



Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$9.76 PSF
Available SF:	13,268 SF
Lot Size:	0.84 Acres
Zoning:	PUD
Renovated:	2020
Submarket:	Western Suburbs
Market:	Chicago

Property Overview

Opportunity to lease a fully built-out freestanding daycare in west suburban Schaumburg. The single-tenant building consists of eight (8) classrooms, including adult and children bathrooms, a fenced in playground, (2) multi-purpose rooms, and 31 parking spaces on-site. The building is part of a larger development which includes Kristin 21, a 350+ residential apartment building along with an office research park. The building is well located, approx. two (2) miles west of Woodfield Mall, the largest indoor mall in Illinois which is anchored by Macy's, Nordstrom, JCPenney and home to several other national retailers and restaurants. Additionally, the building is just south of Interstate-90 (I-90), and approximately 2.5 miles west of the Interstate-90 & Interstate-290 interchange, providing direct access to the neighboring suburbs and Chicago.

Property Highlights

- Existing infrastructure for daycare with eight (8) classrooms and (2) multi-purpose rooms
- Fenced in playground currently in-place
- 350+ unit apartment building located within the development
- Opportunity to join a community with ~93,000 residents within a three (3) mile radius with an average household income of \$115,587/yr
- Lurie's Children's is constructing a 75,000 SF outpatient center (8/1/25 expected opening) located 1/2 mile north of 22 Kristin Dr.

