



801 Algonquin Rd. Schaumburg, IL 60173



Real Estate Sale or Lease

\$1,395,000

\$17.50 PSF NNN

8,000 SF Building

1.74 Acres Lot

Strauss Realty | 4220 W. Montrose Ave.

Chicago, IL 60641

Phone: 773.736.3600

Fax: 773.736.3601

www.straussrealty.com



Table of Contents

Section 1	Property Description
Section 2	Demographics
Section 3	Summary

801 Algonquin Rd.
Schaumburg, IL 60173
Property Description

Property Makeup

Total Rentable Square Feet: +/-8,000 SF

Highlights

- **Currently Leased Retail Building Owner Will Vacate**
- **Located in a High-Density Area**
- **Excellent Traffic and Curb Appeal**
- **Ample Onsite Parking**
- **1.75 Acres Lot**
- **2 Full-Service Bars**
- **B-2 Zoning**
- **Harper College & Motorola Solutions campus nearby**
- **243' of Frontage on Algonquin Road with 2 curb cuts**

Property Description

The subject property and Real Estate opportunity includes a +/- 8,000 SF Retail Building on 1.74 Acres Lot in Schaumburg, IL with pylon sign. The current retail component is leased to Escape Lounge & Sports Bar, a full-service lounge with a full-service restaurant and live entertainment.

Escape Sports Bar & Lounge was newly rehabbed in 2015 with a build out cost exceeding \$750,000.00.

801 Algonquin Rd. Schaumburg, IL 60173

Property Details

Primary Property Type	Single-Story Freestanding Building
Property Sub-type	Commercial - Retail
Building Size	+/- 8,000 SF
Land Size	+/- 75,819 SF
No. Units	1 Commercial
Interior/ Exterior Rehab	2015
No. Stories	1
Lot Size	1.74 Acres
APN/Parcel ID	02-34-300-051-0000
Zoning	B-2
Taxes	\$49,075.25 (2020)
Parking	95 Spaces
Occupancy	375
Ceiling Heights	10 to 12 ft. (Vary)
Current Zoning Allows	35 ft

