



### Offering Summary

Lease Rate:	Negotiable
NNN's:	\$12.70/SF
Building Size:	39,379 SF
Available SF:	1,000 - 1,421 SF
Lot Size:	3.85 Acres
Zoning:	C-2
Market:	Northern Suburbs
Traffic Count:	Approx. 38,400 VPD

### Property Overview

Small-shop space available for lease at Dunbrook Shopping Center in north suburban Northbrook. The multi-tenant retail center is located at the northeast corner of Dundee Rd. and Pfingsten Rd. featuring visibility and exposure to approximately 38,400 VPD. The center is located less than one (1) mile south of Lake Cook Road, a primary east/west thoroughfare providing access to both Interstate-294 (I-294) and Interstate-90 (I-90). Opportunity to join co-tenants: Dairy Queen, Once Upon a Grill, Leonard's Bakery, and Dundee Pharmacy, among others.

### Property Highlights

- Opportunity to join a Neighborhood Retail Center with visibility to over 38,000 VPD in the affluent northern suburbs
- Neighboring retailers nearby include The Home Depot, Goodwill, Vasa Fitness, Marshalls, Jewel-Osco, The Dump, Hobby Lobby, Portillo's, Dunkin', Starbucks, Panera, Orange Theory, Culver's, Curaleaf, and Chase Bank, among many others
- Flexible unit sizes and layouts providing perfect for any retail, fitness, office, or medical office users
- 221 surface level parking spaces on-site providing ample parking for customers and employees
- Dual-sided monument signage fronting Dundee Road

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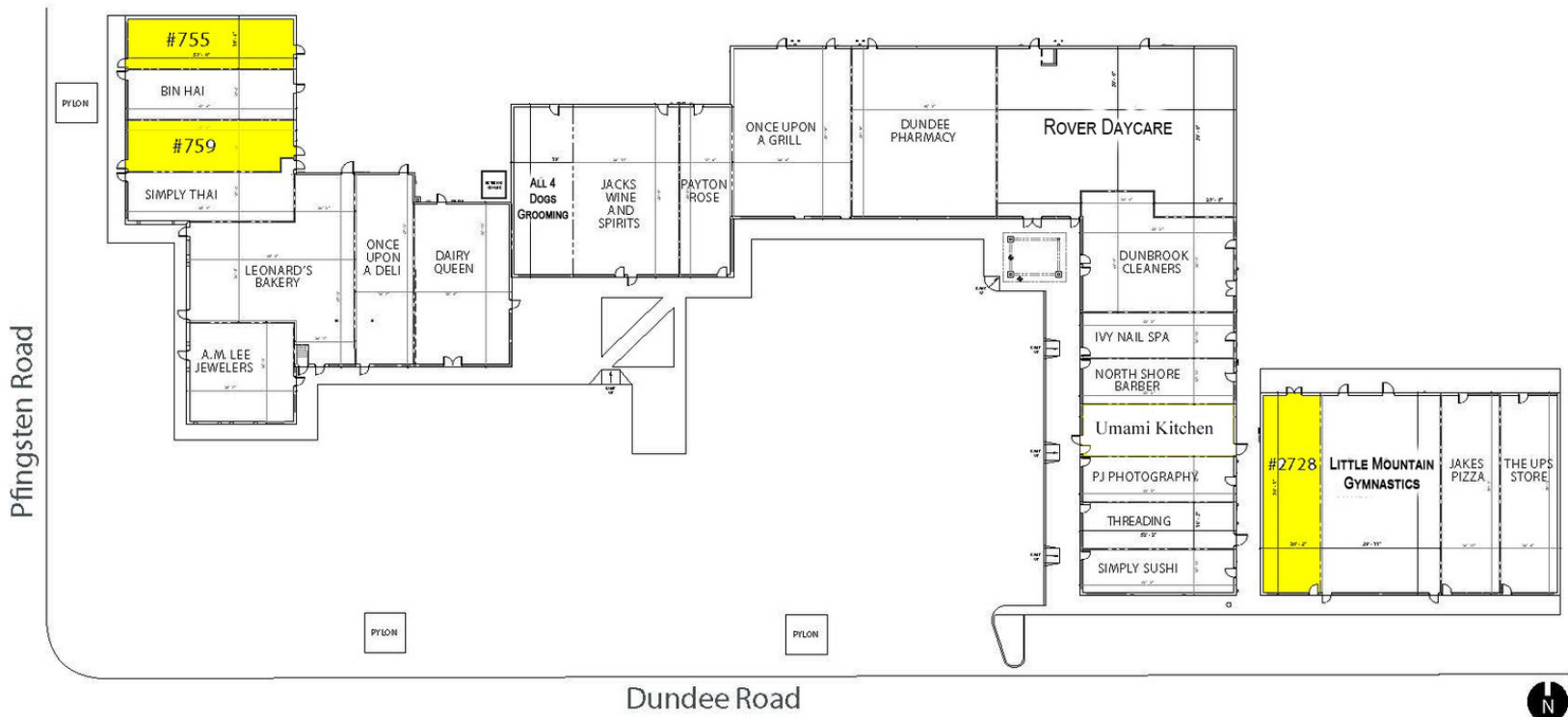
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Site Plan



