

SUBURBAN CHICAGO RETAIL PROPERTY PORTFOLIO



FOR SALE

ELLEN PLAZA

1565-1589 N. Quentin Rd
Palatine, IL 60074

6 N. ELMHURST ROAD

(NWC Elmhurst Rd & Camp McDonald Rd)
Prospect Heights, IL 60070

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INVESTMENT SUMMARY & HIGHLIGHTS

ELLEN PLAZA | Palatine, IL

Edgemark's Investment Services group is pleased to present a strip center located at 1565-1589 N. Quentin Road, Palatine, IL. The tenants include Chicago Dreams Wine & Spirits, Deer Grove Animal Hospital, Bliss Berry Coffee & Ice Cream, Miracle Nail Art, Allstate Insurance, Bali Nail Spa and Yarwood Hair Salon.

PRICE:	\$2,401,000
NOI:	\$201,716
EXISTING FINANCING:	No debt to assume
CAP RATE:	8.4%
LEASED:	100%

- Located on major streets at the signalized intersection of Dundee Rd and Quentin Rd with over 39,000 VPD.
- Strong mix of regional and local tenants.
- This center is located in a very strong neighborhood with excellent stable demographics.
- The average family income within a three-mile range is \$198,553 and the population within a three-mile range is 76,999.

6 N. ELMHURST RD | Prospect Heights, IL

Edgemark's Investment Services group is pleased to present a strip center located at 6 N. Elmhurst Road, Prospect Heights, IL. The tenants include Baltic House, Scruples Hair Technique and Pizza Pavia.

PRICE:	\$1,314,000
NOI:	\$110,354
EXISTING FINANCING:	No debt to assume
CAP RATE:	8.4%
LEASED:	100%

- Located on Elmhurst Road, a major street just north of Camp McDonald Road, at a signalized intersection with over 17,600 VPD.
- Great mix of local tenants at this center.
- This center is located in a strong retail market with very few vacancies in the area.
- The area has strong and stable demographics.
- The average family income within a three-mile range is \$197,433 and the population within a three-mile range is 117,517.

TOTAL PRICE: \$3,715,000



PROPERTY OVERVIEW

ELLEN PLAZA | Palatine, IL

ADDRESS	1565-1589 N. Quentin Rd. Palatine, IL 60074	TRAFFIC COUNTS	Over 39,400 VPD at the intersection
TENANTS	Chicago Dreams Wine & Spirits, Deer Grove Animal Hospital, Bliss Berry Coffee & Ice Cream, Miracle Nail Art, Allstate Insurance, Bali Hai Spa and Yarwood Hair Salon	AVERAGE FAMILY INCOME	Over \$198,553 within a three mile radius
BUILDING SIZE	11,780 square feet	CONSTRUCTION	Split Faced Block, Brick & Dryvit
LAND SIZE	.89 total acres	ROOF	Rubber Base Membrane & Shingles
PARKING SPACES	39	SIGNAGE	Lighted monument signage and individual lighted signs on building.
YEAR BUILT	2005	HVAC	Rooftop units, separately metered
ZONING	P - PUD	ACCESS	Full access off Quentin Rd and right in access off Dundee Dr.

- Located on Quentin Road adjacent to the high traffic signalized hard corner of Dundee Rd and Quentin Road.

