



For Lease

Retail/Medical/Office Space Available In Poplar Creek Plaza

1837 West Golf Road, Schaumburg, IL 60194

Negotiable

Situated in a "park-like" setting. This appealing property is at the high-traffic location, SEC of Golf Road and Walnut Lane. The property is east of Barrington Road and west of Gannon Drive—a busy CVS Pharmacy-anchored shopping center on Golf Rd. The center offers an eclectic variety of restaurants, convenience retail, grocery, education, and childcare. A robust mix of national and local tenants, including CVS, Wendy's, LA Tan, H&R Block, Daruma Restaurant, Inchin's Bamboo Garden, Rajeshree Grocery, Barber Academy, and many others. Ideal location for service and retail tenants servicing the surrounding community. Perfect for a fitness center, yoga, financial services, medical office, showroom, physical therapy, dialysis center, or other retail use.

Contact us:

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Executive Summary



Offering Summary

Lease Rate:	Negotiable
Building Size:	64,180 SF
Available SF:	2,600 SF
Zoning:	B-2
Market:	Northwest Suburbs
Submarket:	Schaumburg

Property Overview

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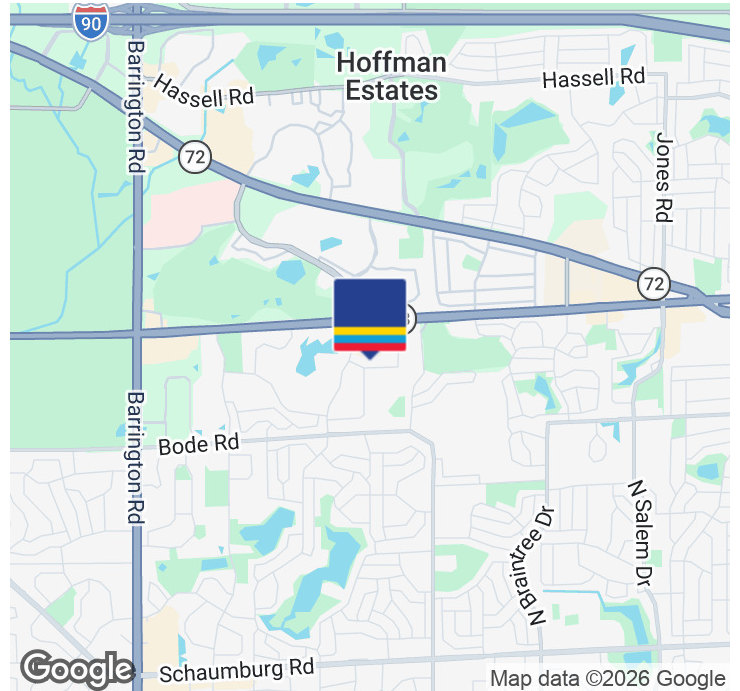
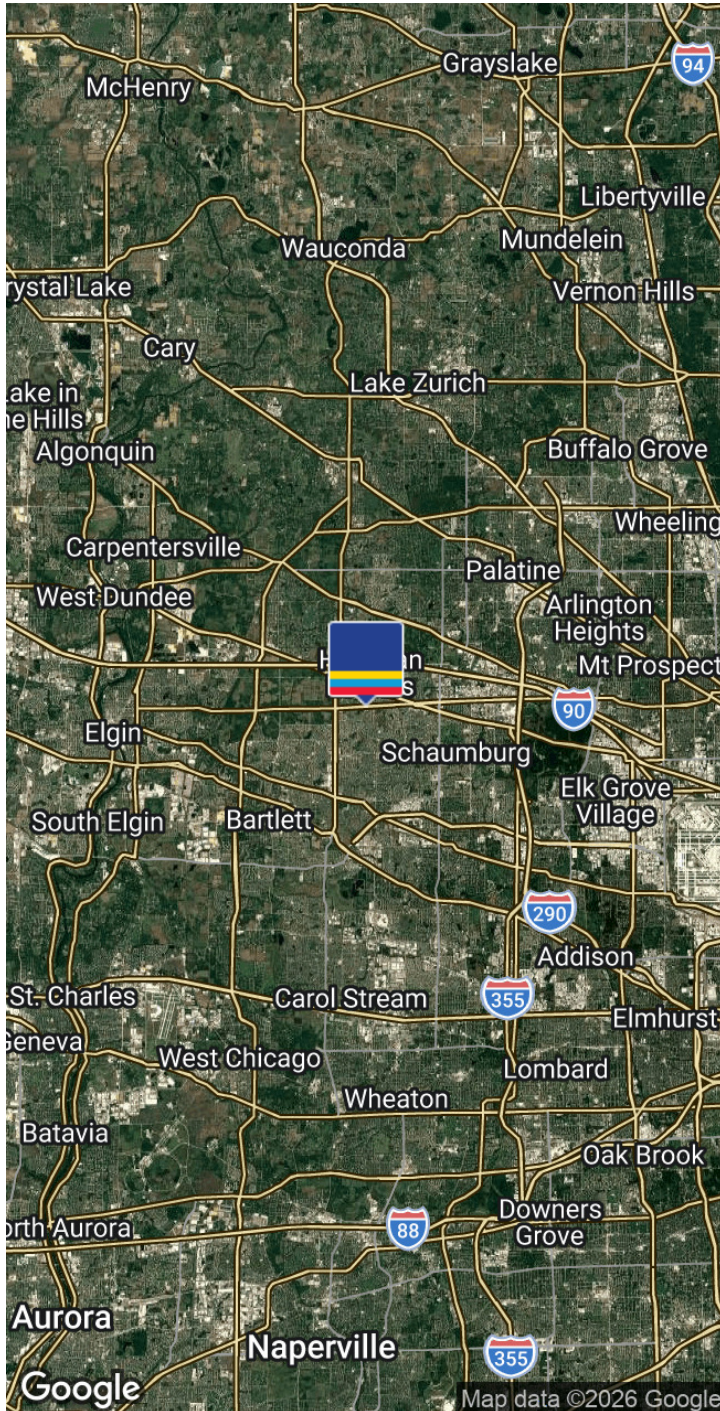
Property Highlights