Location Description

Schaumburg, IL 60175

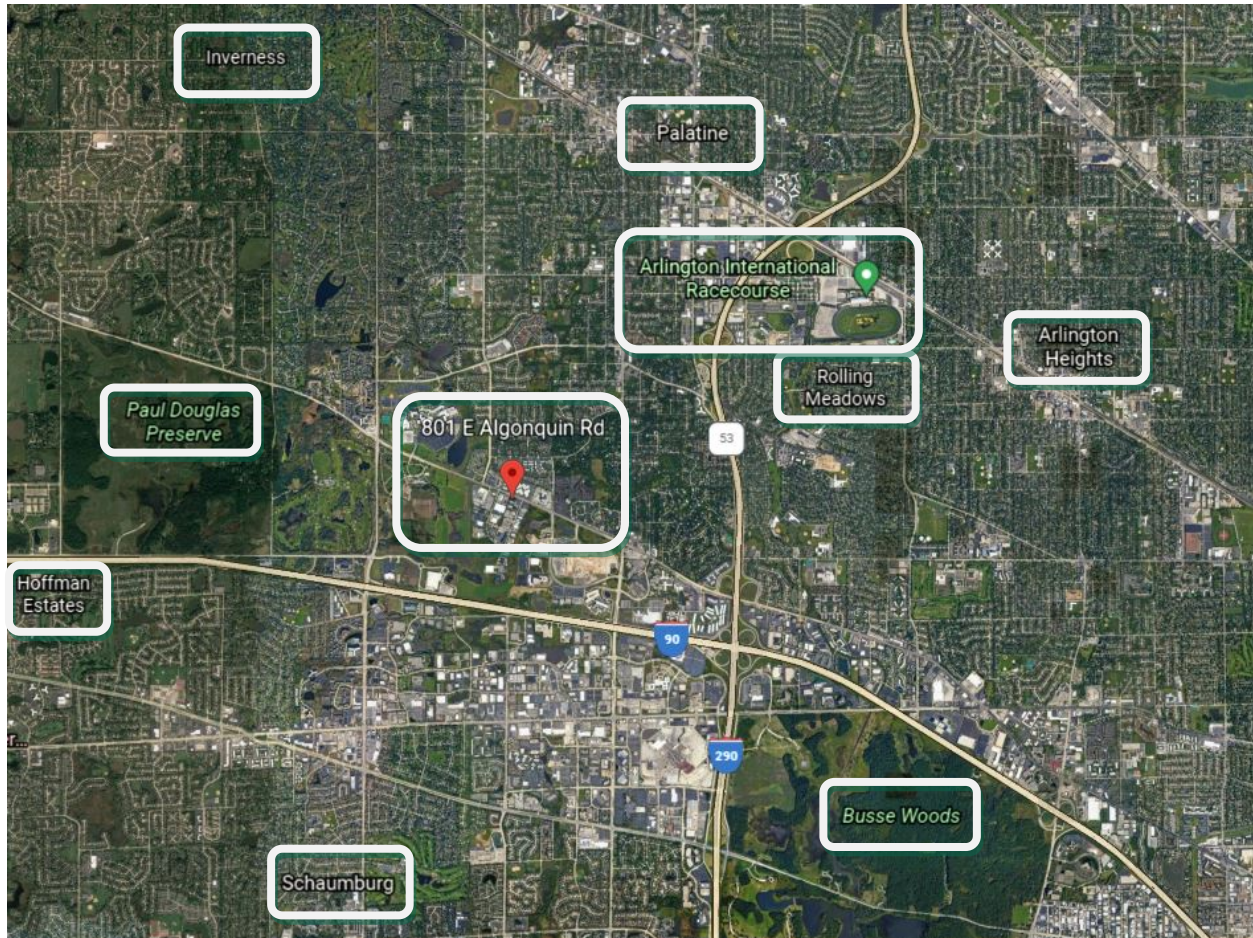
Northwest Suburbs of Chicago

Schaumburg is a village located in Cook County in northeastern Illinois. It is located just under 30 miles northwest of downtown Chicago and approximately 8 miles northwest of O'Hare International Airport. The village is the largest center of economic development in the State of Illinois, outside the City of Chicago. In addition to the 9.5 millions square feet of retail & commercial space, the village has over 12 million square feet of office space and 13.5 million square feet of industrial space. With a daytime population of 150,000, thousands of businesses, 25 hotels, over 200 restaurants, highly educated workforce, superb location and high quality of life, Schaumburg is known as 'The Place for Business.'

Recently completed development projects in the area include:

- **Perry's Steakhouse – 1800 E. Golf Rd.-** 8,600 SF Restaurant 1.9 miles away
- **1850 E. Golf Rd. –** 9,950 SF Restaurant 2.0 miles away

