



Offering Summary

Lease Rate:	Negotiable
NNN's	\$13.81 PSF
Building Size:	2,750 SF
Lot Size:	11,540 SF
Renovated:	1996
Zoning:	B-3
Market:	Northwest Suburbs
Submarket:	Arlington Heights
Traffic Count	54,000+ VPD

Property Overview

Free-standing building located at the southwest corner of the heavily trafficked signalized intersection at Golf Road & Arlington Heights Road (54,000+ VPD) in northwest suburban Arlington Heights. The site features its own parking lot and sits adjacent to Arlington Towne Square which features a strong mix of tenants including O'Reilly Auto Parts, Pet Supplies Plus, DaVita Dialysis, Dollar Tree, Bank of Hope, Hartland Medical, and Jets Pizza among others. The property is well located in a dense trade area, less than a mile from Interstate 90 (I-90), featuring several retailers including Walmart, Jewel-Osco, Meijer, Lowe's Home Improvement, ALDI, Valli Produce, Walgreens, Goodwill, Veri Life, Chase Bank, PNC Bank, Portillo's, Cooper Hawk Winery and Restaurant, Starbucks, Dunkin', Oberweis, and McDonald's, among many others.

Property Highlights

- Excellent location at the corner of the Golf Road and Arlington Heights road signalized intersection featuring visibility and exposure to over 54,000 VPD
- Surrounded by national retailers including Jewel-Osco, Walmart, Meijer, Lowe's, Aldi, and Walgreens, among many others
- Conveniently accessible located less than one (1) mile north of Interstate-90 and just over two (2) miles east of the Interstate-90 / Interstate-290 interchange
- Accessible via curb cuts from both Golf Road and Arlington Heights Road
- Dedicated on-site parking lot totaling 10 surface level spaces (2.86/1,000 SF)

