

**47 West Dundee Road**  
Wheeling, IL 60090

**MEDICAL OFFICE FOR SALE & LEASE**



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# 47 West Dundee Road

Medical Office

## Executive Summary



### PROPERTY DESCRIPTION

Positioned along the highly trafficked Dundee Road corridor, this well-located office/medical office building offers an exceptional opportunity for investors or owner-users seeking strong visibility and accessibility. The ±8,800 square foot building is thoughtfully divided into five units, making it ideal for multiple tenants or a single user with expansion potential. The property features a large, dedicated parking lot with 22 spaces, providing convenient access for both staff and clients.

With its prime frontage on a busy thoroughfare, this property benefits from excellent exposure, steady traffic counts, and strong surrounding demographics—making it well-suited for medical, professional, or general office use.

### OFFERING SUMMARY



LEASE SUMMARY

**\$20 SF/YR (MG)**



AVAILABLE SF

**675 - 2,650 SF**



BUILDING SIZE

**8,800 SF**



UNITS

**5**



CAM

**\$2.19**



RET

**\$6.81**

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## Available Spaces

Suite	Tenant	Size SF	Lease Type	Lease Rate	Description
Previous Dental Office	Available	2,650 SF	Modified Gross	\$20.00 SF/yr	-
Office Space	Available	1,750 SF	Modified Gross	\$20.00 SF/yr	-
Office Space	Available	675 SF	Modified Gross	\$20.00 SF/yr	-



# 47 West Dundee Road

## Medical Office

# Demographics



# 898

## TOTAL POPULATION

0.25 MILES

3,189	12,168
0.5 MILES	1 MILE



# 42.9

## AVERAGE AGE

0.25 MILES

45.0	41.7
0.5 MILES	1 MILE



# \$87,493

## AVERAGE HH INCOME

0.25 MILES

\$95,782	\$110,072
0.5 MILES	1 MILE



# \$288,566

## AVERAGE HOUSE VALUE

0.25 MILES

\$288,382	\$305,857
0.5 MILES	1 MILE

*\* Demographic data derived from 2020 ACS - US Census*

## PROPERTY HIGHLIGHTS

- Located along heavily traveled Dundee Road with strong visibility
- Minutes from Wheeling Town Center dining and retail destinations
- Convenient access to I-294, Route 53, and Milwaukee Avenue
- Dense surrounding residential population supporting local businesses
- Established commercial corridor with ongoing redevelopment activity
- Strong nearby mix of retail, medical, and professional office users
- Central North Shore location with easy regional accessibility



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## Additional Photos



# 47 West Dundee Road

Medical Office

# Retailer Map



**47 West Dundee Road**

Medical Office

**Meet The Team**



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REAL ESTATE &  
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