



SOUTH SHOPS

at Southpoint Shopping Center

30% OCCUPIED
MULTI-TENANT RETAIL
SIGNIFICANT REPOSITIONING
OPPORTUNITY



SOUTHEAST CORNER OF RAND ROAD & PALATINE ROAD | ARLINGTON HEIGHTS (SUBURBAN CHICAGO), ILLINOIS

INVESTMENT HIGHLIGHTS

Mid-America Real Estate Corporation has been retained on behalf of the owner to sell the 100% fee simple interest in the South Shops at Southpoint Shopping Center in Arlington Heights, IL. The offering represents an opportunity to acquire a 30% occupied 4-unit retail building with unmatched repositioning opportunity with direct exposure to Rand Road in the established upper-income Chicago suburb of Arlington Heights.

Location: 760 - 836 E Rand Road, Arlington Heights, IL

Subject GLA: 31,276 SF

Lot Size: 2.14 AC

Occupancy: 30%

Tenants: ReMax Suburban, Tru Essence

Year Built: 1986

Traffic Counts: Rand Road (U.S. 12) – 26,000 VPD
Palatine Road – 32,700 VPD



\$40,219

In-Place Net Operating Income



\$500,005

Stabilized Net Operating Income



SOUTH SHOPS AT SOUTHPPOINT SHOPPING CENTER

KEY FEATURES



VALUE ADD OPPORTUNITY | 30% OCCUPIED SMALL SHOP STRIP

The South Shops at Southpoint Shopping Center present a unique opportunity for an investor to reposition the property through lease up. At 30% leased, a buyer can increase NOI by \$459,000 by leasing up the two remaining vacancies. The suites both have multiple entrances allowing further demising of the spaces and an opportunity to increase rents on a per-square-foot basis.



OUTSTANDING SHADOW ANCHORS | STRONG CROSS TRAFFIC

The subject offering features complementary shadow anchors including At Home, Floor & Décor, Dogtopia, Golf VX, Chipotle, AT&T, Dunkin', and Consumers Credit Union. As a whole, Southpoint Shopping Center draws 1,500,000 annual visitors, per Placer.ai. These co-tenants ensure regular daily consumer traffic to the site which benefits the subject offering significantly.



LOCAL GOVERNMENT SUPPORT OF PROJECT

The subject offering is located in a Tax Increment Financing (TIF) district with potential government funding available to future investors in order to subsidize redevelopment efforts. Other parts of the Southpoint Shopping Center property were recently redeveloped with TIF funding from the local government, showing large support for the continued success of the development.



STABLE IN-PLACE TENANCY

The South Shops at Southpoint Shopping Center feature a solid tenant line-up with ReMax Suburban and Tru Essence Cannabis Dispensary occupying 5,152 SF and 4,310 SF of the subject offering, respectively. ReMax Suburban opened in 2024 and is regarded as one of the leading franchisees of ReMax with more than 10 offices in Illinois and over 200 licensed agents and brokers serving the Chicagoland area. Tru Essence opened in 2025 and is operating on a long-term lease to 2035.



THRIVING RETAIL MARKET

The Arlington Heights market is positioned along Rand Road. While the larger trade area extends for three miles reaching south to Randhurst Village, the critical mass is situated at the intersection of Palatine and Rand Roads. National retailers in the market include Target, Trader Joe's, Jewel Osco, Binny's, At Home, Floor & Décor, Burlington, Dick's Sporting Goods, LA Fitness, Marshalls, Ross Dress for Less, Best Buy, Petco, and Planet Fitness, amongst others.



AFFLUENT DEMOGRAPHIC PROFILE

The subject property benefits greatly from the affluent demographics of the surrounding northwest suburbs of Chicago. Situated in Arlington Heights, the South Shops at Southpoint Shopping Center serve the neighboring towns of Prospect Heights, Palatine, Rolling Meadows, and Wheeling, among others. Within a three-mile radius, there are over 321,000 residents with an average household income of \$145,730. Average household income increased 25% within a one-mile radius of the center reflecting the incredibly affluent area.