Tenant	Square Feet
#755	1,047
Bin Hai	998
#759	1,000
Simply Thai	1,025
AM Lee Jewelers	1,280
Blazed Bakery	2,563
Once Upon A Deli	1,319
Dairy Queen	1,860
All 4 Dogs Grooming	1,334
Jacks Wine and Spirits	2,030
Payton Rose	1,073
Once Upon A Grill	2,386
Dundee Pharmacy	3,015
Rover Daycare	4,394
Dunbrook Cleaners	1,941
Ivy Nail Spa	830
North Shore Barber	828
Umami Kitchen Patisserie	938
PJ Photography	830
Threading	847
Simply Sushi	828
#2728	1,421
Little Mountain Gym	2,796
Jakes Pizza	1,394
The UPS Store	1,402

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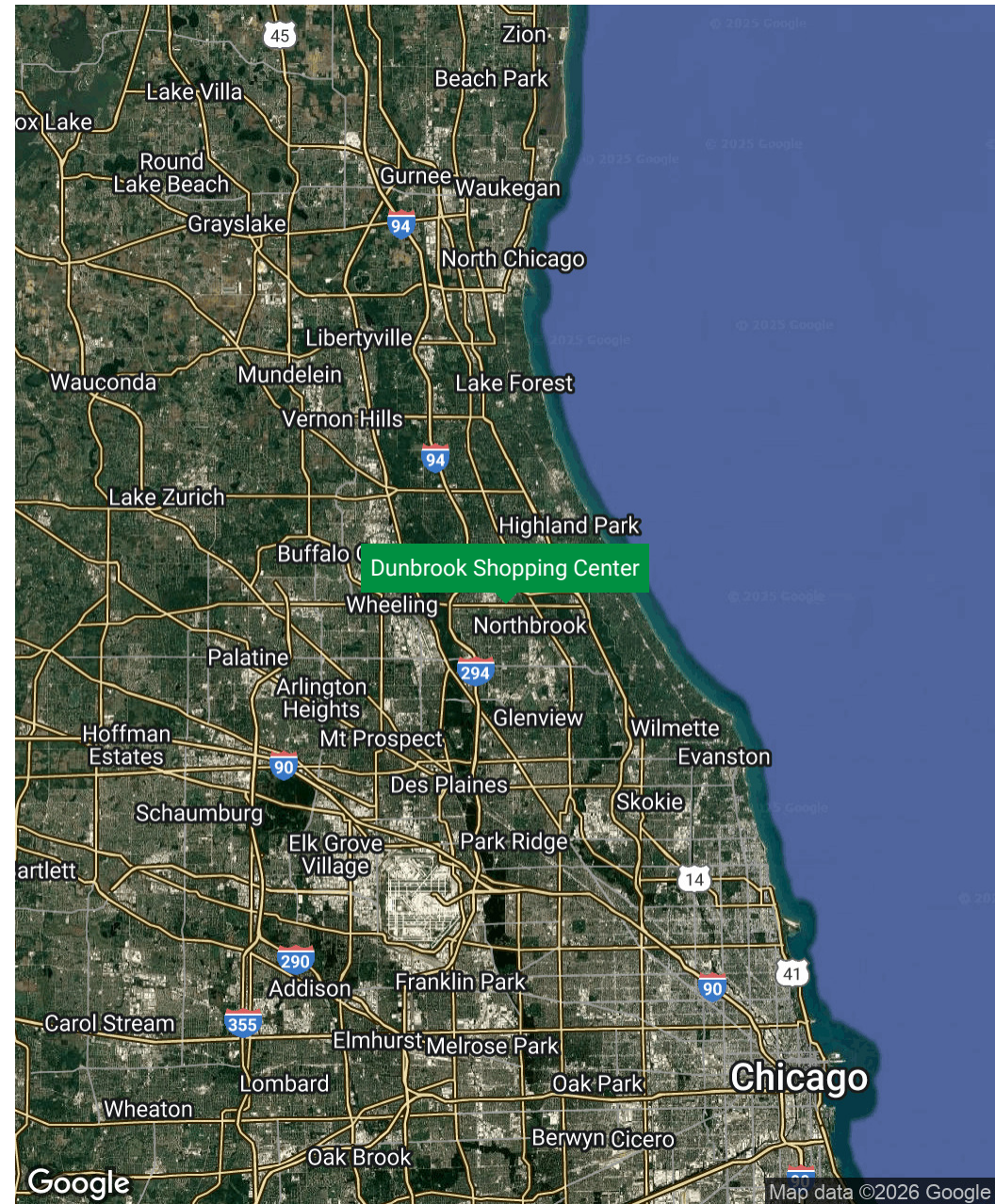
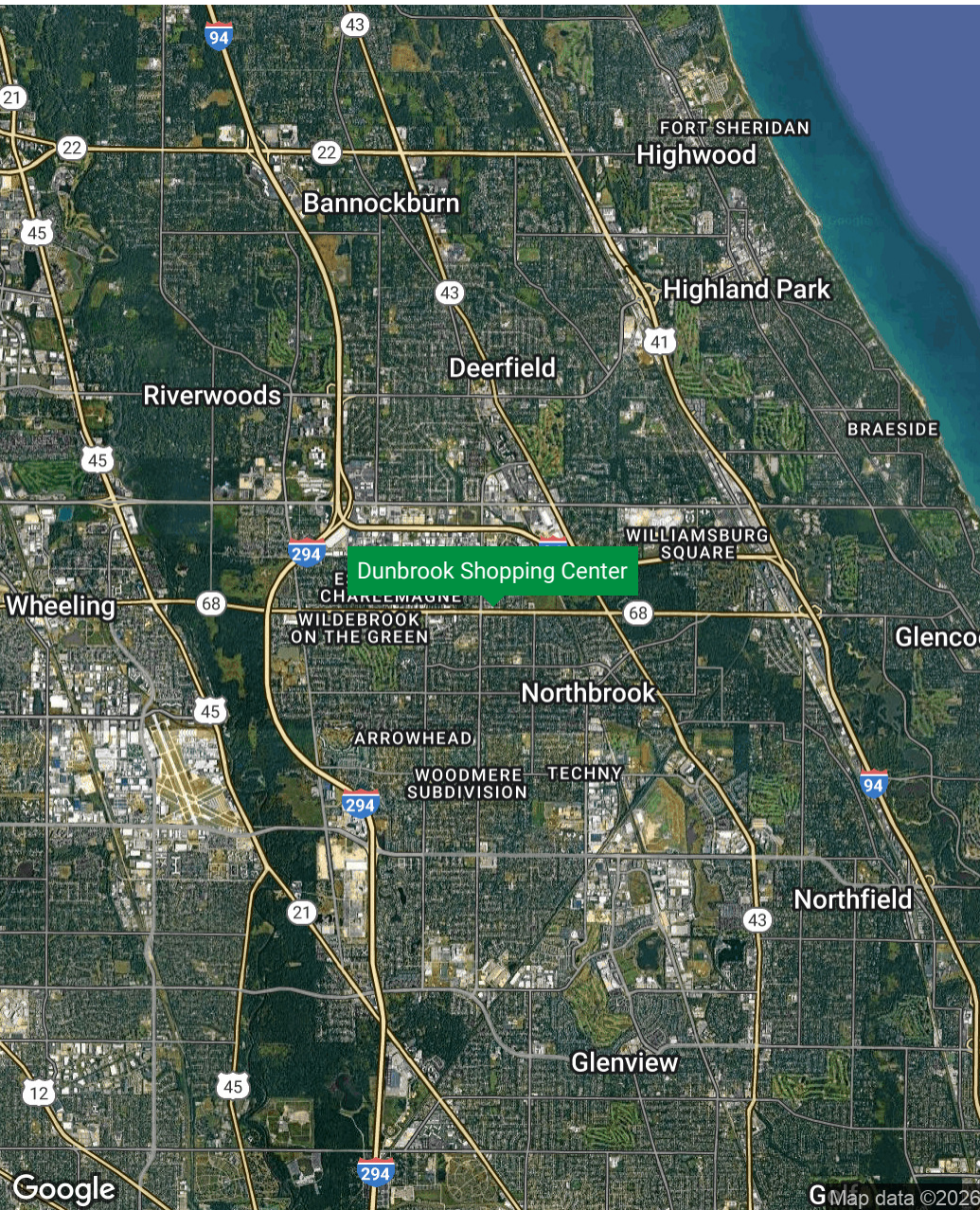
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# FOR LEASE | 2720-2780 DUNDEE ROAD

