

SHOPS AT VILLAGE CENTRE

2-90 E NORTHWEST HWY, MOUNT PROSPECT, IL 60056



FOR LEASE



SHOPS AT VILLAGE CENTRE

MOUNT PROSPECT, IL



ADDRESS

2-90 E Northwest Hwy and 105-115 S. Main St.
Mount Prospect, IL 60056

AVAILABILITY

- Existing Retail: 1,615 SF - 3,080 SF
- Adjacent Pad Opportunity: Up to 8,000 SF (Divisible)

FEATURES

- Existing Retail at The Shops at Village Centre:
 - » Double-loaded retail spaces with prime frontage along Northwest Highway within a vibrant mixed-use setting
 - » Exceptional visibility with exposure to 11,800 vehicles per day along Main Street
 - » Strategically located across from the Metra UP-NW train station, serving over 5.1 million annual riders
 - » Built-in foot traffic from nearby transit and a growing residential base
- Adjacent Pad Opportunity:
 - » Prime new development site immediately adjacent to the Shops at Village Centre
 - » Up to 8,000 SF available for ground lease or build-to-suit
 - » Ideal for retail, restaurant, medical, or residential uses with flexible development options
 - » Zoned B-5C: Core Commercial District

DEMOGRAPHICS

	1m	3m	5m
AVG HOUSEHOLD INCOME	\$152,368	\$132,341	\$128,196
POPULATION	17,196	124,855	295,813
DAYTIME POPULATION	14,640	122,485	358,228

AREA RETAILERS



SHOPS AT VILLAGE CENTRE

SITE PLAN



Unit	Tenant	SF
2	Edward Jones	961
10	Le Peep	3,200
20/26	Available	3,080
30/36	Available	1,615
46	Body & Brain Yoga	958
50/56	Athletico	2,934
60	European Jewelry	1,020
66/76	Papillon Salon & Medspa	1,459
70	Misano Salon	975
80	Shapiro Vein Center	2,543
90	Starbucks	1,631
Total GLA		20,630

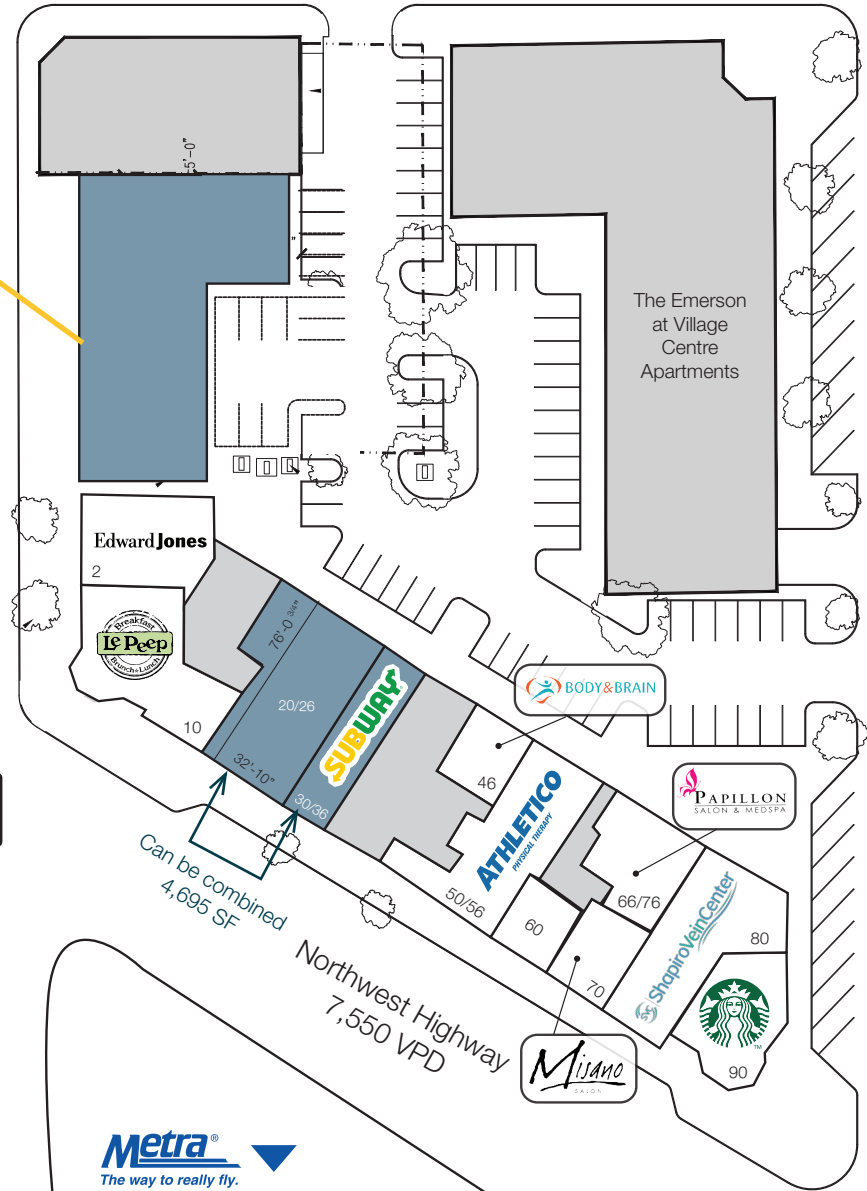
105-115 S. Main St.
New Pad Development
Up to 8,000 SF

