

1,400 SF — AVAILABLE NOW

223 Dundee Avenue

Elgin, IL 60120

A 1,400 SF freestanding building with a colonnaded storefront and rounded masonry rotunda, at a signalized intersection on Dundee Avenue east of downtown Elgin — 14' ceilings, parking at the door and pylon signage facing $\pm 30,000$ vehicles a day. Base rent plus the tax pass-through totals \$3,715 a month.



223 DUNDEE AVENUE · DUNDEE AVENUE FRONTAGE

1,400

SF AVAILABLE

\$3,715

PER MONTH, ALL-IN

14'

CLEAR CEILING

 $\pm 30K$

VPD AT CORNER

Vickie C. Soupos

630.965.6000 · vickie@colovos-soupos.com

120 N YORK ST, ELMHURST IL 60126

COLOVOS-SOUPOS.COM

OFFERING SUMMARY

Architectural presence in a 1,400 SF footprint.

TOTAL MONTHLY	\$3,715 / Month
BASE RENT	\$2,800 / Mo. • \$2.00 / SF
TAX PASS-THROUGH	\$915 / Mo. • \$7.84 / SF
ANNUALIZED	\$44,580 / Yr. • \$31.84 / SF
LEASE TYPE	Modified Gross + taxes
AVAILABLE SF	1,400 SF
TENANCY	Single tenant
BUILDING TYPE	Freestanding retail
YEAR BUILT	2005
BUILDING CLASS	Class B • 3-Star
CLEAR HEIGHT	14' • grid ceiling in place
FRONTAGE	20' on Dundee Ave
LOT SIZE	0.19 AC • 8,276 SF
PARKING	7 surface • 5.00/1,000
HVAC	Tenant-controlled
SIGNAGE	Pylon + storefront
CONDITION	Turnkey / 2nd generation
FLOORING	Porcelain tile throughout
RESTROOM	1 • ADA
KITCHENETTE	Yes
FLOOD ZONE	B / X • not in SFHA

Small-format retail is the tightest slice of the Far Northwest market.

2–4 Star product in the submarket sits at 4.4% vacancy — 60 bps below the Chicago market overall — and 12-month leasing volume has pulled back 21.7%. Well-located inline boxes under 2,000 SF are not sitting.

- ◆ **Hard signaled corner.** Dundee Avenue at Kimball Street, with full frontage exposure and a controlled turning movement in both directions.
- ◆ **Move in, don't build out.** Tile floors, grid ceiling, finished reception wall, kitchenette and ADA restroom are already in place — a service or professional tenant can open on a fraction of the usual TI budget and timeline.
- ◆ **A building, not a bay.** A colonnaded storefront and rounded masonry rotunda give the property a landmark quality almost never available at 1,400 SF — identity a tenant cannot buy inside an inline strip.
- ◆ **Parking at the door.** Seven dedicated surface spaces plus shared circulation through the adjoining Premier Center field of 46 stalls.
- ◆ **Proven co-tenancy.** Adjoins Premier Center (233–245 Dundee Ave) at **100% occupancy** — America's Best Contacts & Eyeglasses, Domino's Pizza and professional-service users already drawing traffic to the corner.
- ◆ **Transparent occupancy cost.** Base rent of \$2.00/SF plus the 2025 tax pass-through of \$7.84/SF puts the all-in at **\$2.65/SF per month — \$31.84/SF annually**. No gap between the quoted rate and the number a tenant writes each month.

WELL-SUITED USES

FOOD QSR, pizza, coffee, taquería, carry-out	SERVICES Insurance, tax prep, currency exchange, wireless	PERSONAL CARE Nails, barber, salon suite, med-spa
HEALTH Dental, chiropractic, urgent-care satellite	CONVENIENCE Pharmacy, vape/smoke, pet supply	FRANCHISE National or regional single-unit rollout

INTERIOR

Delivered with the build-out already in place.

Tile floors, grid ceiling, finished reception wall, kitchenette and ADA restroom already in place — a second-generation space a tenant can occupy rather than rebuild.



