



Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$8.08 PSF
Available SF:	402 - 7,326 SF
Building Size:	113,801 SF
Lot Size:	10.47 Acres
Year Built:	1973
Zoning:	B-2
Parking:	Approx. 605 Spaces
VPD:	Approx. 58,800 VPD

Property Overview

Up to 7,326 square feet of retail and office space available for lease at Palwaukee Plaza, a multi-tenant retail center located along Milwaukee Avenue in northwest suburban Prospect Heights. The center totals 113,801 square feet across three (3) buildings along a high-traffic commercial corridor serving Prospect Heights and surrounding northwest suburban communities. Palwaukee Plaza presents an opportunity to join a strong mix of national, regional, and long-standing local tenants including Dollar Tree, Wintrust Bank, Palwaukee Liquor, Rocky's American Grill, Care For Kids Learning Center, Monica's, Mango's, Bravo Bakery, Mi Dulce Michoacana, APM Dental, Doggy Daydream, and State Farm, among others. The property features multiple access points, prominent monument signage providing excellent visibility (~58,800 VPD) and convenient access. The center is surrounded by dense residential neighborhoods and nearby national retailers including Walmart, LA Fitness, Home Depot, McDonald's, Starbucks, O'Reilly Auto Parts, Binny's Beverage Depot, T.J. Maxx, and Panera Bread, among many others.

Property Highlights

- Opportunity to lease retail and office space at Palwaukee Plaza, a well-located multi-tenant retail center along North Milwaukee Avenue (~58,800 VPD)
- Available spaces ranging from approximately 400 to 7,326 square feet, suitable for a variety of retail, service, medical, and professional office users
- Co-tenants include Dollar Tree, Wintrust Bank, Palwaukee Liquor, Rocky's American Grill, Care For Kids Learning Center, Monica's, Mango's, Bravo Bakery, Mi Dulce Michoacana, APM Dental, Doggy Daydream, and State Farm, among others

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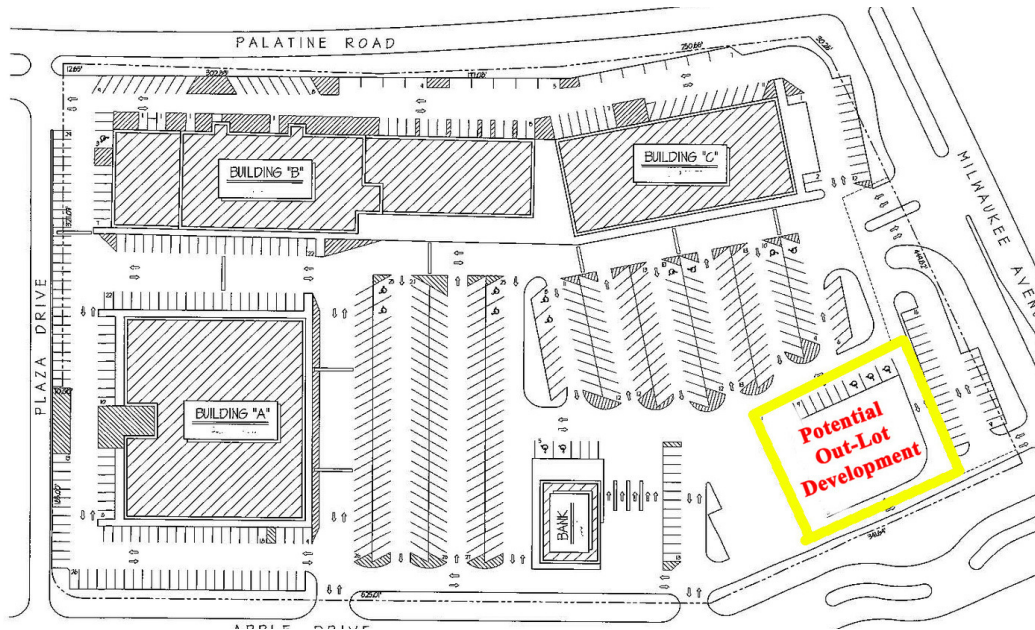
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Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
664-204 (Office)	Available	402 SF	NNN	Negotiable
664-622	Available	904 SF	NNN	Negotiable
664-660	Available	7,326 SF	NNN	Negotiable
664-684	Available	1,125 SF	NNN	Negotiable
664-694	Available	2,280 SF	NNN	Negotiable
664-203B (Office)	Available	1,030 SF	NNN	Negotiable
664-204A (Office)	Available	510 SF	NNN	Negotiable
664-654A	Available	2,400 SF	NNN	Negotiable

