



Retail/Stores

Status: **PCHG** MLS #: **12289554** List Price:
 Area: **5** List Date: **02/12/2025** Orig List Price:
 List Dt Rec: **02/12/2025** Sold Price:
 Address: **1013 S Arlington Heights Rd South, Arlington Heights, IL 60005**
 Directions: **Arlington heights rd & Central rd.**
 Sold by: Mkt. Time (Lst./Tot.): **499/499** Rented Price:
 Closed Date: Contract:
 Off Mkt Date: Concessions:
 Township: **Elk Grove** Unincorporated: **No** Mthly. Rnt. Price: **\$3,500**
 Subdivision:
 Year Built: **2018** County: **Cook**
 Relist:
 List Price Per SF: **\$0** Multiple PINs:
 Sold Price Per SF: **\$0** Min Rentbl. SF: **1500**
 Max Rentbl. SF: **3000**
 Zoning Type: **Commercial** Lot Size Source: **Other**
 Actual Zoning: **B2** # Stories: **1** # Units: **6**
 Subtype: **Shopping Center** Gross Rentbl. Area:
 Lot Dimensions: **150X150** # Tenants: **6** Unit SF: **1500** (Leasable Area)
 Apx. Tot. Bldg SF: Estimated Cam/Sf: **\$0** Units: **Square Feet**
 Land Sq Ft: **22500** Lease Type: **Gross**
 Net Rentable Area: Est Tax per SF/Y: **\$0**

Remarks: **Free standing Retail shopping center @ Intersection of Arlington heights rd. Central Rd. Newley remodeled High traffic ADA bathroom Additional SQFT. 1,500 Full Basement Intersection of**

Frontage Acc:	Construction: Brick	Air Conditioning: Central Air
Current Use:	Exterior: Brick	Electricity: 101-200 Amps
Known Encumbrances:	Foundation: Concrete	Heat/Ventilation: Forced Air, Gas
Location: High Traffic Area	Roof Structure: Hip	Fire Protection: None
# Drive in Doors: 0	Roof Coverings:	Water Drainage: None
# Trailer Docks: 0	Docks:	Utilities To Site:
Ceiling Height: 9	# Parking Spaces: 29	Tenant Pays: Electric, Heat, Scavenger
Gas Supplier: Nicor Gas	Indoor Parking:	HERS Index Score:
Electric Supplier: Commonwealth Edison	Outdoor Parking: 19-30 Spaces	Green Disc:
	Parking Ratio: 4.7	Green Rating Source:
	Extra Storage Space Available: Yes	Green Feats:
	Misc. Inside: Heavy Floor Load, Storage Inside, Basement	Backup Info:
	Floor Finish: Parquet, Wood	Sale Terms:
		Possession:

Financial Information	Individual Spaces (Y/N): Yes	Total Building (Y/N): Yes
Gross Rental Income: \$0	Total Income/Month: \$0	Total Income/Annual: \$0
Annual Net Operating Income:	Net Operating Income Year: 2023	Cap Rate: 0
Real Estate Taxes: \$0	Total Annual Expenses:	Expense Year:
Tax Year: 2023	Expense Source:	Loss Factor:
Special Assessments: No	Frequency: Not Applicable	Water Expense (\$/src): /
Fuel Expense (\$/src): /	Electricity Expense (\$/src): /	Other Expense (\$/src): /
Trash Expense (\$/src): /	Insurance Expense (\$/src): /	
Operating Expense Includes:		

Broker Private Remarks:

Does seller agree to display on VOW?: Yes	Remarks on Internet?: Yes	Broker Owned/Interest: Yes
VOW AVM: Yes	VOW Comments/Reviews: Yes	Lock Box: None
Listing Type: Exclusive Right to Lease	Address on Internet: Yes	
Does seller agree to display online / Comments on IDX? : Yes / Yes	Call for Rent Roll Info:	Expiration Date: 02/29/2028
Information: Short Notice OK	Cont. to Show?:	
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:		More Agent Contact Info: 847-640-6800

Copyright 2026 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.
 NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.