

The Colliers logo is a blue square with rounded corners, containing the word "Colliers" in white serif font. Below the text are three horizontal stripes in yellow, red, and blue.The word "AVAILABLE" is written in large, bold, red, sans-serif capital letters on the side of a white industrial building. The letters are slightly shadowed to give them a 3D appearance.A blue rectangular banner with white text that reads "FOR SALE / LEASE".A dark blue banner with white text that reads "20,692 SF AVAILABLE".A dark blue banner with white text that reads "160 Barrington Rd, Streamwood, IL".

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**20,692 SF AVAILABLE**

## Executive Summary

<b>Sale Price:</b>	\$2,500,000
<b>Lease Rate:</b>	Negotiable (NNN)
<b>Taxes:</b>	+/- \$7.60 SF
<b>Clear Height</b>	17'
<b>Building Size:</b>	+/- 20,692 SF
<b>Available SF:</b>	9,000 - 20,692 SF
<b>Lot Size:</b>	1.93 Acres
<b>Price / SF:</b>	\$120.82
<b>Year Built:</b>	1996
<b>Market:</b>	Chicago
<b>Submarket:</b>	Northwest
<b>Traffic Count:</b>	39,956

## Property Overview

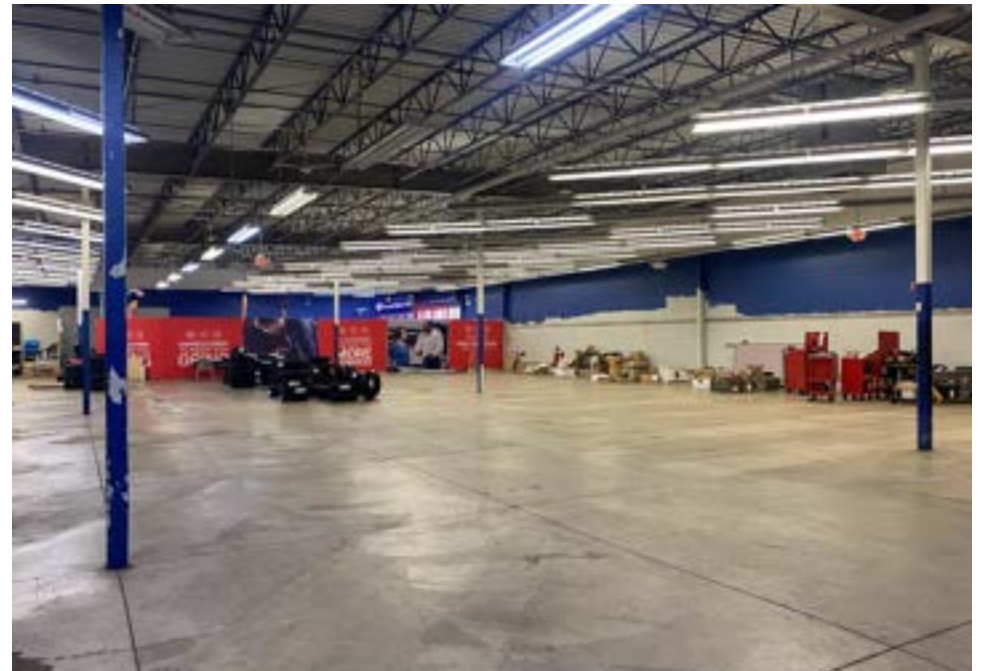
For Sale or Lease: 20,692 sf Free-Standing Retail with 17' clear ceiling heights and situated on approx. 1.93 acres at 160 N Barrington Rd in Streamwood, IL. Located along one of the area's most heavily trafficked retail corridors with almost 40,000 VPD. The Property is surrounded by nationally recognized retail tenants and is positioned amongst several other strong trade areas, including Schaumburg, Hoffman Estates, and the Western corridor along RT-31. Streamwood boasts an affluent population and high population density.