Map

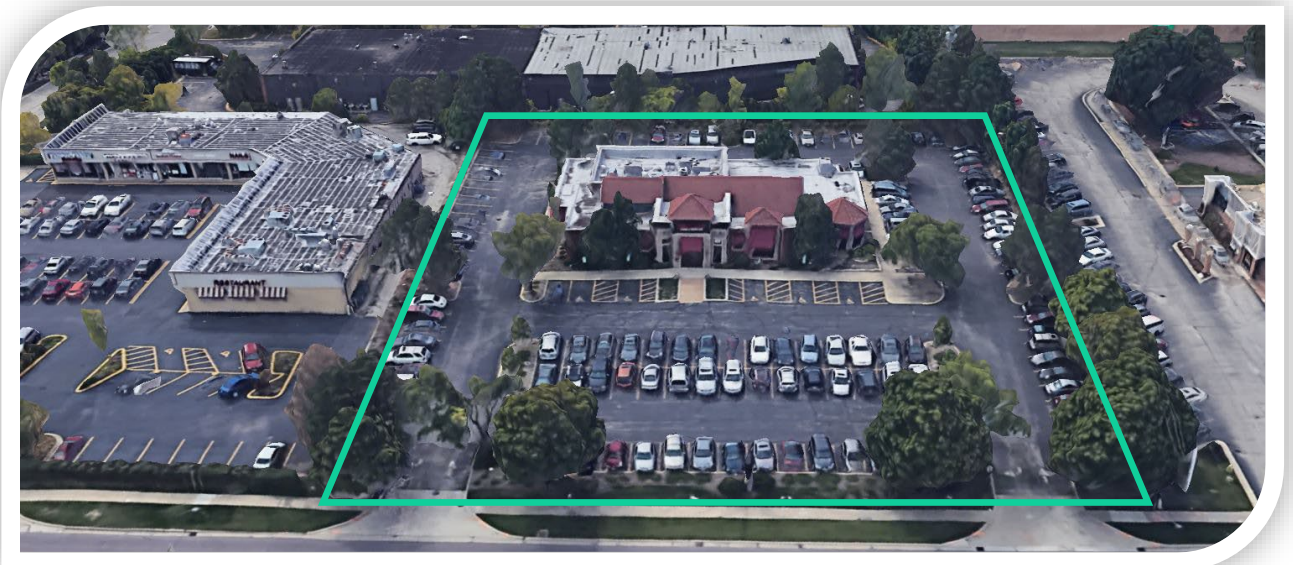
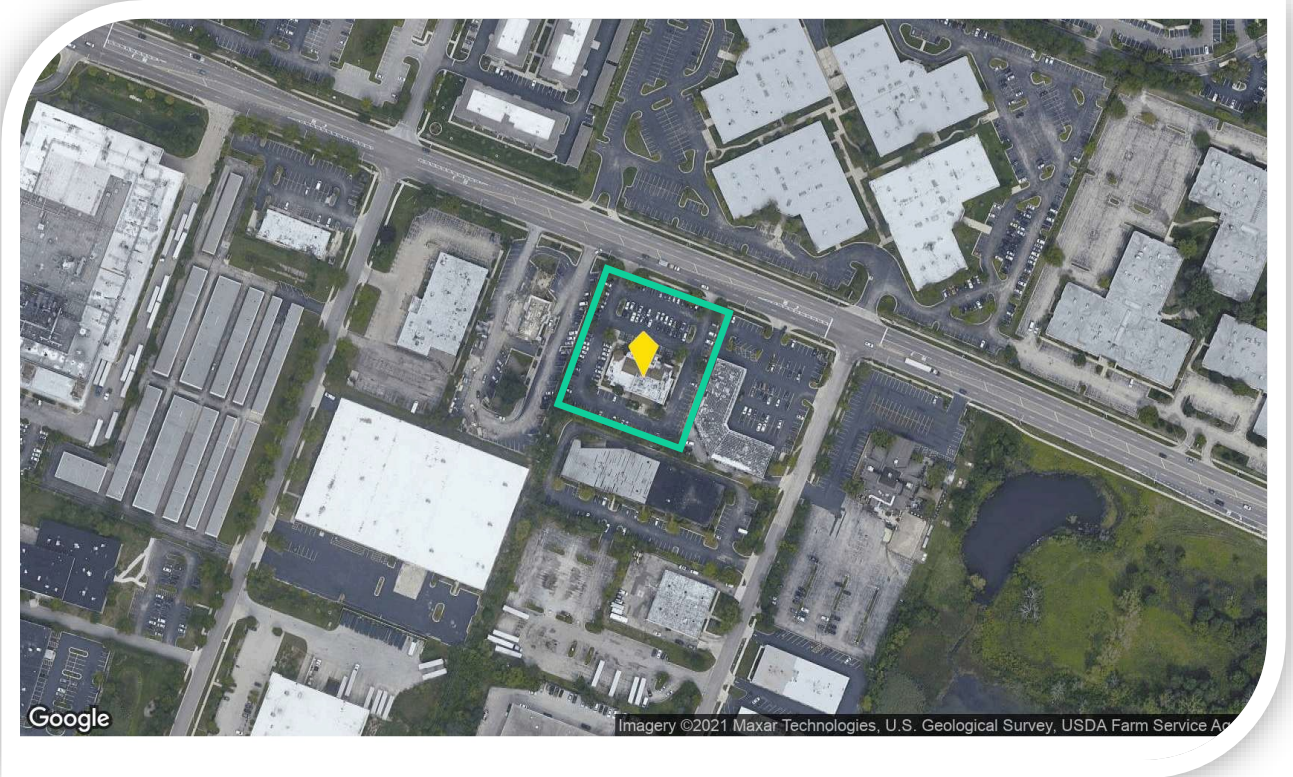


Located centrally on Algonquin Road between Schaumburg, Hoffman Estates, Inverness, Palatine and Rolling Meadows/Arlington Heights. Quick highway access to Route 53 and I-90/290. Notable recreational, shopping, dining, and entertainment attractions in the area include Drink Nightclub (.2 miles) Top Golf (.9 miles), Ikea (2.3 miles), Woodfield Mall (2.4 miles), Busse Woods (3.1 miles), Medieval Times (3.4 miles), Highland Woods Golf Course (4.3 miles), and Arlington International Racecourse (4.4 miles).