- 2,600 SF well-suited for retail, medical, and office uses
- Easy access to signalized intersection at Golf Road (24,000 VPD)
- CVS anchored shopping center
- Cam/Tax: \$10SF

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Location Map



Location Overview

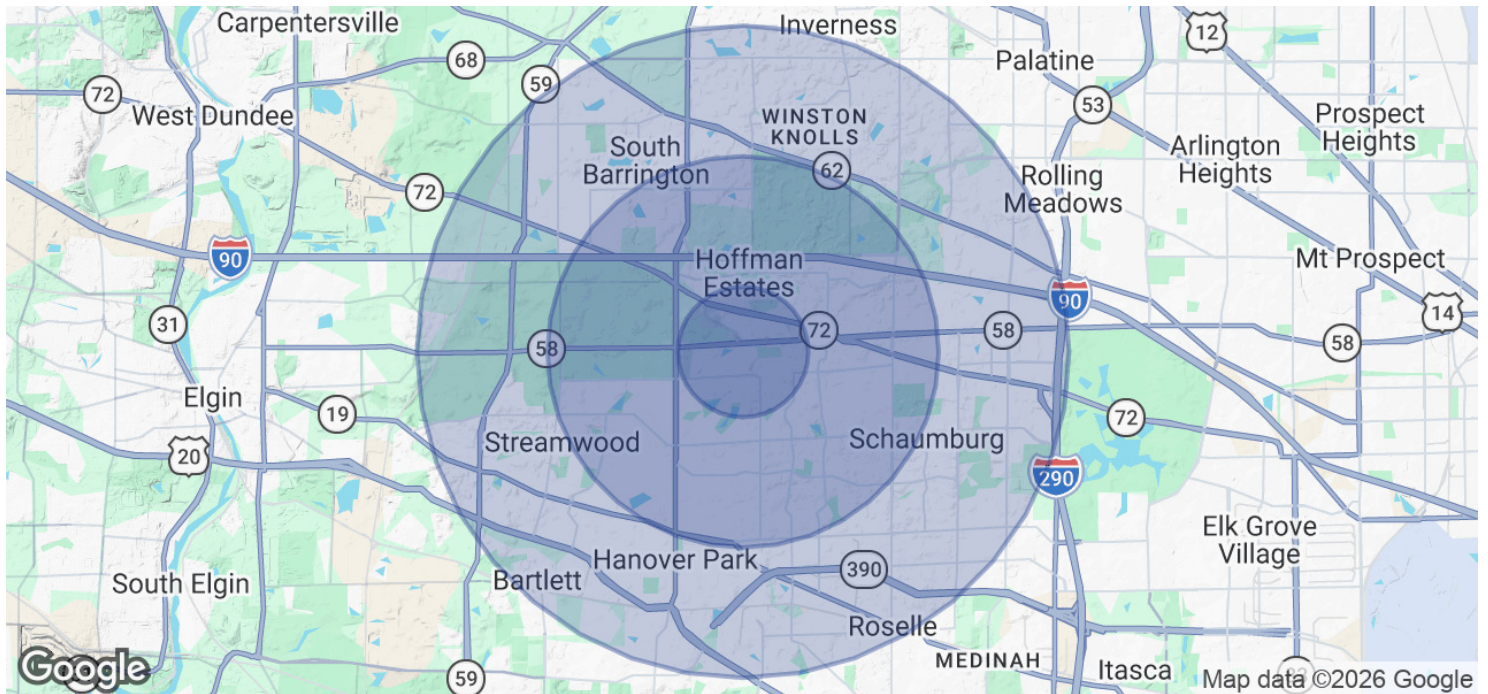
Schaumburg is a beautiful village located in the northwest suburbs about 35 miles west of Chicago. It boasts the largest center of economic development in Illinois outside of Chicago, including a large amount of office, retail and industrial properties. It is also known as a popular destination for shopping and dining at the vibrant Woodfield Mall. The area offers a high quality of life with highly rated schools, a plentiful job market and numerous recreational opportunities and is easily accessible to all major highways.

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Demographics Map & Demos BB



Population	1 Mile	3 Miles	5 Miles
Total Population	18,244	100,721	241,335
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,676	36,970	88,005
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$111,386	\$112,572	\$129,920
Average House Value	\$321,682	\$320,716	\$368,412

Demographics data derived from AlphaMap

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