

# Available - New Development

200 E Palatine • Arlington Heights, IL  
Hard signalized corner • Drive-thru potential



## FEATURES

- > 67,000+ VPD with access to both Rand Rd & Palatine Rd
- > Incredible visibility at the premier intersection in Arlington Heights
- > Sandwiched between two of the most dominant centers in the market
- > 321,000 people within 5 miles and average household income of \$132,000

## Demographics within 3 miles



Avg Household Income  
**\$158,933**



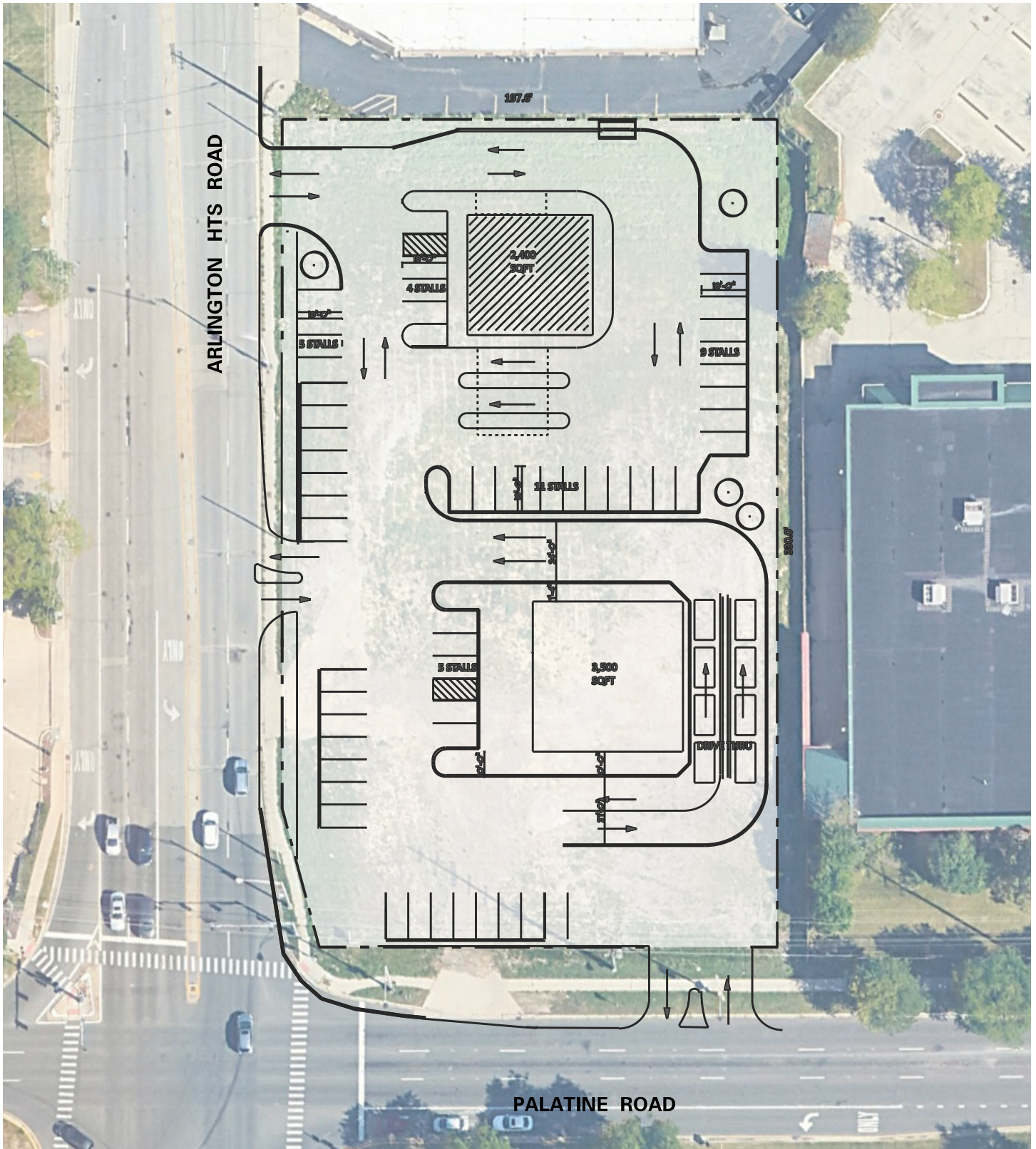
Population  
**133,093**



Daytime Population  
**119,725**

# Available - New Development

200 E Palatine • Arlington Heights, IL



# Available - New Development

200 E Palatine • Arlington Heights, IL