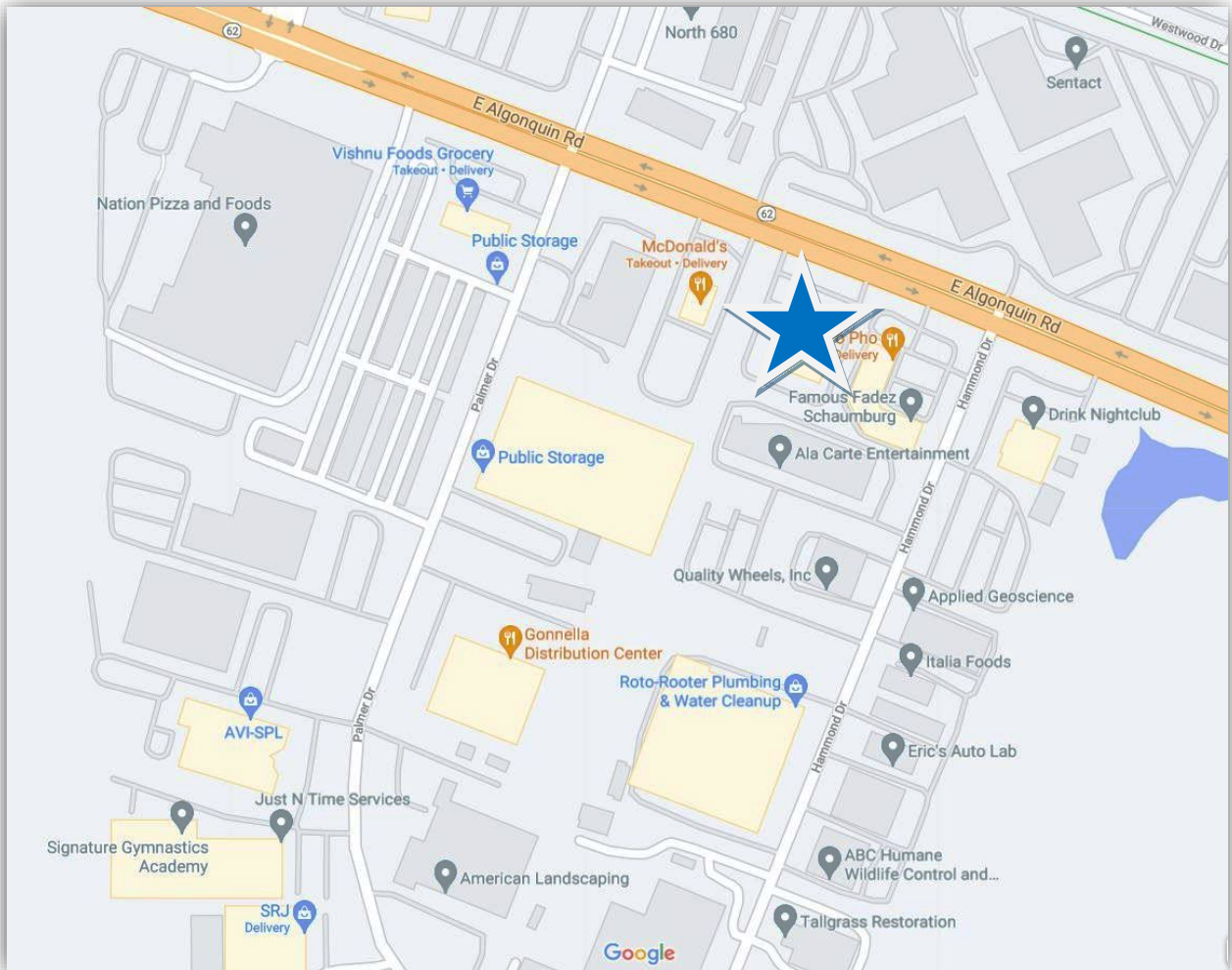
Hotels located within 2 miles include:

Embassy Suites by Hilton
Renaissance Schaumburg
Holiday Inn Rolling Meadows
Wyndham Garden Schaumburg