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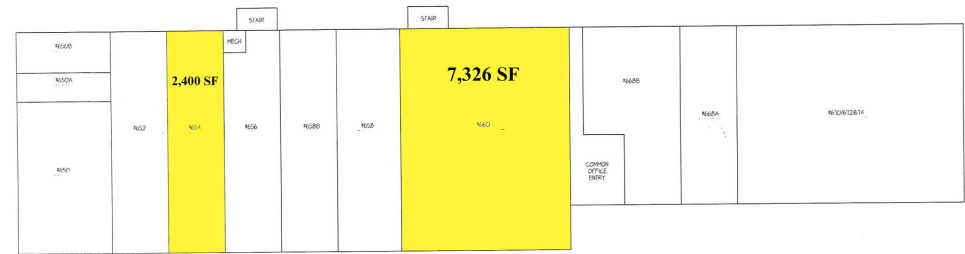
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BUILDING "A"
NOT TO SCALE



BUILDING "B"
NOT TO SCALE



BUILDING "C"
NOT TO SCALE

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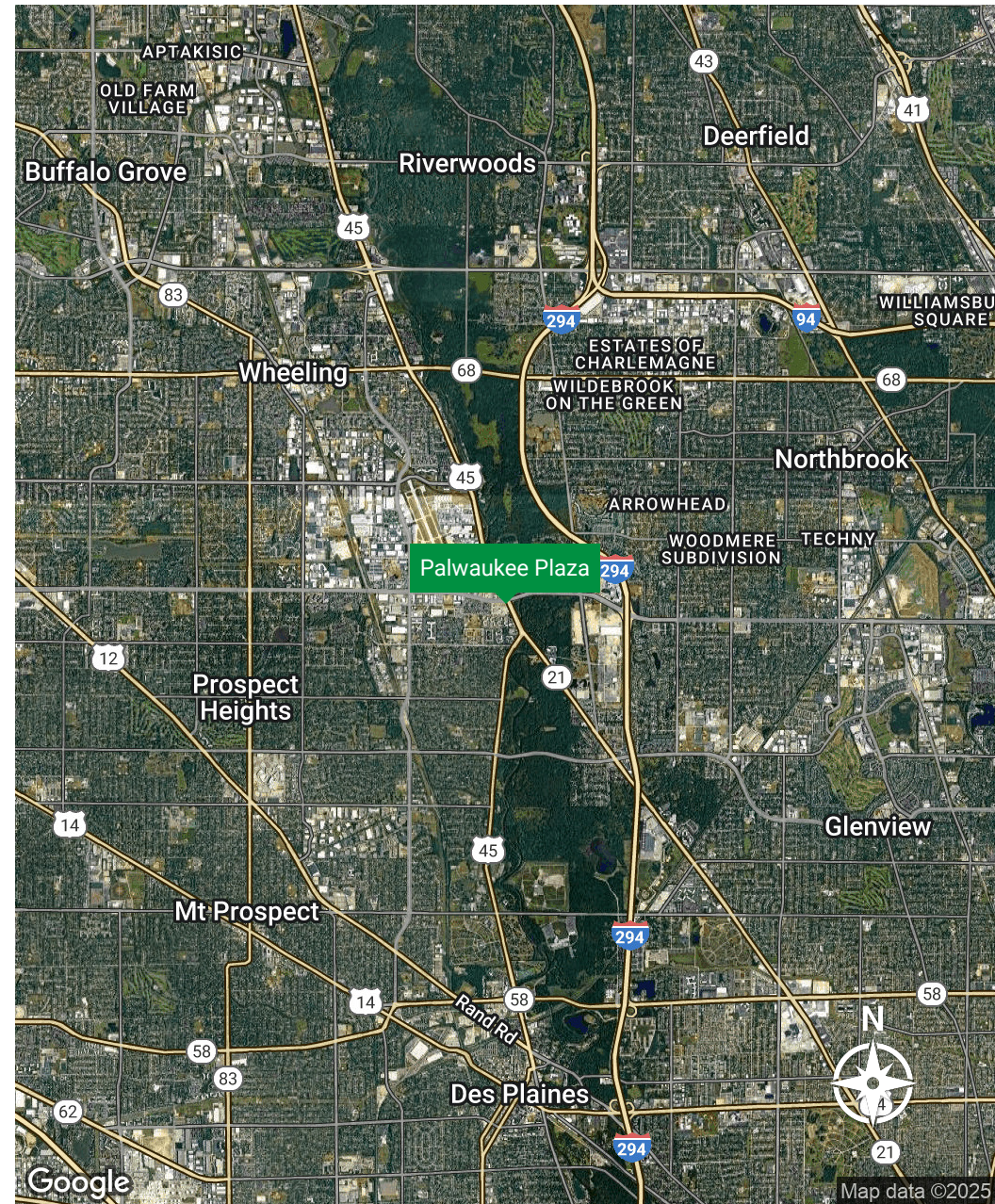
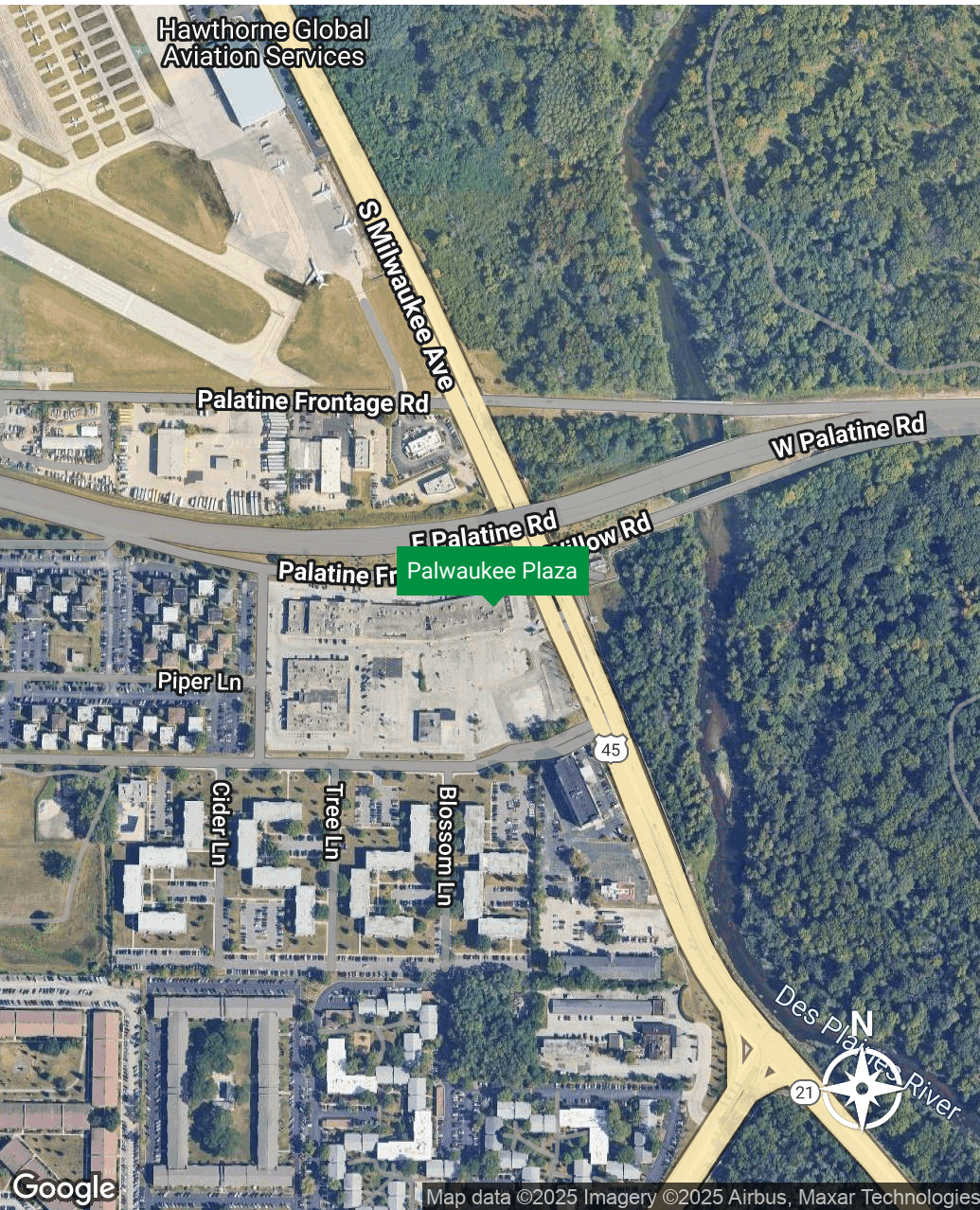
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FOR LEASE | 604 - 698 N MILWAUKEE AVE

