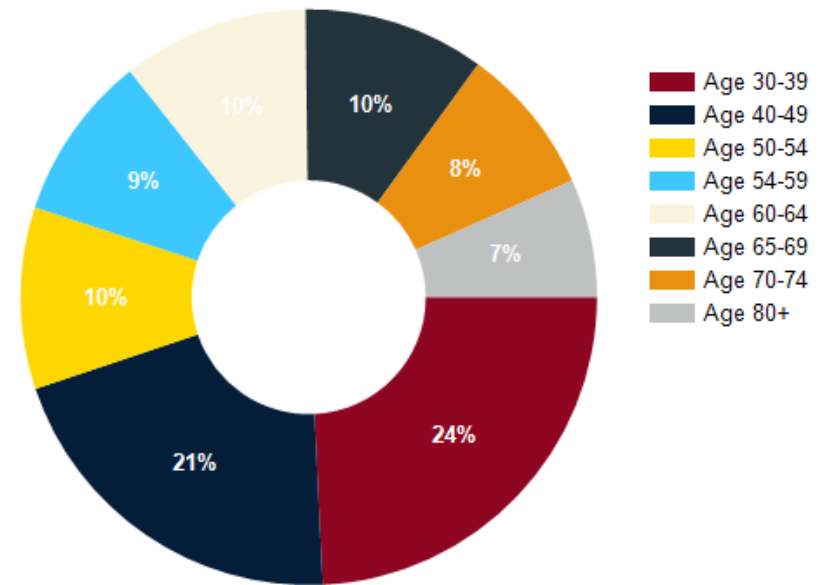
### 2025 Own vs. Rent - 1 Mile Radius



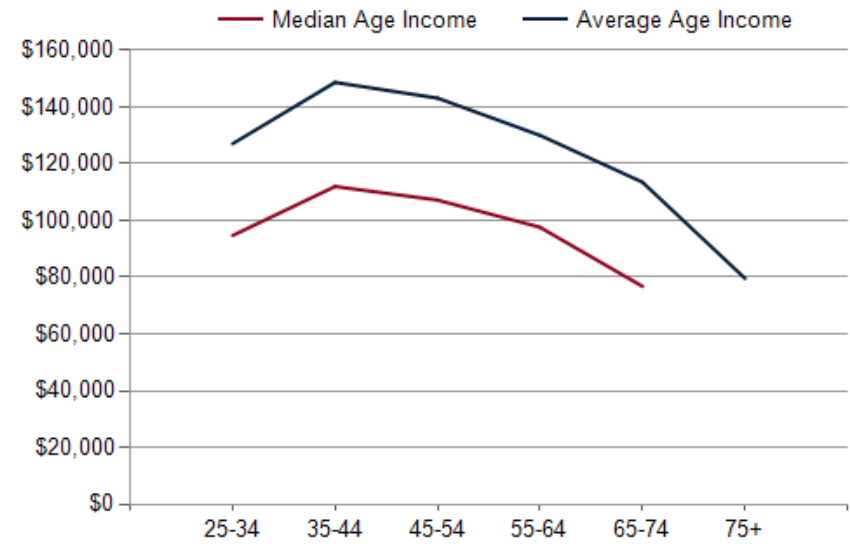
Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,205	6,248	14,614
2025 Population Age 35-39	1,110	6,599	16,005
2025 Population Age 40-44	1,051	6,712	18,057
2025 Population Age 45-49	918	6,114	17,291
2025 Population Age 50-54	976	6,163	17,560
2025 Population Age 55-59	889	5,710	16,444
2025 Population Age 60-64	1,000	6,160	16,599
2025 Population Age 65-69	972	6,250	16,396
2025 Population Age 70-74	798	5,351	13,715
2025 Population Age 75-79	635	4,126	10,819
2025 Population Age 80-84	376	2,593	7,400
2025 Population Age 85+	591	2,643	8,182
2025 Population Age 18+	12,726	76,663	206,389
2025 Median Age	42	43	43
2030 Median Age	43	44	44

Population By Age



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$94,692	\$104,190	\$110,945
Average Household Income 25-34	\$127,028	\$131,809	\$150,374
Median Household Income 35-44	\$111,958	\$122,264	\$139,550
Average Household Income 35-44	\$148,635	\$158,659	\$183,602
Median Household Income 45-54	\$107,178	\$133,429	\$162,727
Average Household Income 45-54	\$143,103	\$177,292	\$211,610
Median Household Income 55-64	\$97,585	\$119,738	\$147,591
Average Household Income 55-64	\$129,970	\$159,255	\$193,778
Median Household Income 65-74	\$76,757	\$92,175	\$101,770
Average Household Income 65-74	\$113,470	\$126,997	\$144,341
Average Household Income 75+	\$79,568	\$88,454	\$97,140



# Uptown 500

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*Exclusively Marketed by:*

**Andrew Prunty**

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(847) 650-8299

[andrew@commercialrealtybyapex.com](mailto:andrew@commercialrealtybyapex.com)

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