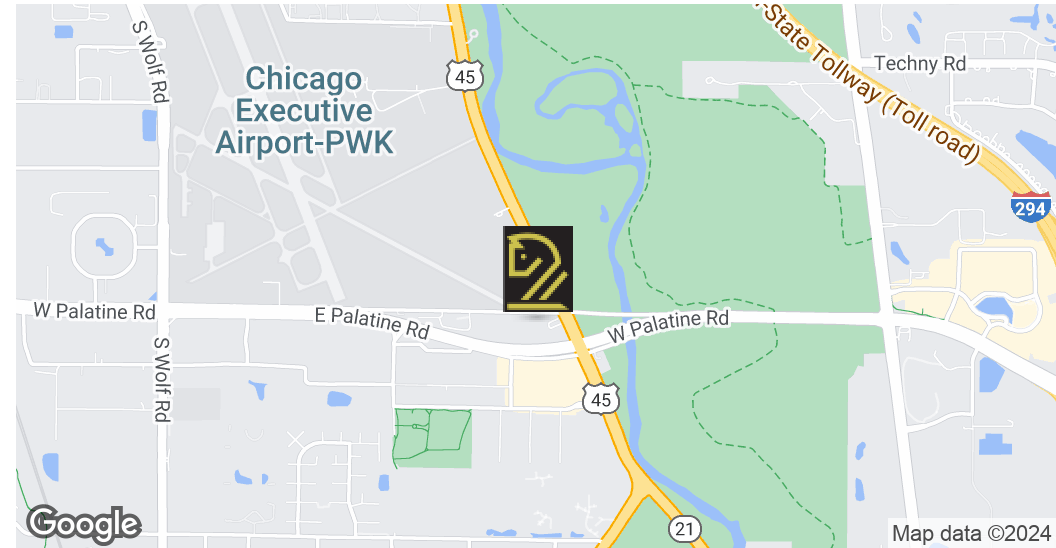


# 99 E PALATINE RD

99 E PALATINE RD, PROSPECT HEIGHTS, IL 60070



**TROY COMMERCIAL**  
REAL ESTATE LTD.



## OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
Building Size:	4,800 SF
Available SF:	1,500 SF
Lot Size:	0.49 Acres
Number of Units:	4
Year Built:	2022
Zoning:	Commercial
Market:	Northwest Chicagoland
Submarket:	Prospect Heights

## PROPERTY OVERVIEW

Come join various national co-tenants Jimmy Johns, & Enterprise Car Rental. Uncover the potential of a 1,500 sqft retail haven discreetly nestled in a charming strip center. This space exudes exclusivity, providing a quiet canvas for your business vision. Abundant parking ensures a seamless experience for your patrons. Embrace the allure of this unique opportunity to curate a distinct retail presence. (This space is currently occupied, please do NOT disrupt tenant.)

## PROPERTY HIGHLIGHTS

- 1,500 sqft retail space
- Tucked away in a quiet strip center
- Join various national co-tenants
- Ample parking for convenience
- Your canvas to create a distinctive retail presence

CHRIS VERZEOULIAS | 773.792.3000 x228 | 773.879.2559 | [chrisv@troyrealtyltd.com](mailto:chrisv@troyrealtyltd.com)  
 STEVE CIOROMSKI | 773.792.3000 x302 | 847.612.8716 | [scioromski@troyrealtyltd.com](mailto:scioromski@troyrealtyltd.com)

6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | [TROY-COMPANIES.COM](http://TROY-COMPANIES.COM)

