

317-351 E. Dundee Rd., Palatine, IL

**\$24.00/SF MG**



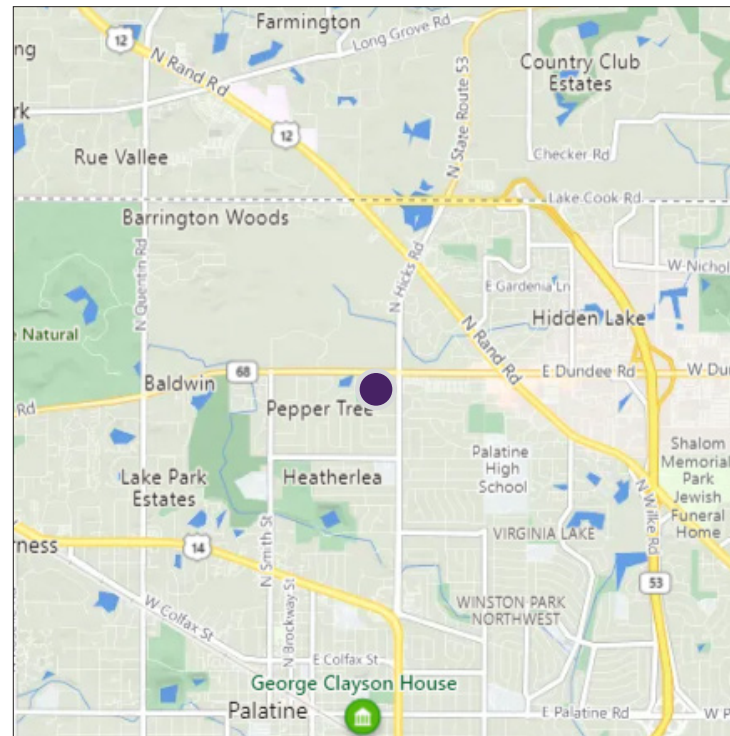
**Property Highlights**

- Retail end cap with drive-thru
  - 4,224 SF cleaners
  - Potential to sub-divide
- Part of 13,188 SF neighborhood shopping center
- Tenants at the center include Marine Corps Career Center, Army Career Center, Family Foot Care, Singh Grocery Store and a nail salon
- Prime location near the corner of Hicks and Dundee Roads
- Ample parking
- Close proximity to Route 83
- Nearby retailers include Jewel-Osco, Target, Home Depot, Hobby Lobby, Walgreens, Ross Dress For Less, Panera, Well Fargo, Petco and more
- Traffic count: 19,962 vehicles daily
- Real Estate Taxes (2024): \$129,048.07

**Property Overview**

End cap with drive-thru is available for lease at 317-351 E. Dundee Road in Palatine. This storefront space is a combination of three units and is currently a cleaners. The unit is part of an 13,188 SF square foot shopping center, which is situated near the corner of Hicks and Dundee Roads. The center benefits from easy ingress and egress with excellent visibility. The property also includes 50 parking spaces for customers and tenants. These storefronts are the perfect location for a retailer, a boutique, office, a restaurant and more.

Part of the northwest suburbs of Chicago, Palatine is the seventh largest city in Cook County. The city's population grew nearly 5% over the last decade. Dundee Road is a strong commercial corridor for the city with a number of retail and office properties.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	12,018	87,363	234,366
Households	4,460	34,288	90,106
Median Income	\$76,046	\$88,695	\$105,044

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