

RETAIL FOR LEASE

1140 E HIGGINS ROAD, SCHAUMBURG, IL 60173

1140 E Higgins Road, Schaumburg, IL 60173



OFFERING SUMMARY

AVAILABLE SF:	2,000 - 8,000 SF
LEASE RATE:	\$27 PSF Net
LOT SIZE:	60,502 SF
YEAR BUILT:	2007
BUILDING SIZE:	8,000 SF
RENOVATED:	2011
ZONING:	B-1
MARKET:	Chicago
SUBMARKET:	Far Western Suburbs

PROPERTY OVERVIEW

This is a beautiful 8,000 SF building fully built out as an upscale Restaurant/Sports Bar. This space can be divided into smaller spaces for many retail or office uses. Huge traffic counts of over 35,000 VPD. Ample parking for large crowds. Could be used as is or converted into a newer retail/office use. Near major roadways such as I-290, Higgins Road, Meachum Road, Plum Grove Road and Gulf Road.

PROPERTY HIGHLIGHTS

- Great Location
- Terrific Visibility
- Good Ingress/Egress
- Ample Parking
- Near Woodfield Mall
- Many Hotels Nearby
- Possibility for Re-Development
- Space may be Divisible

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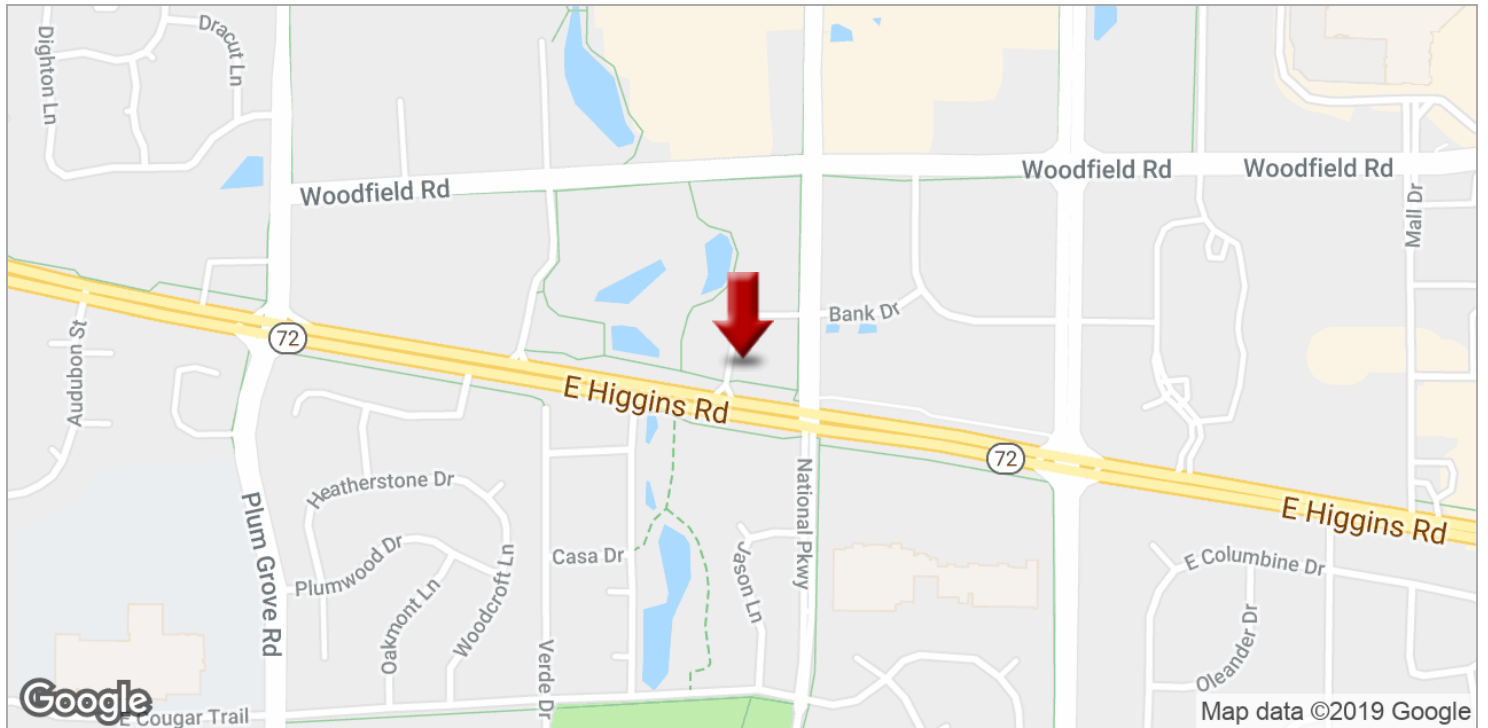
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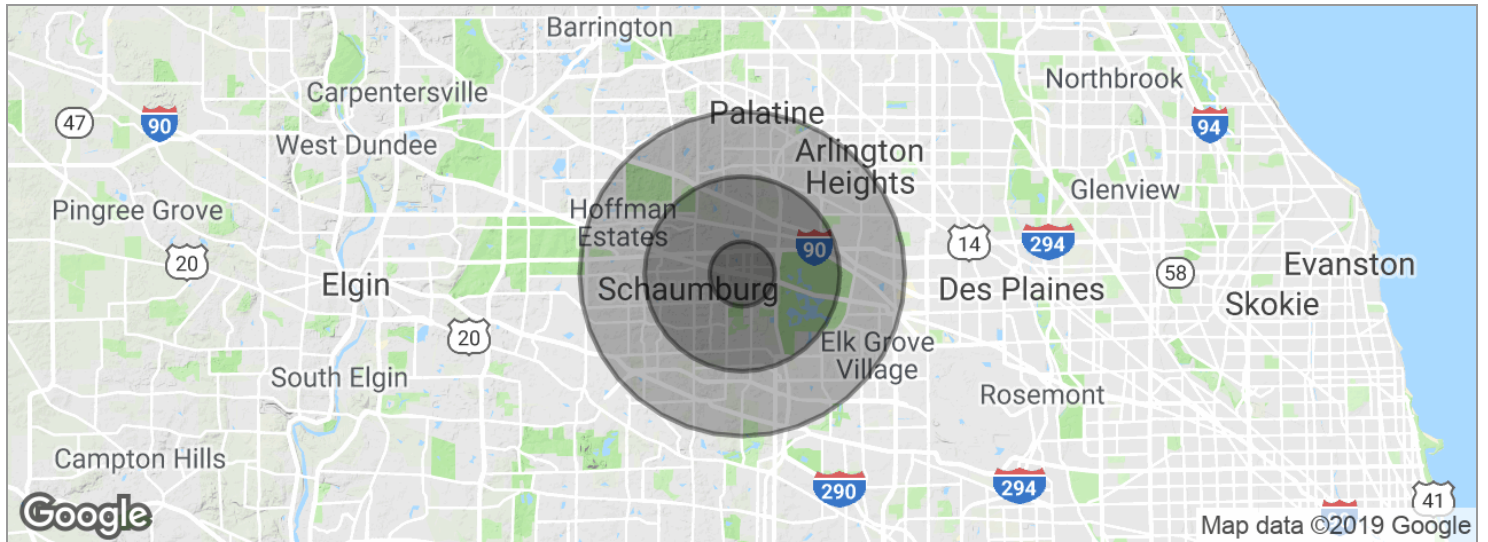
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,631	87,111	250,785
Median age	36.2	37.8	38.9
Median age (male)	36.2	36.5	37.6
Median age (Female)	36.3	39.1	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,350	36,242	98,497
# of persons per HH	2.3	2.4	2.5
Average HH income	\$88,156	\$82,568	\$87,637
Average house value	\$246,859	\$287,970	\$335,220

* Demographic data derived from 2010 US Census

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