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Principal

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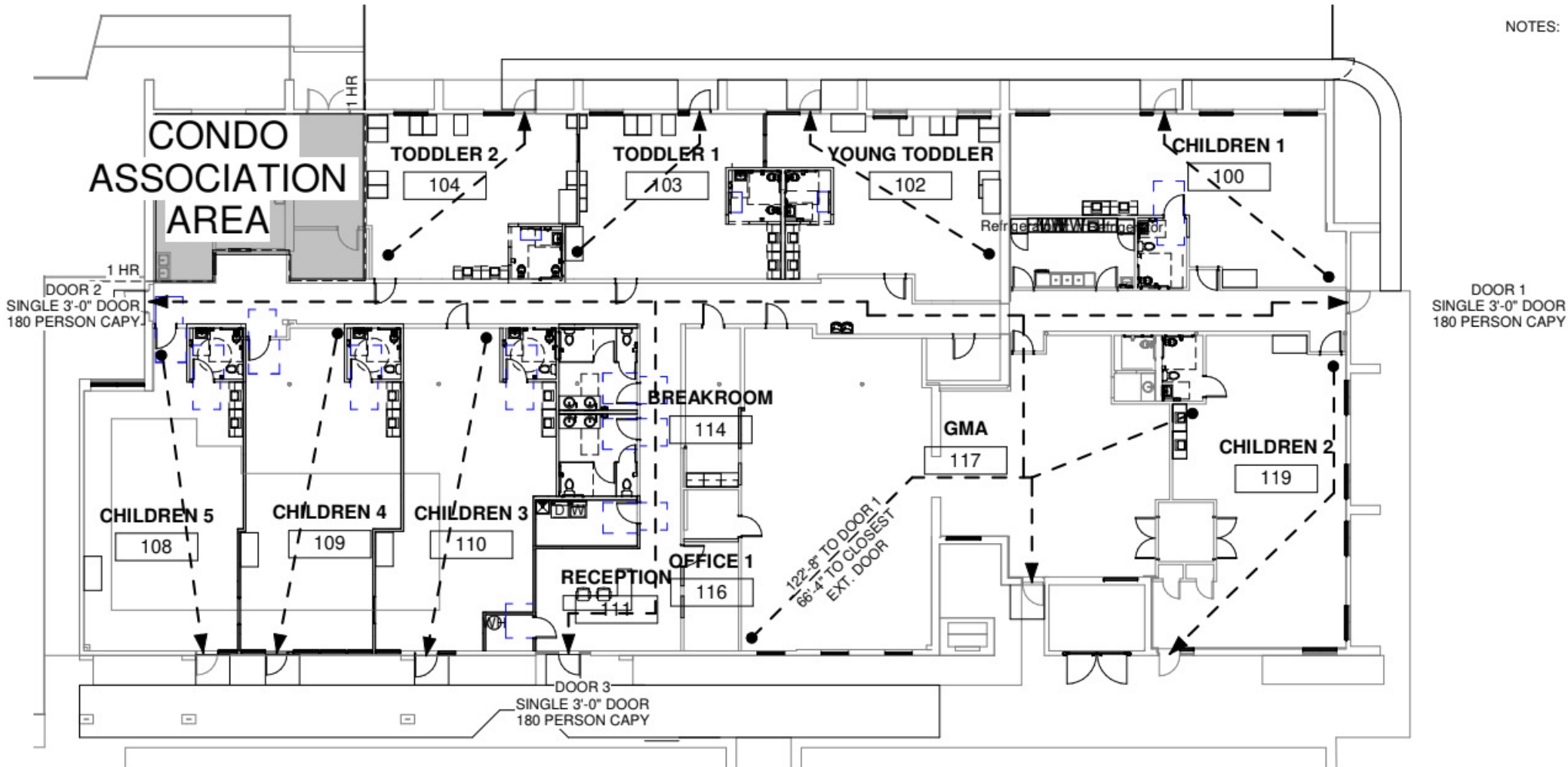
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