## ALTA / NSPS LAND TITLE SURVEY



**PARCEL 1:**  
THE WEST 8.80 CHAINS OF THE SOUTH 8.80 CHAINS (EXCEPT THAT PART TAKEN FOR ROADS) OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

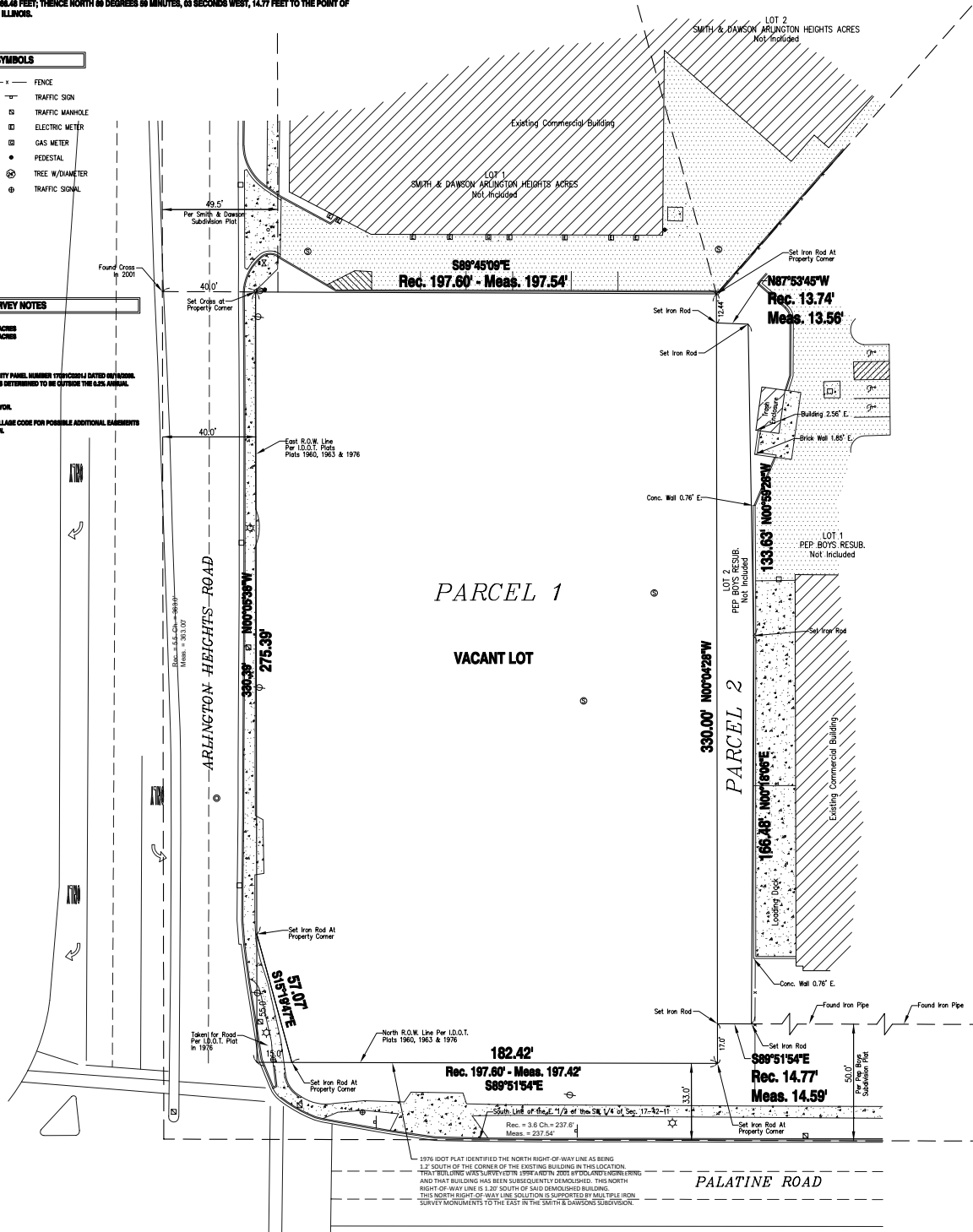
**PARCEL 2:**  
THAT PART OF LOT 3 IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF RAND ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1984 AS DOCUMENT NUMBER 11422082 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE NORTH 0 DEGREES 18 MINUTES 18 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 3, 80.00 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 28 SECONDS EAST, 13.74 FEET; THENCE SOUTH 1 DEGREE 10 MINUTES 18 SECONDS EAST, 138.63 FEET; THENCE SOUTH 0 DEGREES 07 MINUTES 18 SECONDS WEST, 188.48 FEET; THENCE NORTH 88 DEGREES 59 MINUTES, 03 SECONDS WEST, 14.77 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### LEGEND OF SYMBOLS