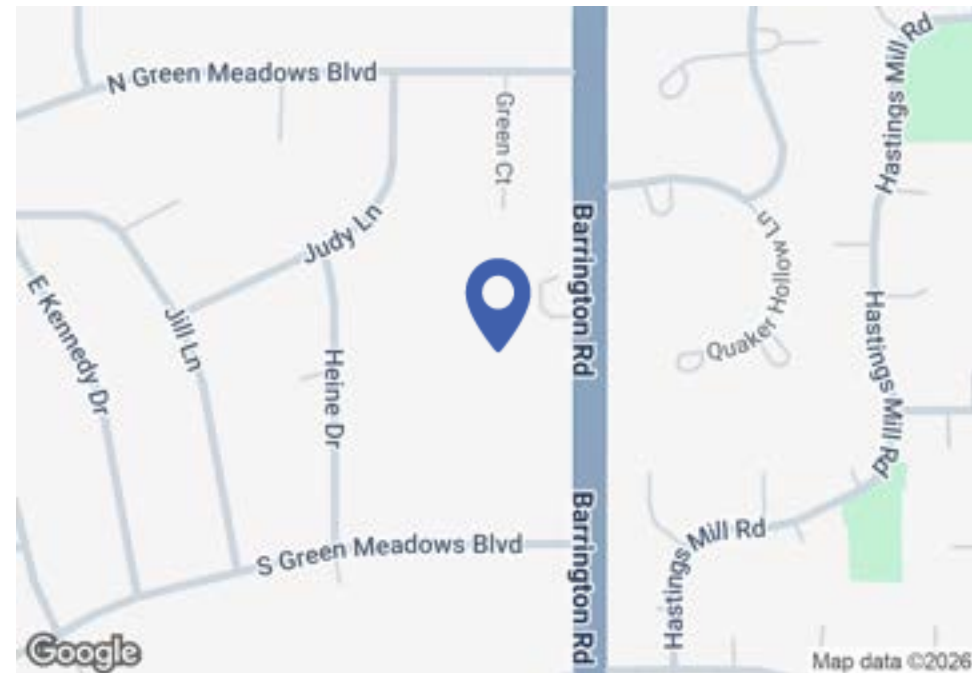
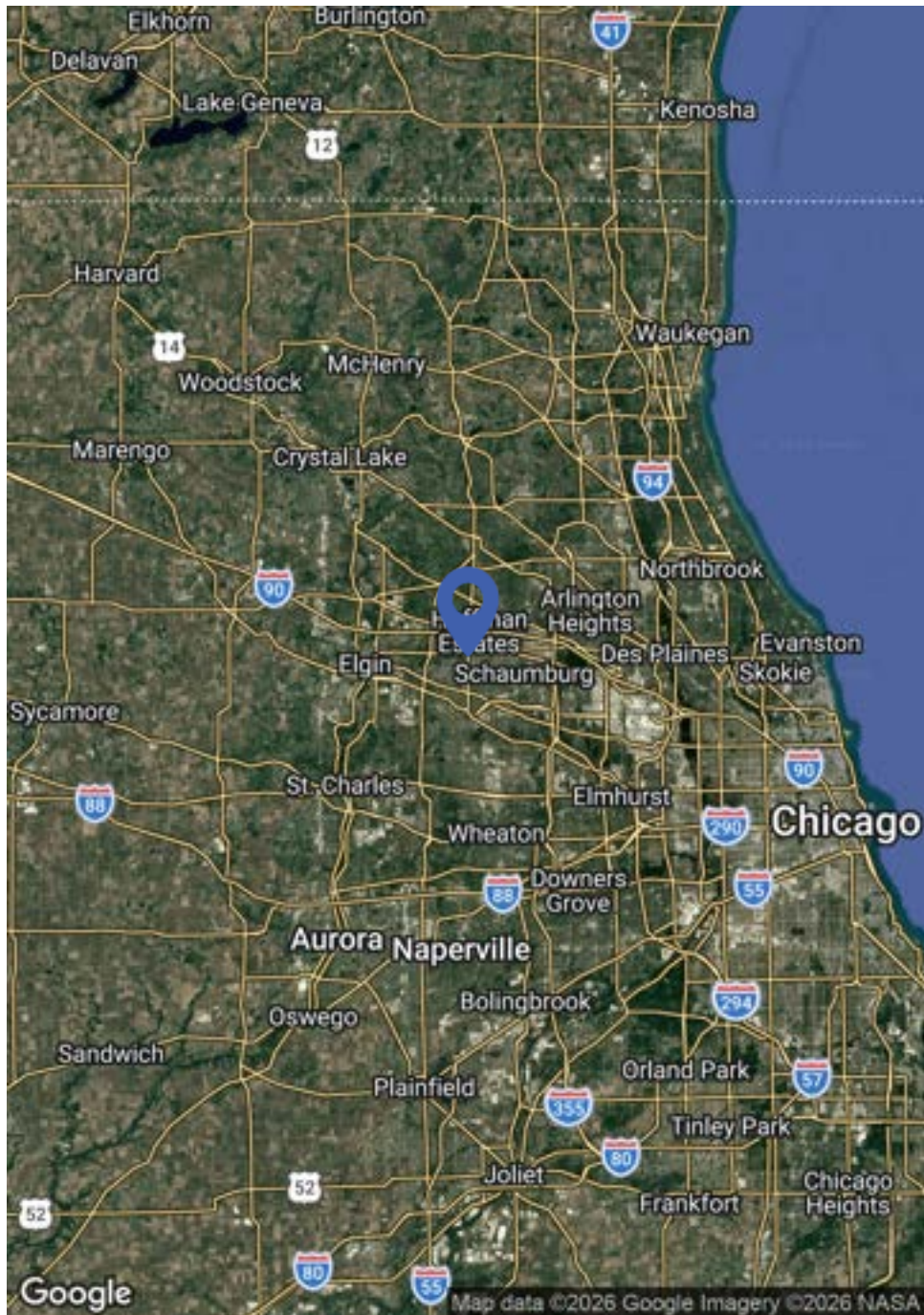
## Property Highlights