LOCATION MAP



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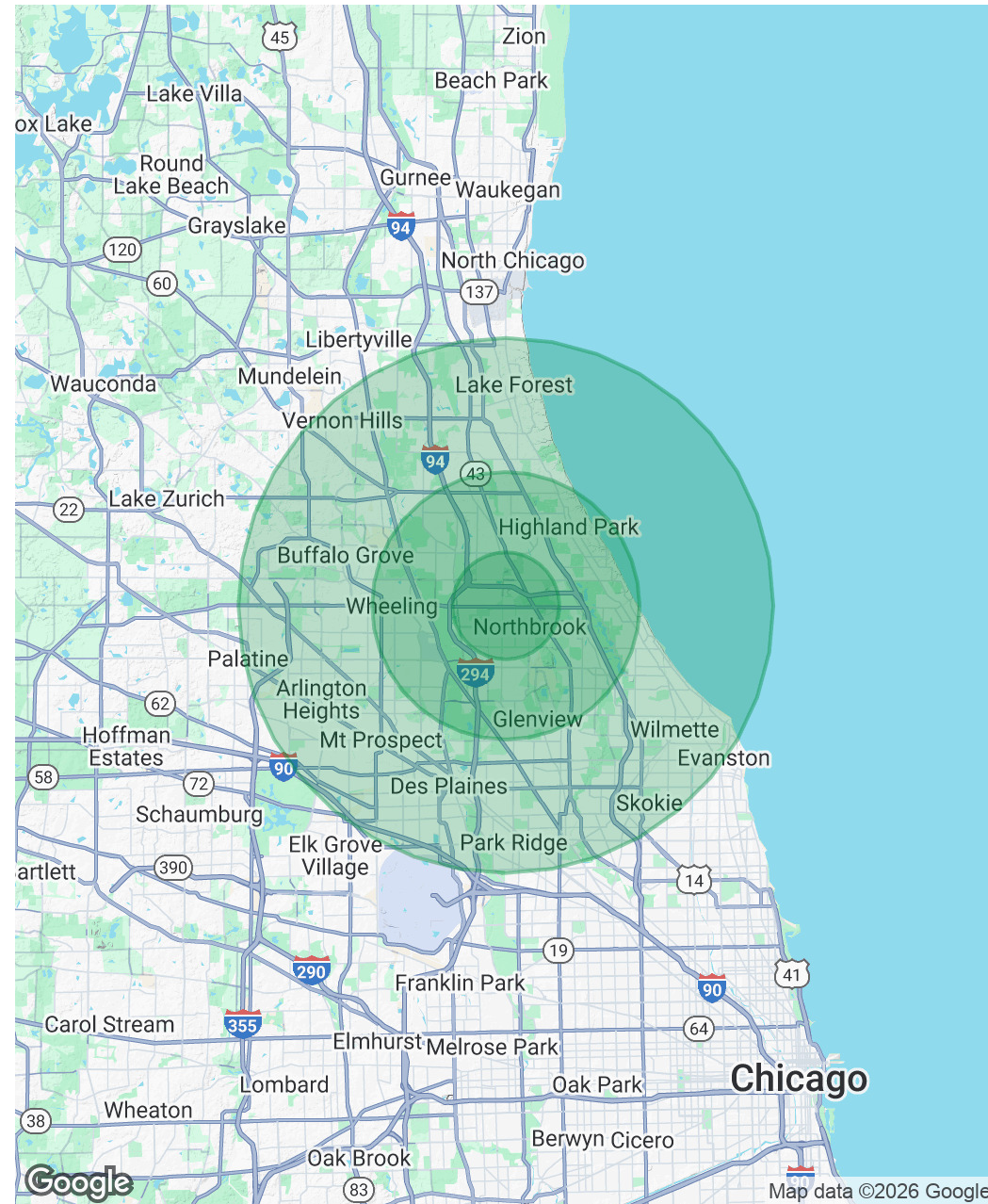
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Population	2 Miles	5 Miles	10 Miles
Total Population	35,716	211,164	785,178
Average Age	45	44	43
Average Age (Male)	44	42	42
Average Age (Female)	46	45	44

Households & Income	2 Miles	5 Miles	10 Miles
Total Households	13,670	80,124	301,562
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$220,276	\$184,619	\$160,083
Average House Value	\$744,921	\$666,605	\$550,196

Demographics data derived from AlphaMap



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