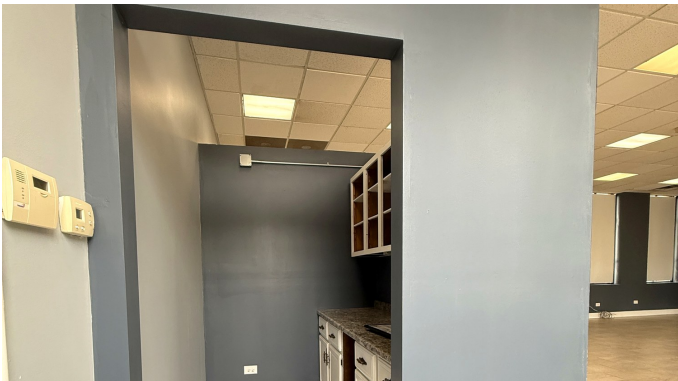
MAIN FLOOR FROM THE DUNDEE AVENUE ENTRY — RECEPTION FEATURE WALL BEYOND



CONTINUOUS WINDOW LINE ON THREE ELEVATIONS



CURVED GLASS AT THE ROTUNDA ENTRY



KITCHENETTE WITH COUNTER AND CABINETRY



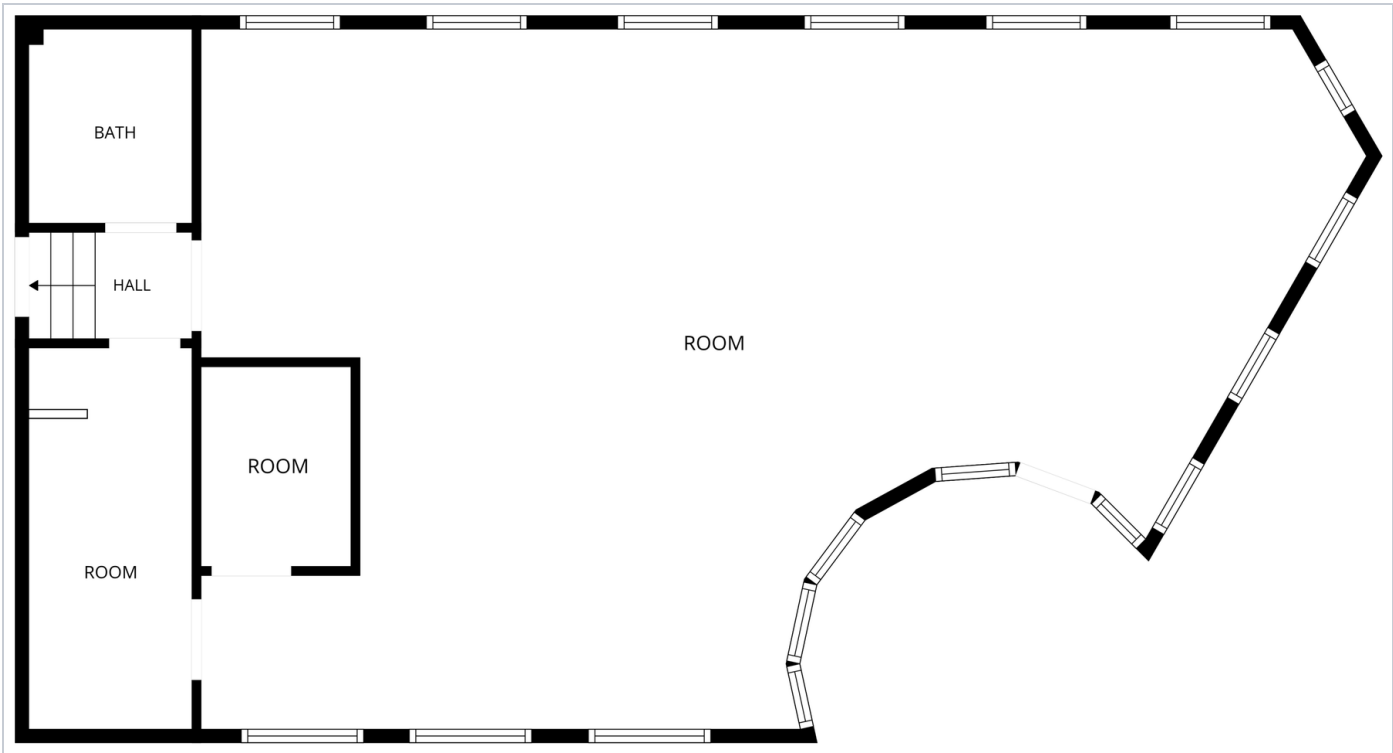
ADA RESTROOM WITH GRAB BAR

FLOOR Large-format porcelain tile	CEILING 2×2 acoustical grid, recessed lighting	BACK OF HOUSE Utility room, mop sink, panel	LIFE SAFETY Alarm panel, exit signage in place
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FLOOR PLAN

One open floor, with the back of house already framed.