Aerial Views



Neighboring Businesses



McDonald's
Drink Nightclub Schaumburg
Quality Wheels, Inc.
Public Storage
Ala Carte Entertainment
Gonnella Distribution Center
Italia Foods
ABC Humane Wildlife Control
Quality Wheels, Inc.
Signature Gymnastics Academy

To Pho Restaurant
Vishnu Foods Grocery
Nation Pizza & Foods
Famous Fadez Schaumburg
Tallgrass Restoration
American Landscaping
Just N Time Services
Roto-Rooter Plumbing
Applied Geoscience
SRJ

Tax Record

7/27/2021

Cook County Property Tax Portal

Property Characteristics for PIN:

02-34-300-051-0000**PROPERTY ADDRESS**

801 E ALGONQUIN RD
SCHAUMBURG
60173
Township: PALATINE

MAILING ADDRESS

GB PROPERTY MANAGEMENT
125 N HALSTED ST 203
CHICAGO, IL 60661

PROPERTY CHARACTERISTICS**CURRENT INFORMATION****Tax Year 2020 Assessed Value:**

Most Recent Assessment
Information: 329,523
(2021 Assessor First Pass)
Estimated Property Value:

Lot Size (SqFt): 75,819
Building (SqFt):
Property Class: 5-17
Tax Rate : 9.204
Tax Code : 29169

**TAX BILLED AMOUNTS
& TAX HISTORY**

2020: \$49,075.25* Paid in Full
2019: \$89,227.72 Paid in Full
2018: \$70,860.65 Paid in Full
2017: \$69,634.18 Payment History
2016: \$61,750.77 Payment History
*=(1st Install Only)

EXEMPTIONS

2020: Not Available
2019: 0 Exemptions Received
2018: 0 Exemptions Received
2017: 0 Exemptions Received
2016: 0 Exemptions Received

APPEALS

2020: Not Available
2019: Not Available
2018: Appeal Information
2017: Appeal Filed
2016: Appeal Filed

REFUNDS AVAILABLE

No Refund Available

TAX SALE (DELINQUENCIES)

2020: Tax Sale Has Not Occurred
2019: Tax Sale Has Not Occurred
2018: Tax Sale Has Not Occurred
2017: No Tax Sale
2016: No Tax Sale

DOCUMENTS, DEEDS & LIENS

1522308106 - MODIFICATION - 08/11/2015
1220729038 - MODIFICATION - 07/25/2012
0717922004 - ASSIGNMENT - 06/28/2007
0717922003 - MORTGAGE - 06/28/2007
0715715113 - DEED IN TRUST - 06/06/2007

All years referenced herein denote the applicable tax year (i.e., the year for which taxes were assessed). Parcels may from time to time be consolidated or subdivided. If information regarding a particular PIN appears to be missing for one or more tax years, it is possible that the PIN has changed due to a consolidation or subdivision. Users may contact the Cook County Clerk's Office for information regarding PIN lineage. Users should also note that the information displayed on this site does not include special assessments (which are billed and collected by municipalities) or omitted taxes (which are assessed on an ad hoc basis by the Cook County Assessor's Office). Please direct inquiries regarding the status of special assessments to your municipality. Questions regarding omitted taxes should be directed to the Assessor's Office.

Note: This printout cannot be used as a tax bill.