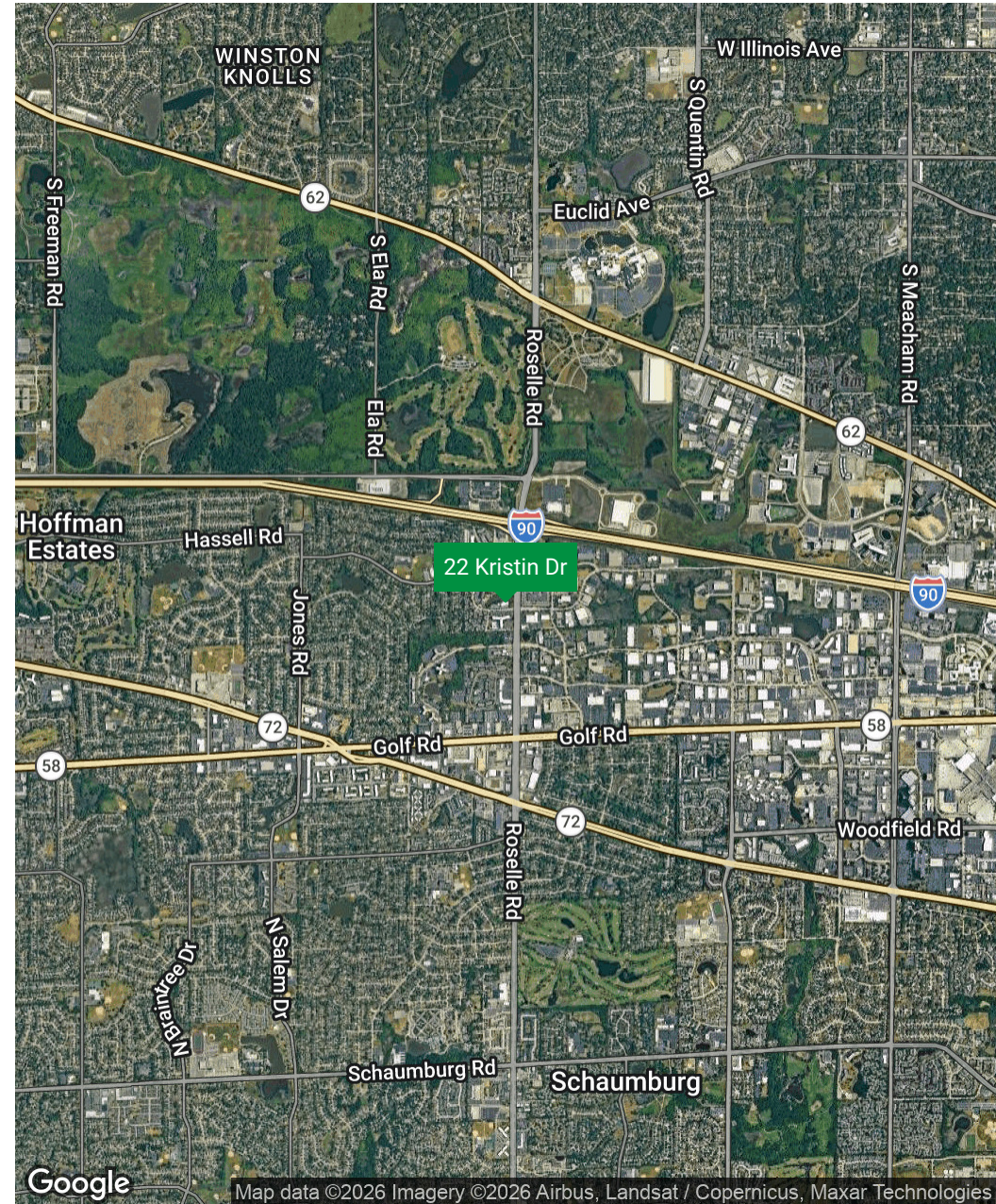
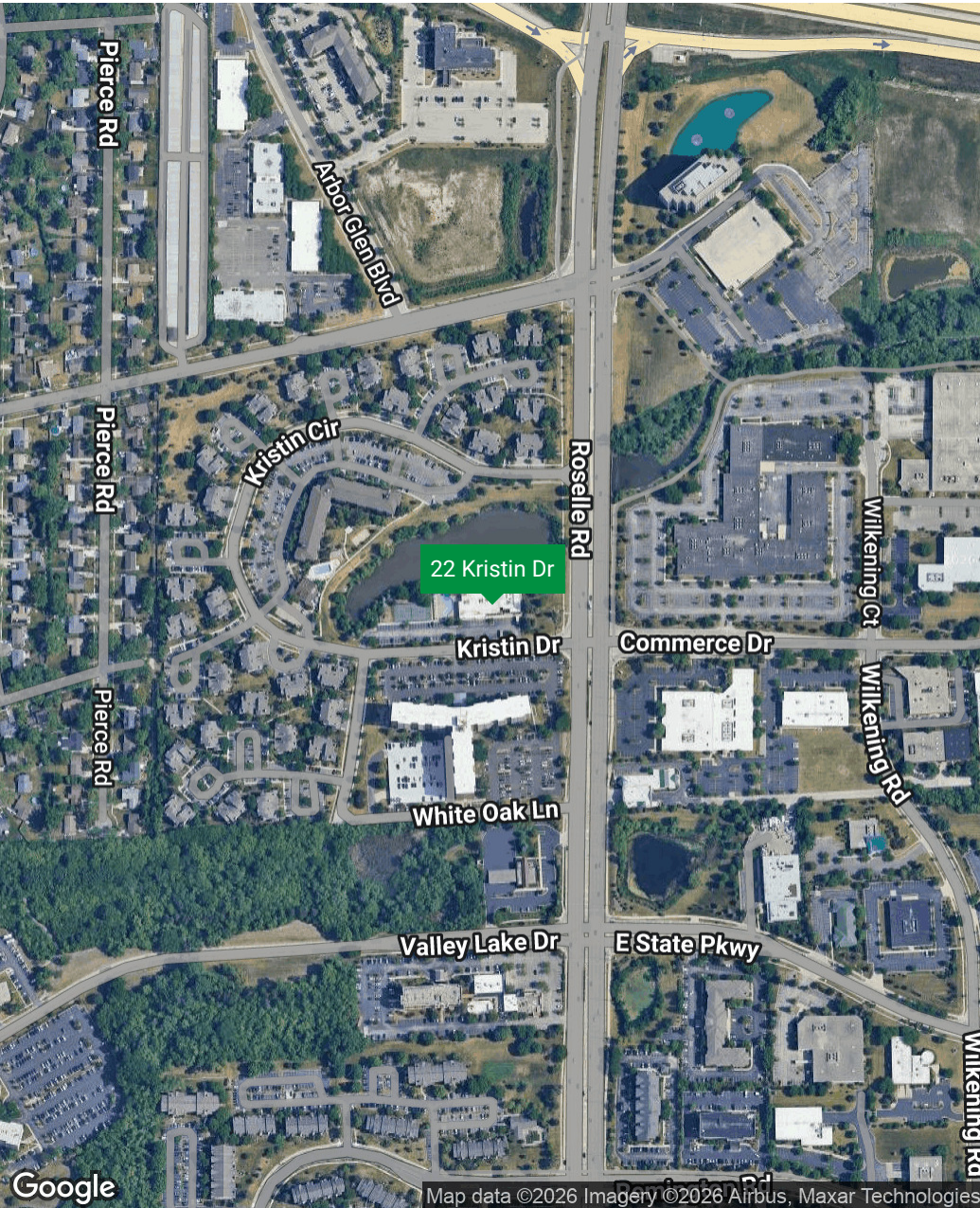
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FOR LEASE | 22 KRISTIN DR