LOCATION MAP



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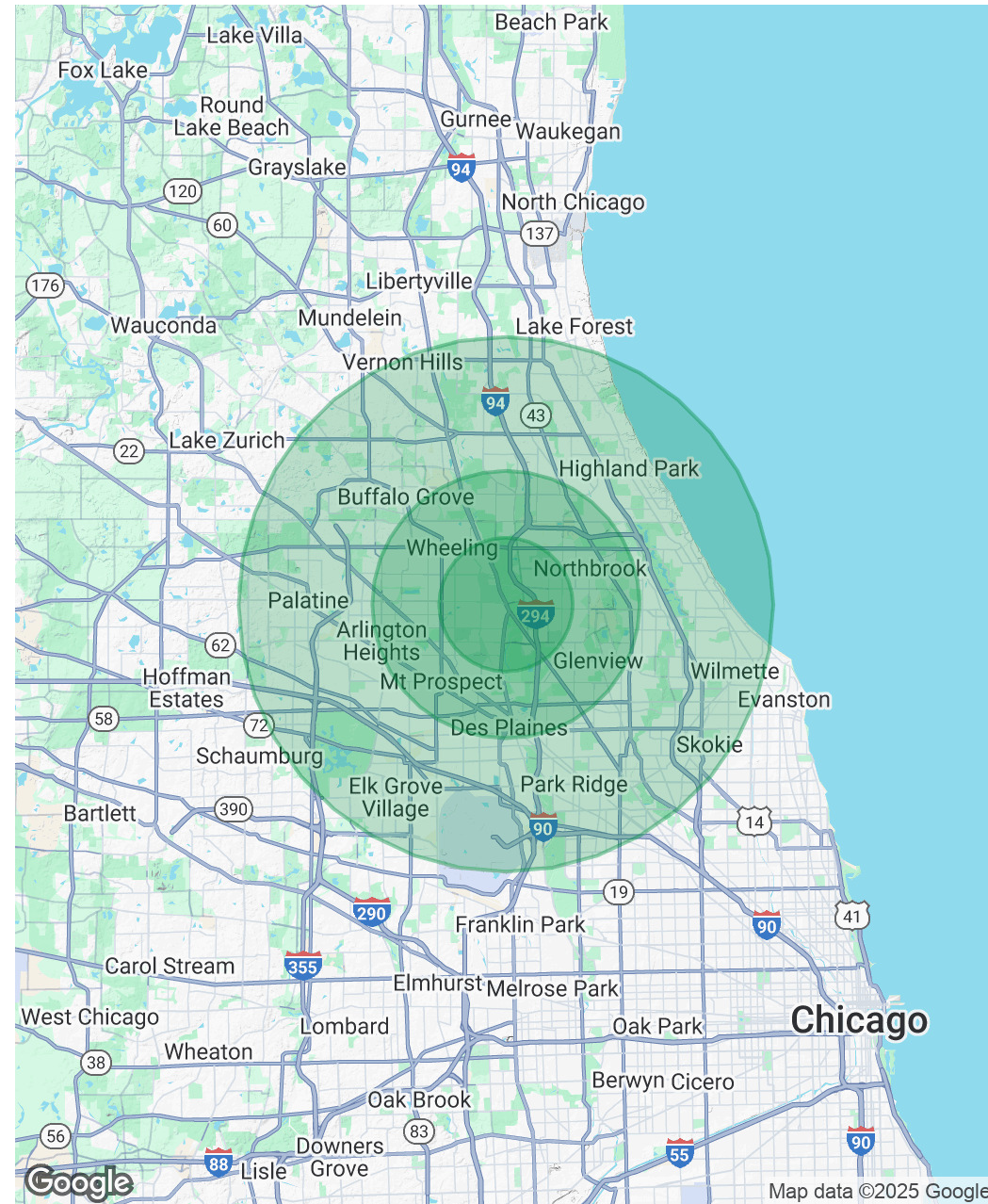
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Population	2.5 Miles	5 Miles	10 Miles
Total Population	55,518	288,776	877,710
Average Age	44	44	43
Average Age (Male)	42	42	42
Average Age (Female)	45	45	44

Households & Income	2.5 Miles	5 Miles	10 Miles
Total Households	21,331	112,354	340,075
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$153,352	\$149,413	\$157,410
Average House Value	\$503,067	\$480,997	\$531,015

Demographics data derived from AlphaMap



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