- Freestanding +/- 20,692 SF
- 1.93 Acres
- 17' Clear Ceilings
- 29'8" Between Support Columns
- Ample Parking (+/- 78)
- Excellent Visibility with Building and Pylon Sign Available
- High-Traffic Barrington Rd Location - 39K+ VPD
- Proximity to Several National Retail Tenants and Restaurants
- Strong Chicago Suburban Trade Area



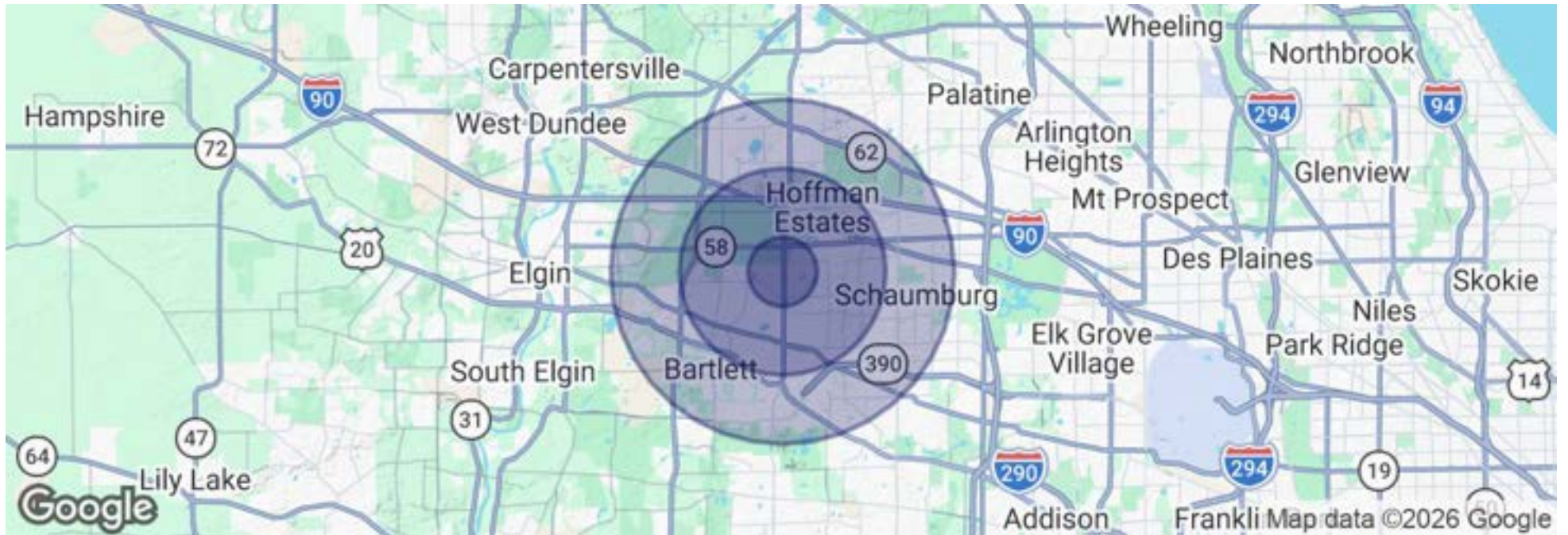






### Location Overview

Streamwood, a vibrant village in Cook County, Illinois, sits approximately 30 miles northwest of downtown Chicago. As part of the "Tri Village" area, along with Bartlett and Hanover Park, Streamwood offers a diverse community and a thriving retail sector, exemplified by the Sutton Park Shopping Center. Boasting a population of 39,577 as of the 2020 census, Streamwood is a well-connected and welcoming suburb, balancing suburban comfort with urban conveniences.



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	18,395	116,940	225,993
Average Age	37.2	38.5	40.4
Average Age (Male)	37.2	37.9	39.8
Average Age (Female)	37.1	39.1	41.3
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	6,582	40,371	81,796
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$108,371	\$114,566	\$125,225
Average House Value	\$296,236	\$294,709	\$333,859

2023 American Community Survey (ACS)