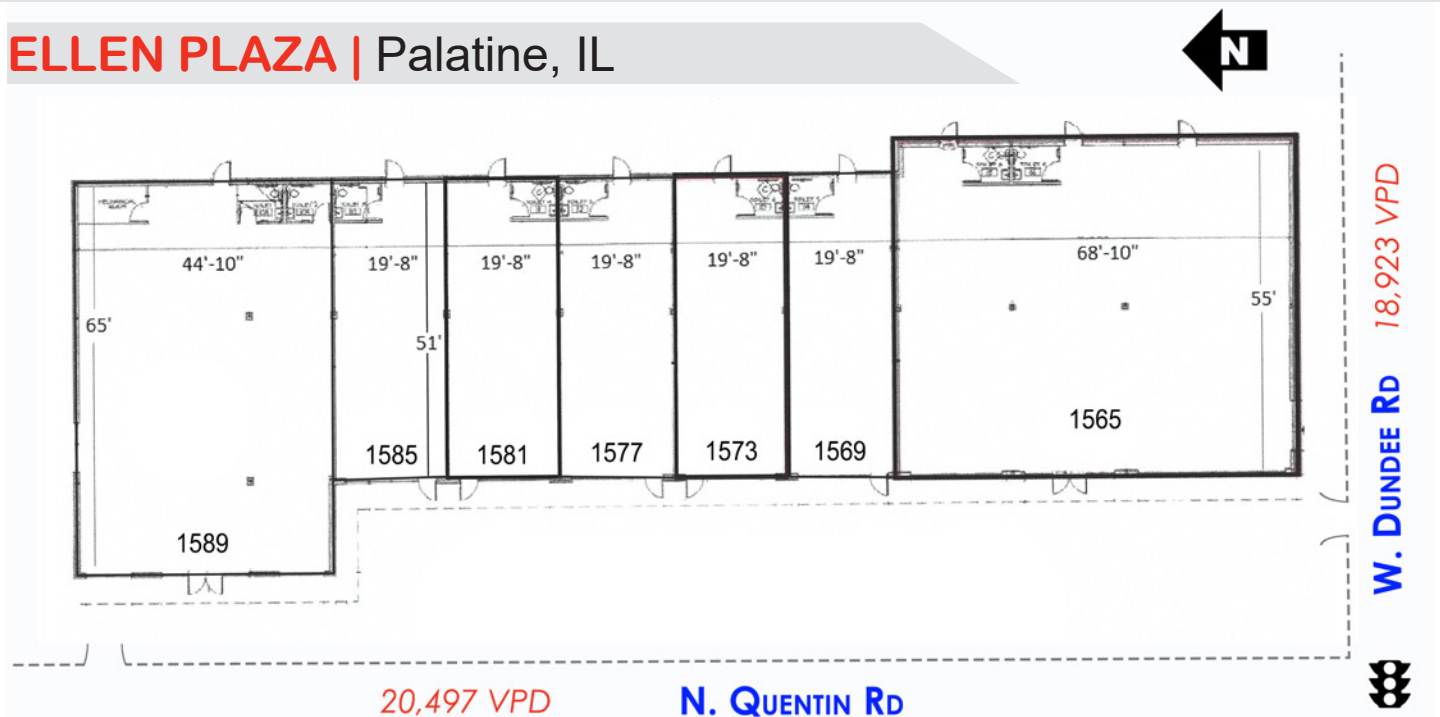
6 N. ELMHURST RD | Prospect Heights, IL

ADDRESS	6 N. Elmhurst Rd. Prospect Heights, IL 60070	AVERAGE FAMILY INCOME	Over \$197,433 within a three mile radius
TENANTS	Baltic House, Scruples Hair Technique, Pizza Pavia	CONSTRUCTION	Brick
BUILDING SIZE	4,995 square feet	ROOF	Unknown
LAND SIZE	20,492 square feet	SIGNAGE	Lighted monument signage and individual signs on building.
PARKING SPACES	23	HVAC	Rooftop units, separately metered
YEAR BUILT	1984	ACCESS	Directly off of Elmhurst Road just north of the lighted intersection of Elmhurst Rd & Camp McDonald Rd.
ZONING	B-1		
TRAFFIC COUNTS	Over 17,600 VPD at the intersection		

- The property is across from a Walgreens and a Lou Malnati's Pizza.