LOCATION MAP



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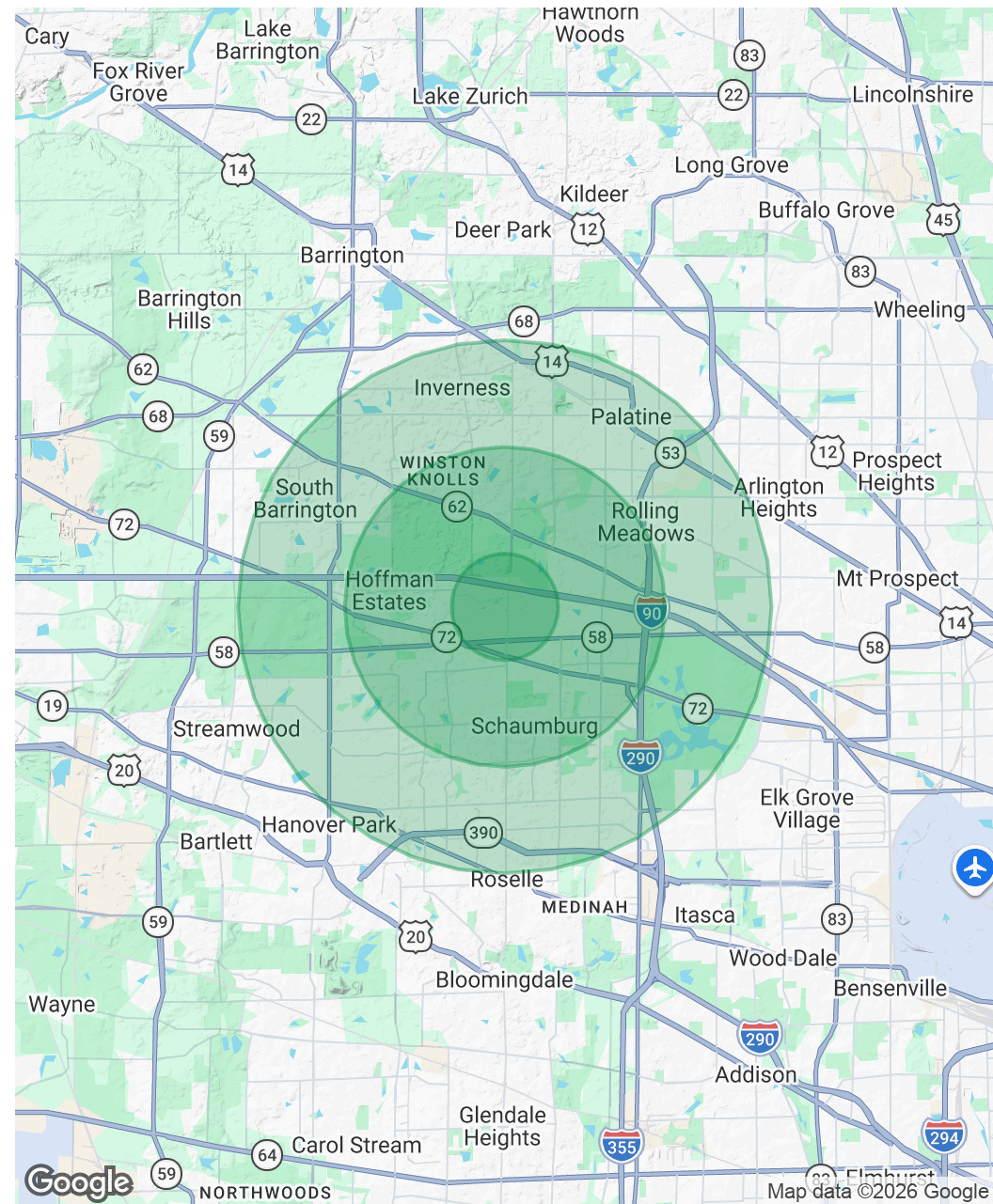
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,041	90,348	229,388
Average Age	37	41	42
Average Age (Male)	37	40	41
Average Age (Female)	37	42	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,318	34,660	89,114
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$109,700	\$132,151	\$133,417
Average House Value	\$247,266	\$376,954	\$383,111

Demographics data derived from AlphaMap



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