The selling area runs uninterrupted from the rotunda entry to the rear demising wall, with glazing along the north and south elevations. Service space — restroom, hall and two enclosed rooms — is grouped on the west end, out of the customer’s line of sight.



FLOOR PLAN BY CUBICASA • NOT TO SCALE • MEASUREMENTS DEEMED RELIABLE BUT NOT GUARANTEED

SELLING AREA Single open floor, no interior columns shown	BACK OF HOUSE Two enclosed rooms plus hall	RESTROOM One, at the northwest corner	ACCESS Rotunda entry front, service door rear
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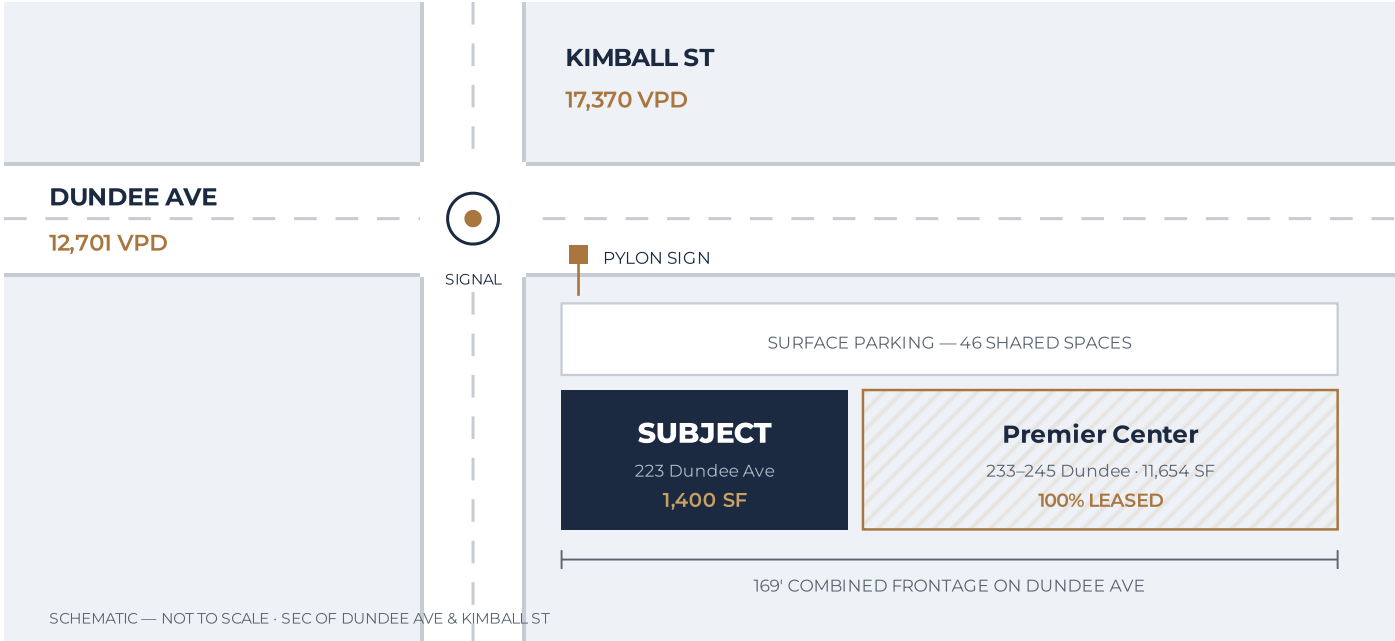
ADJOINING PREMIER CENTER • 233–245 DUNDEE AVE