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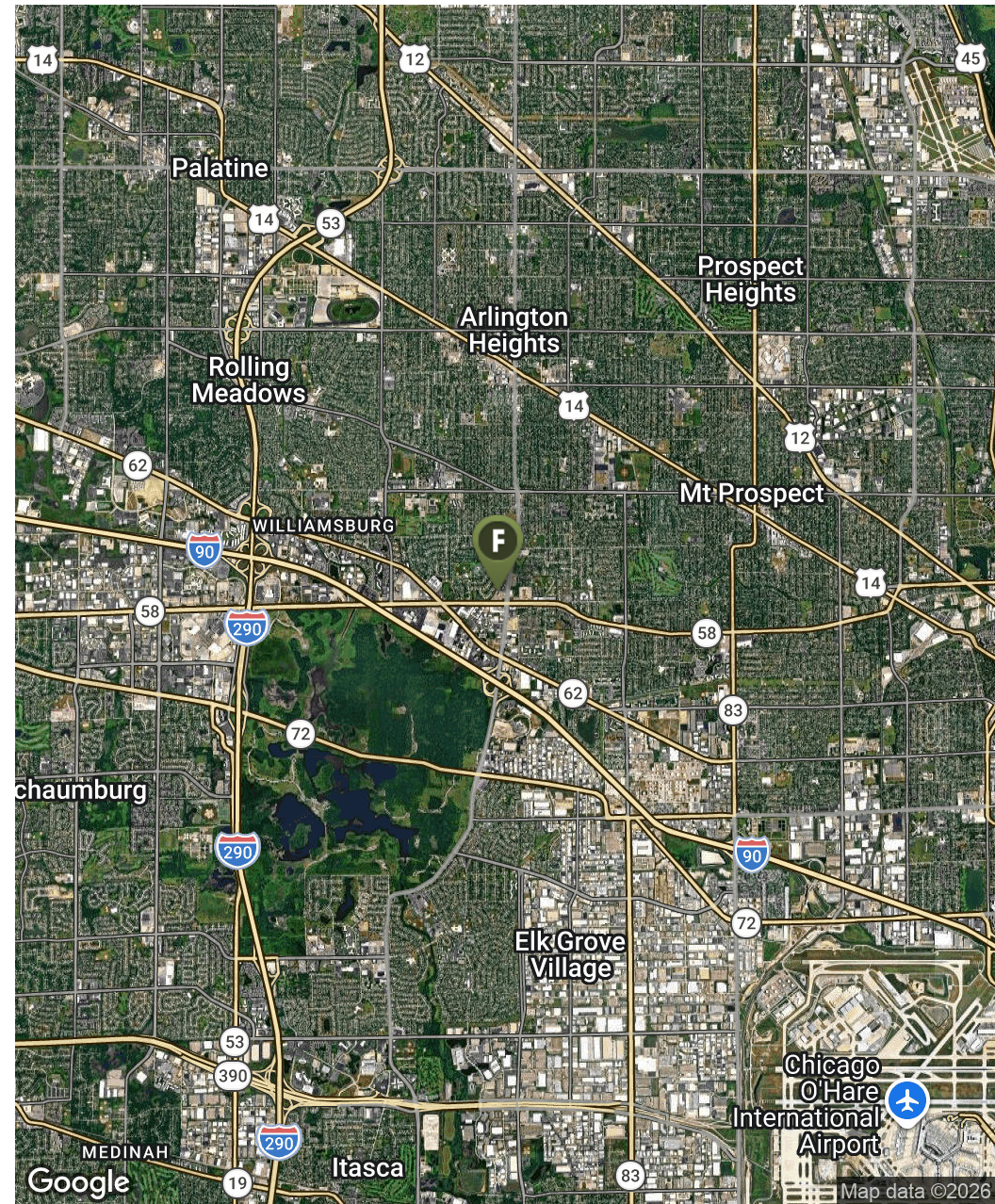
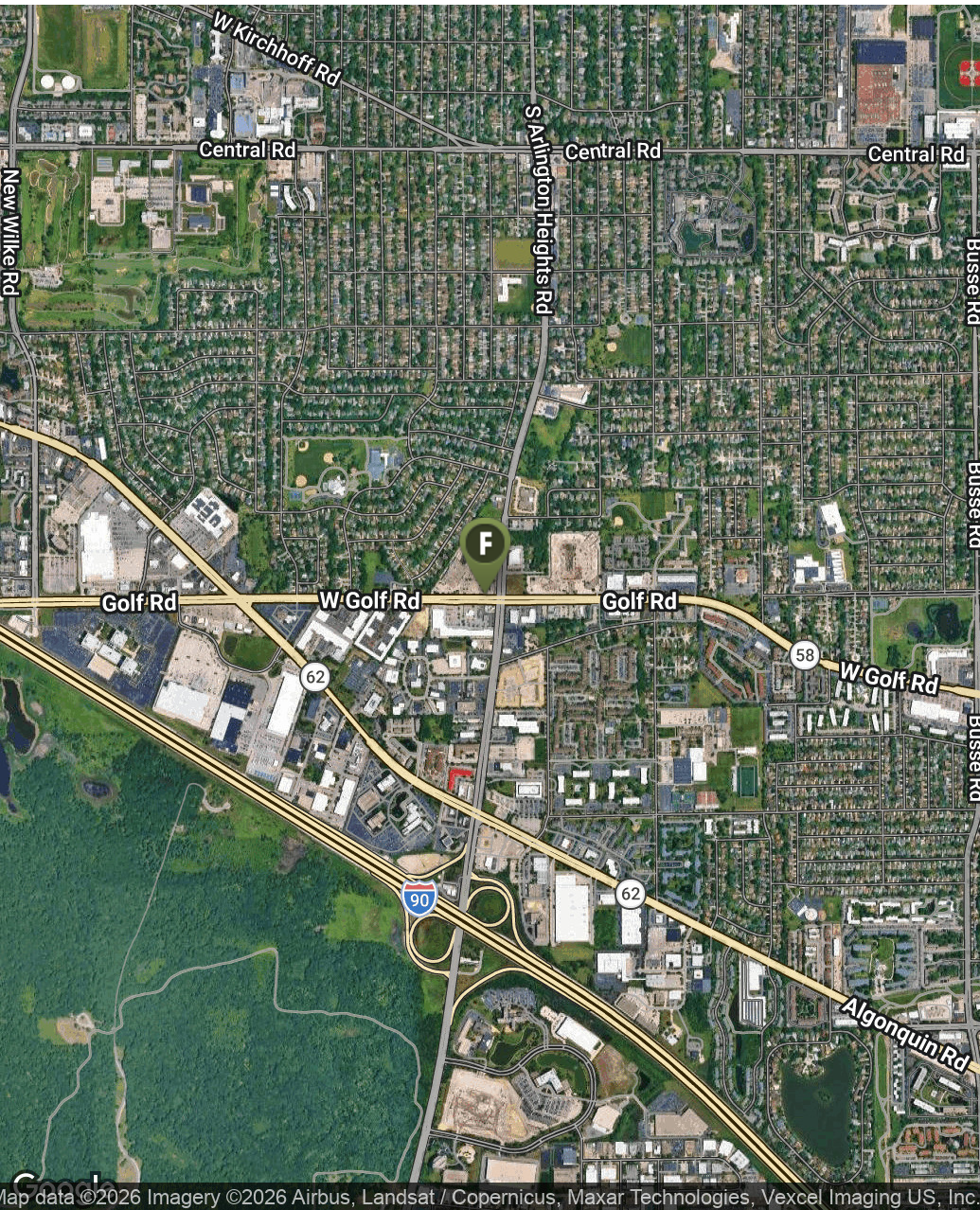
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FOR LEASE | 1900 S ARLINGTON HEIGHTS RD