Exterior Photos



Outdoor Sign



Interior



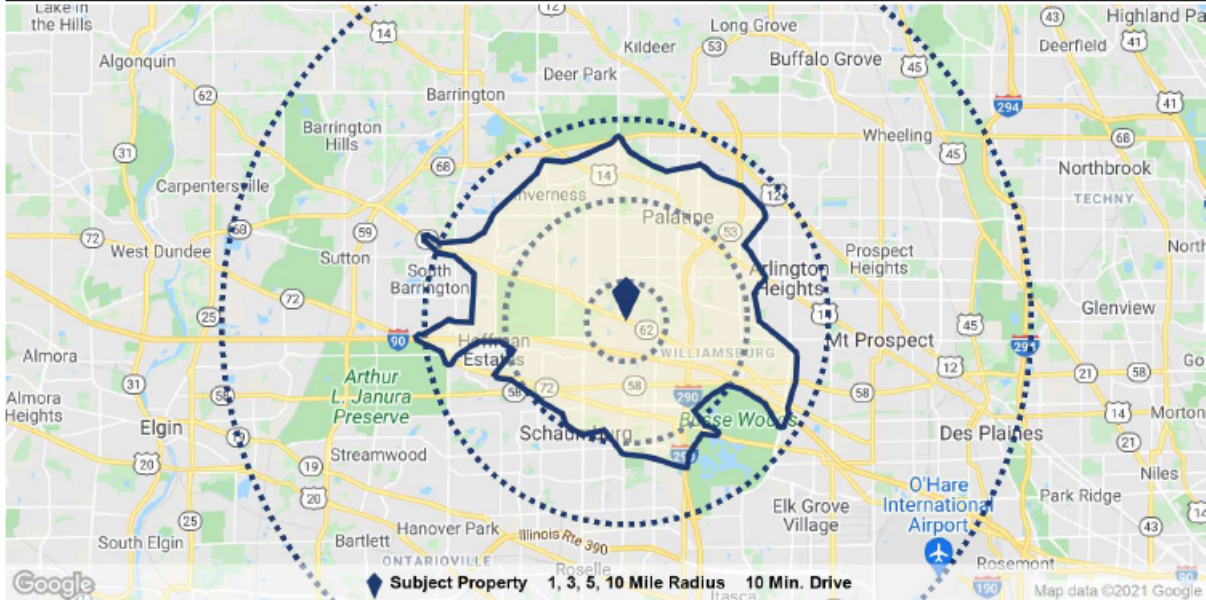
Detail Photos



**801 ALGONQUIN RD.
SCHAUMBURG, IL 60173**
Demographics

Population

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	7,616	79,589	252,206	836,847	126,040
5 Yr Growth	-0.2%	-1.2%	-1.3%	-1.2%	-1.2%
Median Age	38	39	41	40	41
5 Yr Forecast	39	41	42	42	42
White / Black / Hispanic	59% / 5% / 9%	76% / 3% / 18%	78% / 2% / 14%	80% / 3% / 20%	78% / 2% / 14%
5 Yr Forecast	58% / 5% / 10%	76% / 2% / 19%	78% / 2% / 15%	79% / 2% / 21%	77% / 2% / 15%
Employment	5,911	77,371	164,401	517,216	69,020
Buying Power	\$318.1M	\$2.9B	\$9.5B	\$28.2B	\$4.8B
5 Yr Growth	3.4%	1.5%	1.6%	1.5%	1.1%
College Graduates	59.9%	46.3%	46.8%	40.1%	60.1%
Household					
Households	3,316	31,348	99,769	312,505	49,850
5 Yr Growth	0.2%	-1.2%	-1.3%	-1.2%	-1.2%
Median Household Income	\$95,940	\$91,345	\$94,884	\$90,274	\$96,097
5 Yr Forecast	\$99,030	\$93,883	\$97,618	\$92,742	\$98,379
Average Household Income	\$113,129	\$114,686	\$118,447	\$113,851	\$121,701
5 Yr Forecast	\$115,045	\$117,044	\$121,054	\$116,448	\$124,215
% High Income (>\$75k)	63%	59%	60%	58%	61%
Housing					
Median Home Value	\$412,594	\$290,123	\$318,262	\$295,797	\$312,386
Median Year Built	1982	1974	1975	1975	1974
Owner / Renter Occupied	40% / 60%	69% / 31%	73% / 27%	75% / 25%	74% / 26%