NEXT DOOR

Premier Center wraps the balance of the corner at **100% occupancy** — America's Best Contacts & Eyeglasses, Domino's Pizza and professional-service users under a shared pylon, with 46 stalls of parking circulating between the two properties. A tenant at 223 gets the traffic of an established node without paying inline-strip rent or giving up a freestanding identity.

THE CORNER

Dundee Avenue × Kimball Street



TRADE AREA DEMOGRAPHICS

	1 MILE	3 MILES
Population	23,787	97,352
Households	7,837	32,903
Median HH income	\$68,510	\$81,037
Median age	34.8	37.7
Daytime employees	8,384	38,566
Pop. growth '25–'30	+0.72%	+0.70%
HH growth '25–'30	+0.64%	+0.65%

A dense, young, working trade area with a daytime population that nearly matches its residential base within one mile — the profile small-format food and service retail underwrites to.

TRAFFIC & ACCESS

Kimball St @ Center St E	17,370
Kimball St @ Kimball St N	17,248
Dundee Ave @ Kimball St SW	12,701
Center St @ E Highland Ave	12,627
Center St @ Division St N	11,991

2026 counts, TrafficMetrix®. All stations within 0.25 miles of the subject.

CONNECTIVITY

Elgin Metra — Milwaukee West	0.6 mi
National St Metra station	1.6 mi
O'Hare International	26.3 mi

Eleven-minute walk to the Elgin Metra platform, feeding commuter traffic past the corner morning and evening.

FAR NORTHWEST SUBMARKET

Tight small-shop fundamentals, thin new supply.

RETAIL VACANCY

223 Dundee Ave	0.0%
Far Northwest 2–4 Star	4.4%
Chicago market overall	5.0%

ASKING RENT · \$/SF/MO.

Far Northwest 2–4 Star	\$1.58
Chicago market overall	\$1.89

IN-PLACE COMP

Most recent lease signed at the property: **\$2.00/SF/Mo. base** — a premium to the submarket average, achieved on the strength of the signalized corner.

SUBMARKET ACTIVITY

12-MO. LEASED	393,029 SF
YOY CHANGE	–21.7%
MONTHS ON MARKET	12.5 mo.
12-MO. SALES VOL.	\$123.25M
MARKET PRICE / SF	\$172 / SF

WHY IT MATTERS

Leasing velocity across the Far Northwest is down more than a fifth year over year, but vacancy has still **tightened 30 basis points** in 2–4 Star product. That combination — fewer deals, less available space — is what a supply-constrained small-shop market looks like. Tenants shopping the Elgin corridor for a signalized corner under 2,000 SF have a short list, and this is on it.

ADJOINING CENTER

CENTER	Premier Center — 233–245 Dundee Ave
OCCUPANCY	100% leased
CO-TENANTS	America's Best · Domino's Pizza
SITE	1.16 AC · 13,154 SF GLA · 46 spaces
FRONTAGE	Dundee Ave 169' · Kimball St 60'
FEATURES	Corner lot, pylon sign, signalized intersection

LEASING CONTACT

Vickie C. Soupos

Broker · IL License #475.125581

630.965.6000

vickie@colovos-soupos.com

FULTONGRACE |  COLOVOS | SOUPOS GROUP

F: 630.563.1270

colovos-soupos.com

120 N York St, Elmhurst, IL 60126