LOCATION MAP



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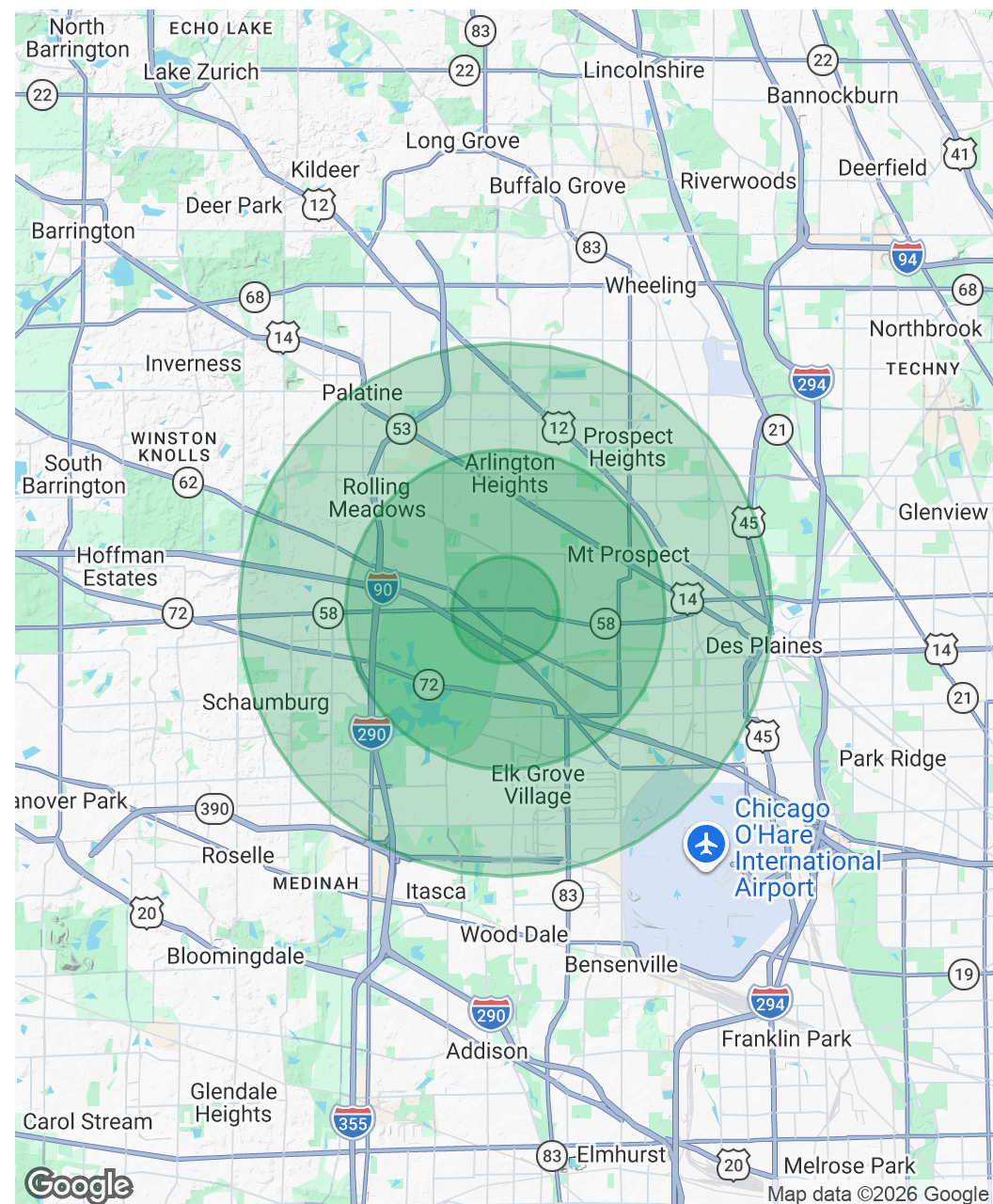
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	12,535	109,836	260,275
Average Age	44	42	43
Average Age (Male)	42	41	41
Average Age (Female)	45	43	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,357	44,135	105,081
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$110,509	\$128,000	\$132,589
Average House Value	\$389,370	\$387,121	\$390,898

2020 American Community Survey (ACS)



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