Income & Spending Demographics

801 E Algonquin Rd

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2021 Households by HH Income	3,317		31,348		99,770		49,850	
<\$25,000	310	9.35%	2,967	9.46%	8,926	8.95%	4,447	8.92%
\$25,000 - \$50,000	381	11.49%	4,726	15.08%	15,371	15.41%	6,687	13.41%
\$50,000 - \$75,000	547	16.49%	5,265	16.80%	15,482	15.52%	8,069	16.19%
\$75,000 - \$100,000	502	15.13%	4,154	13.25%	12,706	12.74%	6,779	13.60%
\$100,000 - \$125,000	572	17.24%	3,961	12.64%	12,255	12.28%	5,896	11.83%
\$125,000 - \$150,000	340	10.25%	2,915	9.30%	9,353	9.37%	4,427	8.88%
\$150,000 - \$200,000	305	9.20%	3,381	10.79%	11,906	11.93%	6,129	12.29%
\$200,000+	360	10.85%	3,979	12.69%	13,771	13.80%	7,414	14.87%
2021 Avg Household Income	\$113,129		\$114,686		\$118,447		\$121,701	
2021 Med Household Income	\$95,840		\$91,345		\$94,884		\$96,097	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$110.4M		\$1.1B		\$3.6B		\$1.8B	
Total Apparel	\$5.8M	5.22%	\$57.1M	5.11%	\$184.3M	5.06%	\$92.9M	5.03%
Women's Apparel	\$2.3M	2.07%	\$22.7M	2.03%	\$74M	2.03%	\$37.3M	2.02%
Men's Apparel	\$1.2M	1.12%	\$12.2M	1.09%	\$39.3M	1.08%	\$19.9M	1.08%
Girl's Apparel	\$384.6K	0.35%	\$3.8M	0.34%	\$12.2M	0.33%	\$6.1M	0.33%
Boy's Apparel	\$279.5K	0.25%	\$2.7M	0.24%	\$8.7M	0.24%	\$4.3M	0.23%
Infant Apparel	\$275.3K	0.25%	\$2.5M	0.22%	\$7.7M	0.21%	\$3.9M	0.21%
Footwear	\$1.3M	1.18%	\$13.2M	1.18%	\$42.5M	1.17%	\$21.4M	1.16%
Total Entertainment & Hobbies	\$15.1M	13.71%	\$157.2M	14.06%	\$517.4M	14.20%	\$261.6M	14.15%
Entertainment	\$1.3M	1.22%	\$16.8M	1.50%	\$52.2M	1.43%	\$26.9M	1.45%
Audio & Visual Equipment/Service	\$3.3M	3.00%	\$33.5M	3.00%	\$109.1M	2.99%	\$54.9M	2.97%
Reading Materials	\$265.3K	0.24%	\$2.7M	0.24%	\$9.2M	0.25%	\$4.6M	0.25%
Pets, Toys, & Hobbies	\$2.7M	2.41%	\$27.9M	2.50%	\$92.8M	2.55%	\$46.9M	2.54%
Personal Items	\$7.6M	6.84%	\$76.3M	6.82%	\$254.2M	6.97%	\$128.3M	6.94%
Total Food and Alcohol	\$31.3M	28.37%	\$303.3M	27.13%	\$978.1M	26.84%	\$494M	26.72%
Food At Home	\$15.2M	13.74%	\$151.7M	13.57%	\$488.7M	13.41%	\$245.7M	13.29%
Food Away From Home	\$13.8M	12.49%	\$128.8M	11.52%	\$415.2M	11.39%	\$210.6M	11.39%
Alcoholic Beverages	\$2.4M	2.14%	\$22.8M	2.04%	\$74.2M	2.04%	\$37.7M	2.04%
Total Household	\$18.5M	16.75%	\$193.3M	17.29%	\$635.1M	17.43%	\$323.4M	17.49%
House Maintenance & Repair	\$2.7M	2.46%	\$40.8M	3.65%	\$136.1M	3.73%	\$69.2M	3.74%
Household Equip & Furnishings	\$7.2M	6.51%	\$71.9M	6.43%	\$235.1M	6.45%	\$119.5M	6.46%
Household Operations	\$5.9M	5.34%	\$55.9M	5.00%	\$183M	5.02%	\$92.9M	5.03%
Housing Costs	\$2.7M	2.44%	\$24.7M	2.21%	\$81M	2.22%	\$41.8M	2.26%