Can be combined
4,695 SF

Main Street
11,800 VPD

NORTH

Emerson Street
1,900 VPD



JOIN CO-TENANTS

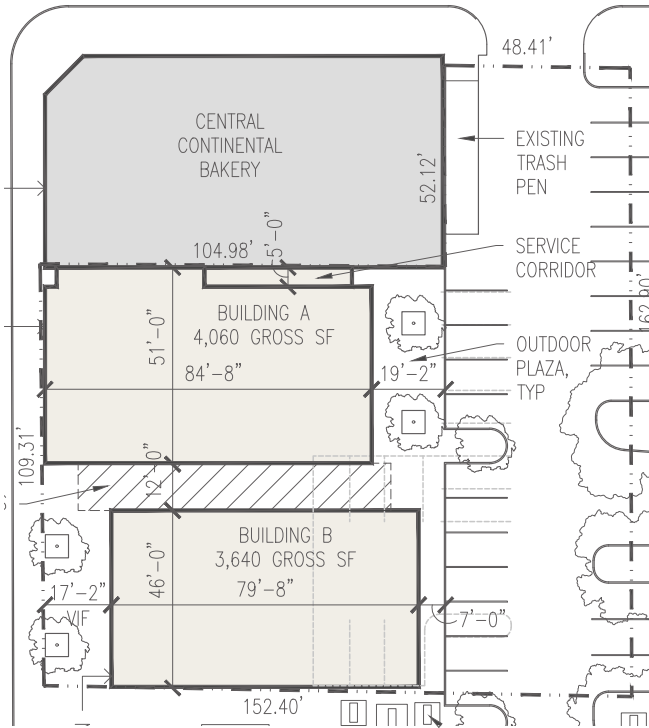


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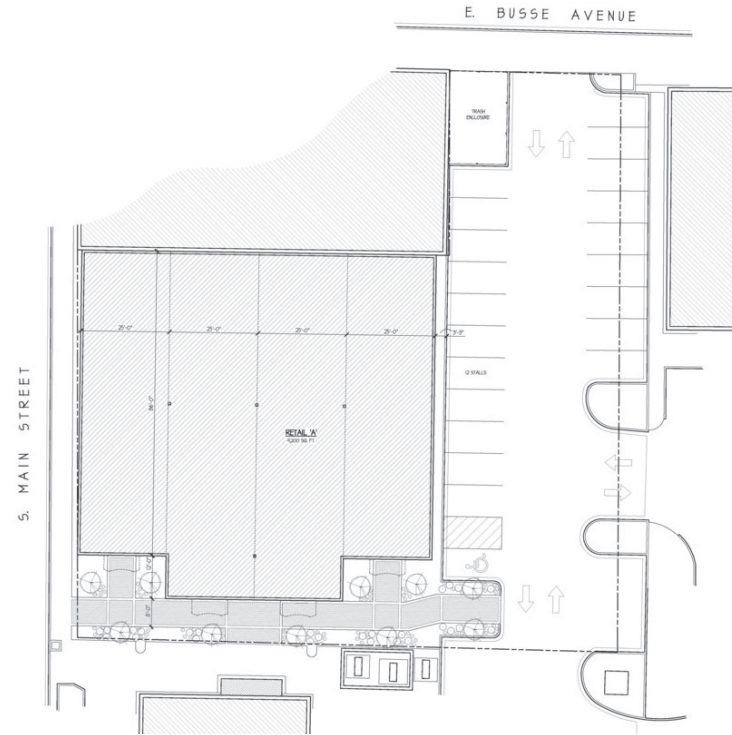


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105-115 S MAIN STREET | CONCEPTUAL PLANS



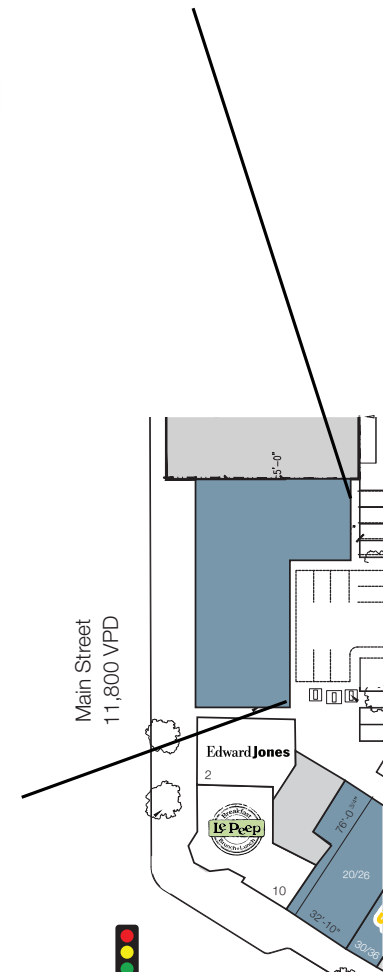
2-BUILDING INFILL PLAN



PROPOSED LARGE FORMAT TENANT PLAN



CONCEPTUAL RENDERING



SHOPS AT VILLAGE CENTRE

MOUNT PROSPECT, IL

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it.

A MEMBER OF **CHAINLINKS** RETAIL ADVISORS



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