⊙	STORM M.H.	— x —	FENCE
⊙	SANITARY M.H.	— T —	TRAFFIC SIGN
□	CATCH BASIN	⊠	TRAFFIC MANHOLE
⊕	VALVE VAULT	⊠	ELECTRIC METER
⊕	FIRE HYDRANT	⊠	GAS METER
⊕	WATER VALVE	•	PEDESTAL
⊕	UTILITY MANHOLE	⊙	TREE W/DIAMETER
⊕	UTILITY POLE	⊙	TRAFFIC SIGNAL
☆	LIGHT POLE		

### SURVEY NOTES

- 1) PROPERTY AREA  
PARCEL 1 = 84.780 ACRES - 1.827 ACRES  
PARCEL 2 = 4.477 ACRES - 0.163 ACRES
- 2) PMP 88-57-883-048 - PARCEL 1  
88-57-883-048 - PARCEL 2
- 3) ACCORDING TO I.S.M.A. MAP COMMUNITY PANEL NUMBER (SPECIFICALLY DATED HEREON), THIS PROPERTY LIES IN A "ZONE 2" (AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR ANNUAL CHANCE FLOODPLAIN).
- 4) NO TITLE POLICY PROVIDED TO SURVEYOR.
- 5) REFER TO DEED, TITLE POLICY, AND VILLAGE CODE FOR POSSIBLE ADDITIONAL ENCUMBRANCES OR ENCUMBRANCES NOT SHOWN HEREON.



1976 (DOT) PLAT IDENTIFIED THE NORTH RIGHT-OF-WAY LINE AS BEING 1.2' SOUTH OF THE CORNER OF THE EXISTING BUILDING IN THIS LOCATION. THAT BUILDING WAS SURVEYED IN 1994 AND IN 2001 BY COLLETTI ENGINEERING AND THAT BUILDING HAS BEEN SUBSEQUENTLY DEMOLISHED. THIS NORTH RIGHT-OF-WAY LINE IS 1.20' SOUTH OF SAID DEMOLISHED BUILDING. THIS NORTH RIGHT-OF-WAY LINE SOLUTION IS SUPPORTED BY MALL TITLE IRON SURVEY MONUMENTS TO THE EAST IN THE SMITH & DAWSON SUBDIVISION.