

Real Estate Development Opportunity Arlington Heights, Illinois

Investment Opportunity

2400 South Arlington Heights Road, Arlington Heights, Illinois

SCGroup Real Estate is pleased to present a prime 2.54-acre redevelopment opportunity located at 2400 South Arlington Heights Road, immediately off the I-90 interchange in Arlington Heights, Illinois. The property features a 13,500 SF masonry office building, two storage structures, and a salt-storage facility. With 407 feet of frontage, signalized access, and inclusion within the South Arlington Heights Road TIF District, the site is ideally positioned for commercial redevelopment aligned with the Village's long-term growth strategy.

This site is located at the Arlington Heights Road exit off of I-90 and has a high degree of visibility to the highway and also benefits from a signalized light providing direct access.

Site information

Acreage: 2.54 acres

Existing Improvements:

- 13,500 SF office building
- 1,300 SF storage shed
- 1,200 SF storage shed
- Salt storage structure

Frontage: 407 feet on Arlington Heights Road

Lot Shape: Triangular

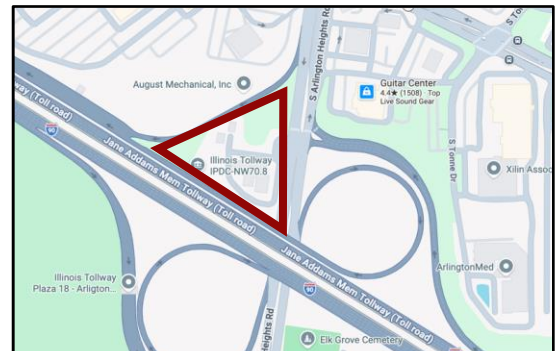
Access: Signalized intersection directly into the property

Utilities: Full municipal utilities (electric, gas, water, sewer)

Street Improvements: Concrete sidewalks, curbs, overhead lighting, landscaping

Parcel Count: 3 tax parcels

Zoning: B-2 General Business District. The B-2 zoning supports a wide range of commercial uses, including office, retail, service, and certain mixed-use configurations. The site's size, visibility, and access make it a strong candidate for redevelopment.



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Arlington Heights

Overview

Arlington Heights (located approximately 20 miles northwest of Chicago) is one of the top 15 largest municipalities in Illinois, featuring a unique blend of old and new. Redevelopment efforts in the Downtown and other shopping areas have added vibrancy and interest, making Arlington Heights an attractive destination for homebuyers, shoppers, businesses and visitors.

The village is known for:

- Award-winning schools, library, and park district
- Northwest Community Hospital (nationally recognized)
- Vibrant downtown with transit-oriented development
- Metra's busiest station on the UP-NW line
- Strong household incomes and stable demographics
- Proximity to O'Hare International Airport

Regional Access

The site offers immediate access to:

- I-90 (Jane Addams Tollway)
- Arlington Heights Road
- Nearby employment centers
- Retail corridors
- Residential neighborhoods
- Metra train lines to downtown Chicago

Demographic Snapshot

- Population: ~77,000
- Median Household Income: ~\$110,000
- Bachelor's Degree or Higher: ~55%
- Median Home Value: ~\$400,000
- Daytime Population: Strong, driven by healthcare, retail, and corporate employment

These demographics support a wide range of commercial uses and reinforce the area's long-term stability.



Contact

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Immediate Neighborhood

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Overview

The immediate area around 2400 S Arlington Heights Road is a highly accessible commercial corridor anchored by the I-90 interchange. The site sits among a cluster of municipal, service, and light-industrial users, including public works facilities, logistics operations, and small office buildings. Traffic flow is steady throughout the day due to the interchange, nearby business parks, and north-south movement along Arlington Heights Road.

- Across the street from Arbor House Apartments, a newly developed 301-unit residential rental complex
- Surrounded by municipal and service-oriented uses
- Near business parks and small office/flex buildings
- High daily traffic counts driven by commuters entering/exiting I-90
- Well-maintained streetscape with sidewalks, curbs, lighting, and landscaping
- Minutes south of Downtown Arlington Heights and north of Elk Grove Village's industrial district
- Strong access to retail and food

South Arlington Heights Road TIF District

The property lies within the South Arlington Heights Road TIF District, approved in June 2020. The TIF covers approximately 65 acres along the east side of Arlington Heights Road from I-90 to Seegers Road.

The TIF was created to implement the South Arlington Heights Road Corridor Plan (2018), which calls for:

- Mixed-use residential and commercial redevelopment
- Modern commercial uses and improved gateway aesthetics
- Infrastructure upgrades
- Enhanced pedestrian and vehicular circulation

Eligible TIF reimbursements may include:

- Site preparation
- Infrastructure improvements
- Certain vertical development costs
- Streetscape enhancements

This TIF provides a meaningful financial incentive for developers seeking to reposition the site.



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**Immediate
Neighborhood
(continued)**

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South Arlington Heights Road Corridor Plan

The site is located within the Village's South Arlington Heights Road Corridor Plan which lays out the Village's strategy to modernize and reposition the southern gateway into Arlington Heights. The plan emphasizes coordinated redevelopment along Arlington Heights Road, Algonquin Road, and the I-90 interchange, aiming to transform the area into a more functional, visually appealing, and economically productive district.

Redevelopment Priorities:

- Shared access drives and improved traffic circulation
- Upgraded sidewalks, crosswalks, and bike facilities
- Streetscape enhancements and buried/relocated utilities
- Parcel assembly to enable viable redevelopment sites
- Modern mixed-use, office, and commercial development

Potential Chicago Bears Redevelopment at Arlington Park

The former Arlington Park racetrack — minutes from the site — is under contract with the Chicago Bears, who have proposed a multi-billion-dollar mixed-use stadium district. While still in planning, the project has already increased investor interest and is expected to drive long-term demand for a variety of commercial uses.



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