

RIVER VALLEY SQUARE

507-581 DUNDEE AVE | EAST DUNDEE, ILLINOIS



NWC OF DUNDEE AVE AND HIGGINS RD



ECHO COMMERCIAL
REALTY, LTD.

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JOHN TOLIOPOULOS
MANAGING BROKER

PROPERTY DETAILS

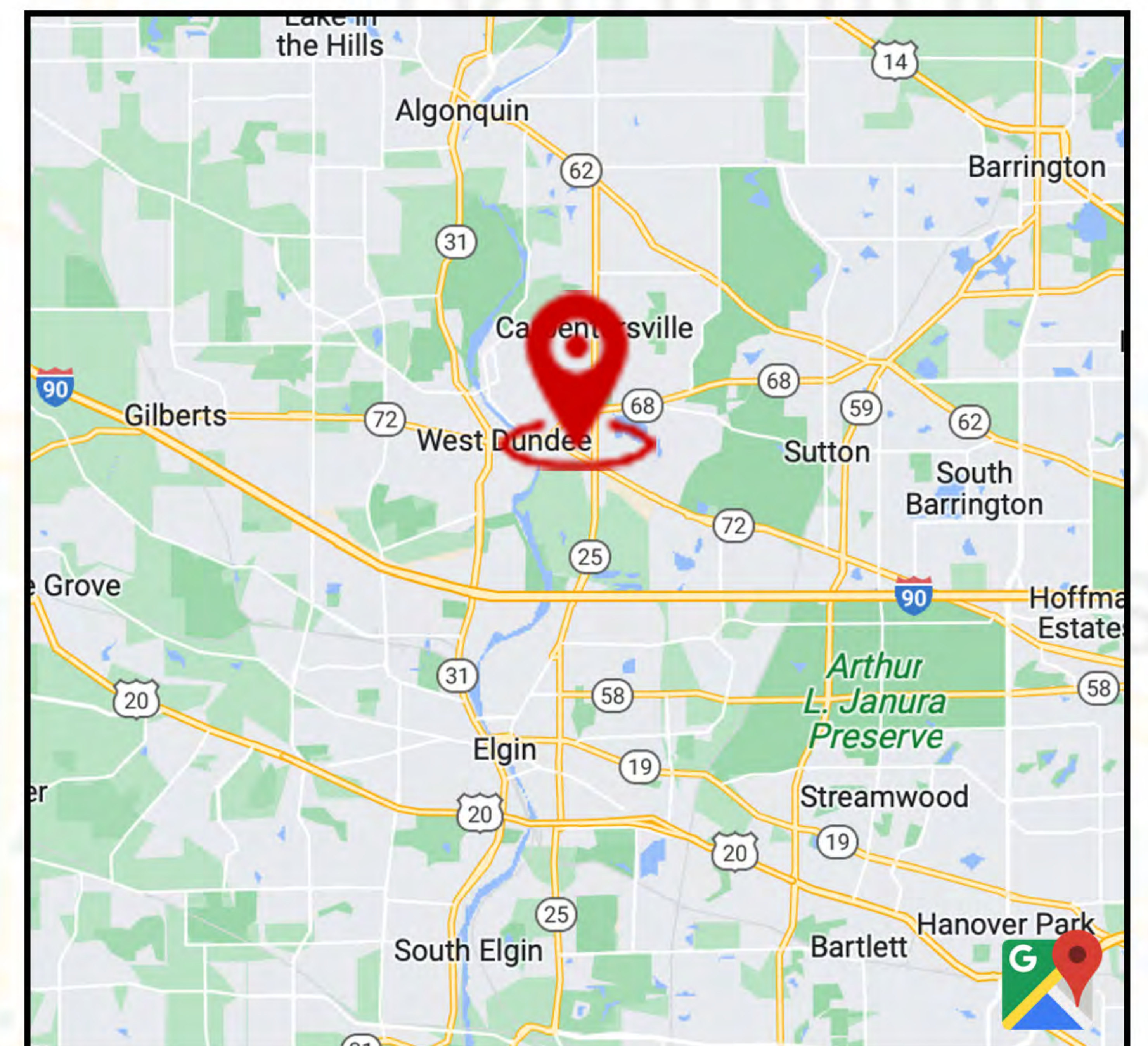


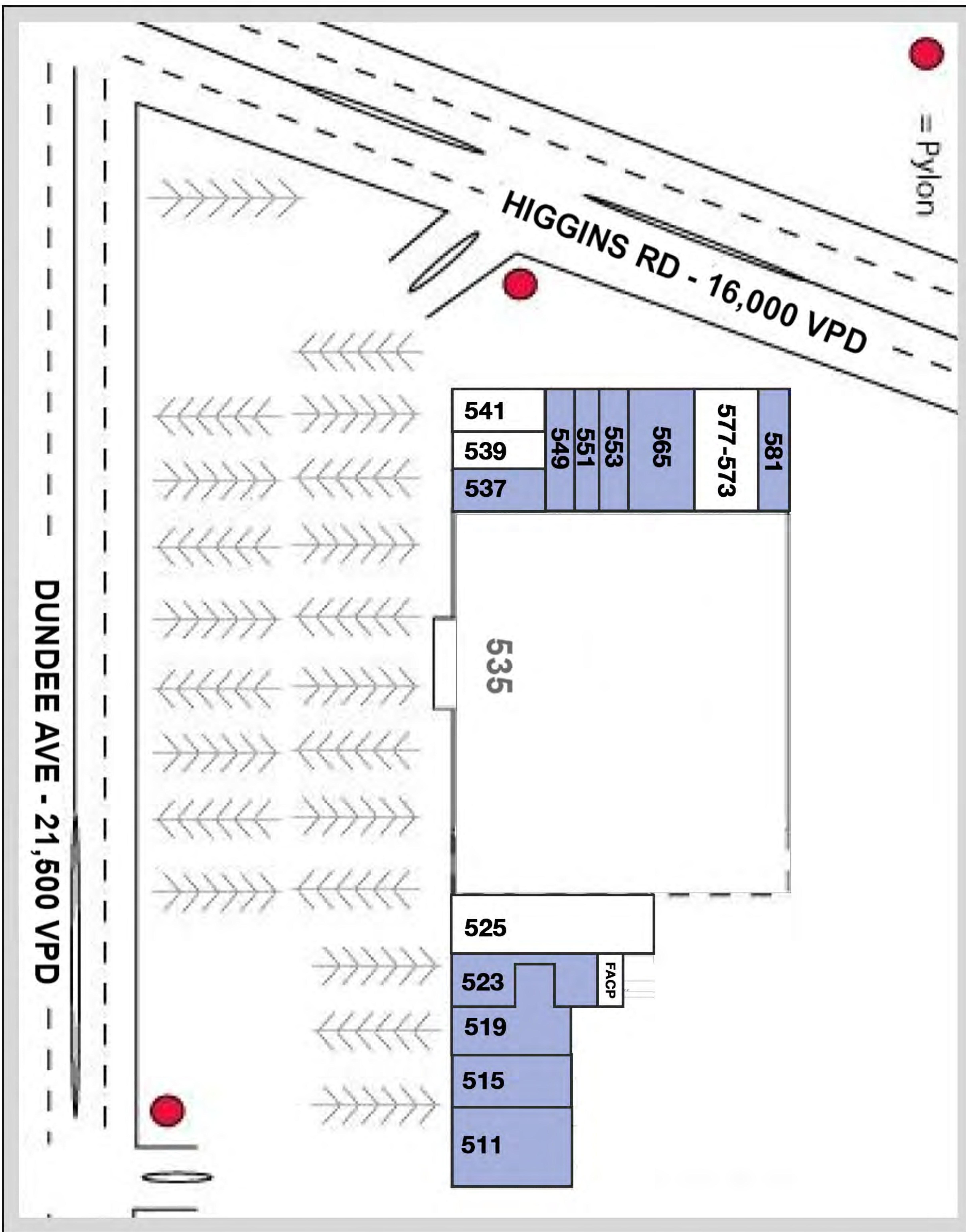
conceptual renderings

DESCRIPTION

Centrally located shopping center with great visibility and signage. Anchor and smaller lease spaces still available in area with high traffic counts and favorable demographics. Located near large entertainment corridor, automotive hub, and large industrial park with good daytime population in vicinity.

Traffic Count 21, 600 Vehicles per day on Dundee Avenue
16, 000 VPD on Higgins Road





TENANT LIST

#	Tenant	SQ FT
511	VACANT	4,283
515	VACANT	2,848
519	VACANT	3,200
523	VACANT	2,028
525	VACANT	5,541
535	Elgin Shopping Mall	63,768
537	VACANT	1,252
539	Divine Hair Cut	1,246
541	Dominos Pizza	1,228
549	VACANT	912
551	VACANT	909
553	VACANT	1,076
565	VACANT	2,548
573-577	Dental Gregory Neu	2,721
581	VACANT	907

INLINE CONSIDERATIONS

Unit 511 Built out medical center
 Unit 519 Built out medical center
 511-525 Combined 17,900 Square feet
 549-565 Combined 5,445 Square feet

Inline Space for Lease: 907 - 63,768 sf

AERIAL & DEMOGRAPHICS



DEMOGRPAHICS	1 MILE	3 MILE	5 MILE
Total Population	3,181	55,397	159,332
Households	1,553	19,041	53,523
Average HH Income	\$98,755	\$91,278	\$100,228
Median Home Value	\$240,743	\$219,488	\$225,528
Daytime Population	****	56,889	128,091

Demogrphics provided by Loopnet

AREA TRAFFIC COUNTS

Dundee Road	21,600 Vehicles per Day
Higgins Road	21,900 Vehicles per Day
Penny Avenue	11,700 Vehicles per Day
I-90 /Jane Adams	101,000 Vehicles per Day

AREA TENANTS



SHOPPING CENTER TENANTS