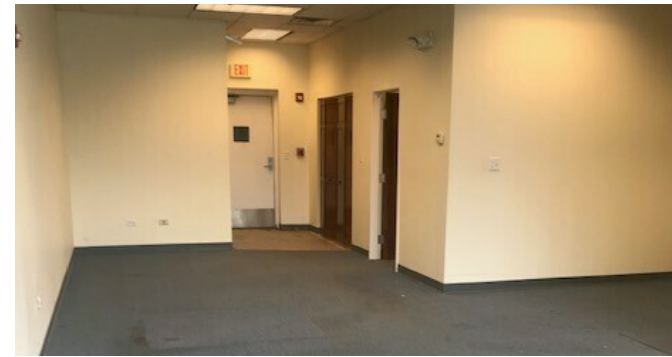
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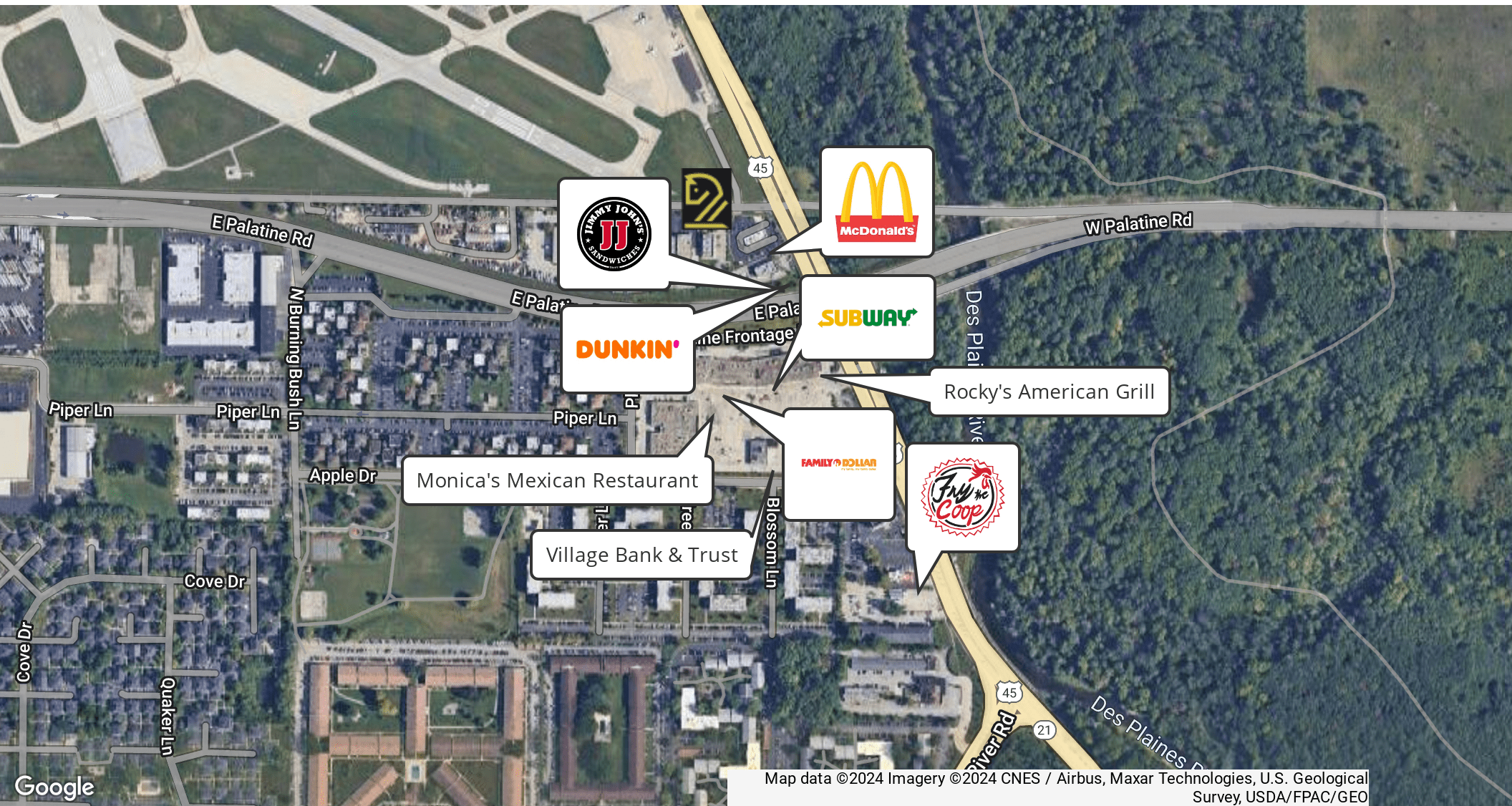
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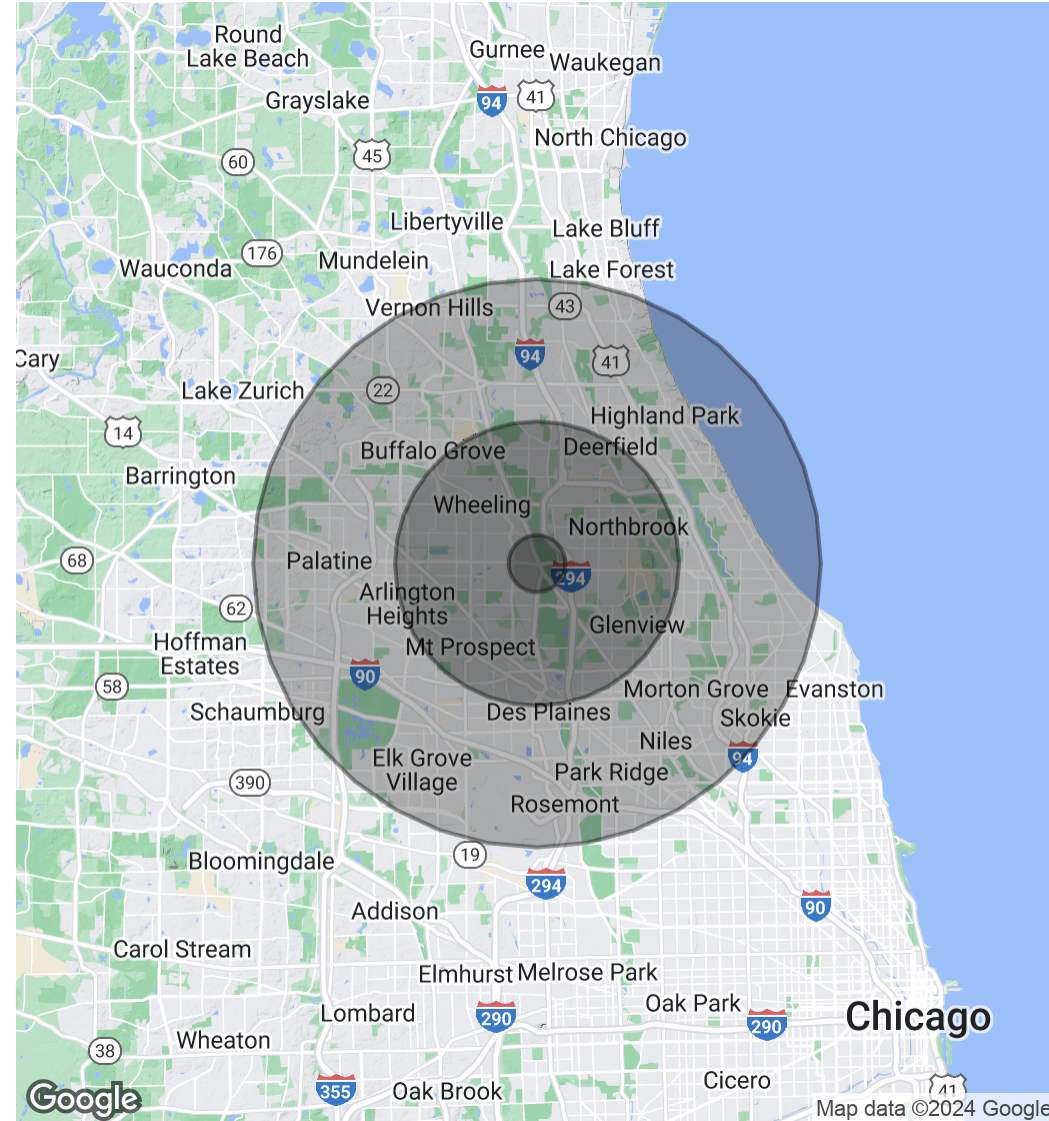
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,254	282,647	921,549
Average Age	35.0	44.1	43.5
Average Age (Male)	31.8	42.5	42.0
Average Age (Female)	40.6	45.4	44.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,195	115,673	375,368
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$79,755	\$119,501	\$129,399
Average House Value	\$195,609	\$368,086	\$400,128

\* Demographic data derived from 2020 ACS - US Census



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