VISIBILITY AND ACCESSIBILITY

Southpoint Shopping Center is located at the southeast corner of Palatine Road (32,700 VPD) and Rand Road (U.S. 12, 26,000 VPD), two major thoroughfares in northwest Chicago, providing incredible local and regional access to customers. With two entrances to the shopping center available along Palatine Road and another two available along Rand Road, the shopping center is easily accessible.

Strong Demographic Profile

WITHIN A 3-MILE RADIUS



127,569
POPULATION



126,360
DAYTIME POPULATION



53,139
HOUSEHOLDS



\$148,240
AVERAGE HH INCOME



\$385,416
MEDIAN HOME VALUE



43.6
MEDIAN AGE



LEASING PLAN



LOCATION & MARKET

- The South Shops at Southpoint Shopping Center are located within the affluent community of Arlington Heights, the ninth largest suburb of Chicago, with a total population of almost 78,000 people. The village is bordered by other key northwest suburbs including Mount Prospect, Rolling Meadows, and Palatine, and is strategically situated along the I-90 corridor, placing it within a mature and thriving residential and commercial hub.
- Arlington Heights is consistently recognized as one of the top communities in the country, ranked #1 in Illinois and #56 nationally on U.S. News & World Report’s list of “Best Places to Live” in 2025-2026.
- Rand Road (U.S. 12) is a major northwest-southeast artery within the northwest suburbs of Chicago connecting Des Plaines, Mount Prospect, Prospect Heights, Arlington Heights, Palatine, Kildeer, Deer Park, and Lake Zurich to Interstate 294 at its south terminus and extending into Wisconsin to the north.
- The community benefits from excellent regional connectivity via I-90, Illinois Route 53, and the Arlington Heights Metra station, offering direct service to downtown Chicago and convenient access to O’Hare International Airport.

DEMOGRAPHICS			
Distance from Subject:	1 mile	3 miles	5 miles
Population	11,721	127,569	321,181
Households	4,406	53,139	132,137
Median Home Value	\$468,400	\$385,416	\$380,626
Daytime Population	13,093	126,360	349,105
Average Household Income	\$182,546	\$148,240	\$145,730
Median Household Income	\$155,846	\$116,297	\$109,598
Per Capita Income	\$69,943	\$61,869	\$60,326
Median Age	44.4	43.6	42.4



WEST FACING AERIAL ➤



PROPERTY DESCRIPTION

- The South Shops at Southpoint Shopping Center is made up of 31,276 square feet and is situated on 2.14 acres of land.
- The subject offering's main access is located at Jane Avenue along Rand Road. The center also shares access with the larger Southpoint Shopping Center with two more curb cuts along Rand Road and two along Palatine Road.
- Shadow anchored by Floor & Décor, At Home, Golf VX, Dogtopia, Chipotle, AT&T, BIBIBOP Asian Grill, Chili's, Pearle Vision, Subway, Olive Garden, and T-Mobile, South Shops at Southpoint Shopping Center benefits from incredible cross-traffic. ***These separate parcels are all separately owned and not part of the subject offering.***

TENANCY

- The South Shops at Southpoint Shopping Center is 30% leased to two service-oriented and specialty retailers.
 - **ReMax Suburban** is the largest real estate brokerage firm in Illinois. The company has been serving the Chicagoland area for more than 40 years with 10 locations and over 200 brokers across Arlington Heights, Glen Ellyn, Wheaton, Schaumburg, Mount Prospect, Buffalo Grove, Crystal Lake, Algonquin, Lake Zurich, and Libertyville.
 - **Tru Essence Dispensary** offers recreational and medical marijuana products to consumers. The tenant opened their Arlington Heights location in August 2025. A subsidiary of Nirvana Center, a group of family-owned and operated state licensed marijuana dispensaries, Tru Essence is part of a group of dispensaries with more than 20 locations in Illinois, Arizona, Michigan, and Maryland with plans to expand into South Dakota, Ohio, and New Jersey markets.
- A buyer can increase NOI by \$459,000 by leasing up the two remaining vacancies at the subject offering. The suites both have multiple entrances allowing further demising of the spaces and an opportunity to increase rents on a per-square-foot basis.





For further information contact owner's exclusive representatives.

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