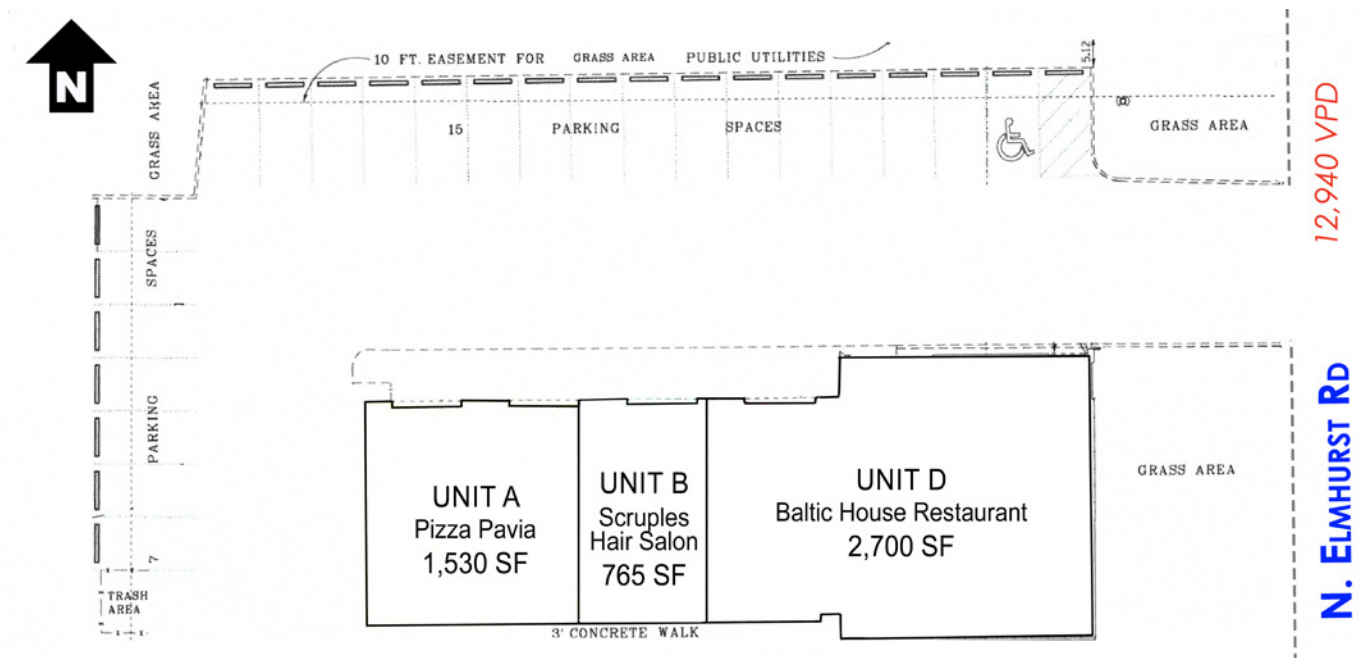
SITE PLANS

ELLEN PLAZA | Palatine, IL



SUITE	SIZE	TENANT	SUITE	SIZE	TENANT
1589	2,930	Animal Hospital	1573	1,000	Bliss Berry Coffee & Ice Cream
1585	1,000	Miracle Nail Spa	1569	1,000	Allstate Insurance
1581	1,000	Bali Hai Spa	1565	3,850	Chicago Dreams Wine & Spirits
1577	1,000	Yarwood Hair Salon			

6 N. ELMHURST RD | Prospect Heights, IL



PROPERTY AERIALS



DEMOGRAPHICS



ELLEN PLAZA
Palatine, IL 60074

3 MILES 5 MILES

 POPULATION	76,999	194,018
 HOUSEHOLDS	30,611	76,826
 AVG HH INCOME	\$160,988	\$178,686
 TOTAL BUSINESSES	2,584	8,445
 LABOR POP OVER AGE 16	62,258	157,195
 MEDIAN HOME VALUE	\$400,884	\$416,909
 UNEMPLOYMENT RATE	1.8%	1.9%



6 N ELMHURST RD
Prospect Heights, IL 60070

3 MILES 5 MILES

 POPULATION	117,517	324,531
 HOUSEHOLDS	47,216	132,829
 AVG HH INCOME	\$157,793	\$148,378
 TOTAL BUSINESSES	4,188	12,846
 LABOR POP OVER AGE 16	95,581	265,340
 MEDIAN HOME VALUE	\$373,570	\$372,103
 UNEMPLOYMENT RATE	1.5%	1.8%