Income & Spending Demographics

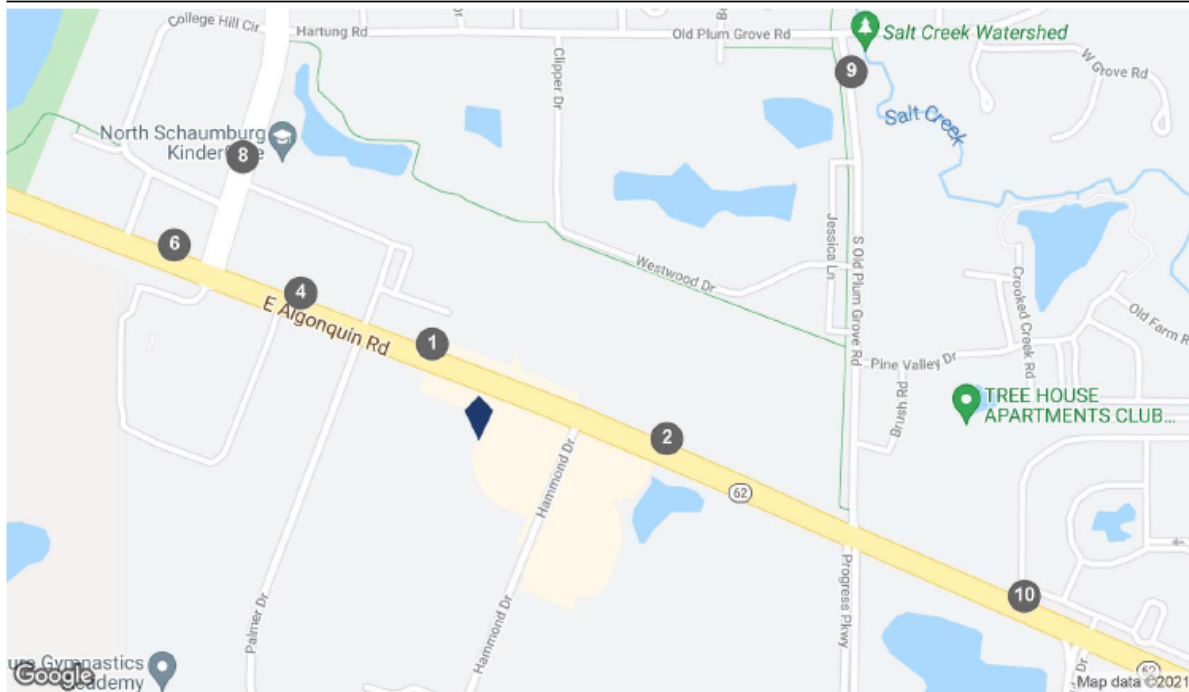
801 E Algonquin Rd

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$25.8M	23.37%	\$269.7M	24.13%	\$877.2M	24.07%	\$446.4M	24.14%
Vehicle Purchases	\$11.2M	10.10%	\$127.5M	11.41%	\$418.3M	11.48%	\$213.5M	11.54%
Gasoline	\$6.7M	6.04%	\$67.6M	6.04%	\$215.9M	5.92%	\$109.3M	5.91%
Vehicle Expenses	\$755.5K	0.68%	\$7.9M	0.70%	\$25.9M	0.71%	\$13.3M	0.72%
Transportation	\$3.9M	3.53%	\$33.7M	3.01%	\$110M	3.02%	\$56.1M	3.03%
Automotive Repair & Maintenance	\$3.3M	3.02%	\$33.1M	2.96%	\$107.1M	2.94%	\$54.3M	2.94%
Total Health Care	\$5.1M	4.64%	\$55.3M	4.95%	\$183.8M	5.04%	\$92.3M	4.99%
Medical Services	\$3.2M	2.86%	\$33.6M	3.00%	\$110.8M	3.04%	\$55.9M	3.02%
Prescription Drugs	\$1.4M	1.23%	\$15.6M	1.40%	\$52.6M	1.44%	\$26.2M	1.42%
Medical Supplies	\$602.8K	0.55%	\$6.2M	0.55%	\$20.4M	0.56%	\$10.3M	0.56%
Total Education/Day Care	\$8.8M	7.94%	\$81.9M	7.32%	\$268.7M	7.37%	\$138.4M	7.48%
Education	\$5.6M	5.10%	\$52.6M	4.71%	\$172.5M	4.73%	\$89M	4.81%
Fees & Admissions	\$3.1M	2.84%	\$29.2M	2.61%	\$96.2M	2.64%	\$49.4M	2.67%

Subject Property

801 E Algonquin Rd

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
① E Algonquin Rd	Palmer Dr - NW	40,061	2015	0.07 mi
② E Algonquin Rd	Hammond Dr - NW	41,793	2015	0.15 mi
③ E Algonquin Rd	Palmer Dr - SE	35,744	2020	0.17 mi
④ E Algonquin Rd	Palmer Dr - SE	36,690	2018	0.17 mi
⑤ E Algonquin Rd	S Quentin Rd - SE	28,800	2013	0.27 mi
⑥ E Algonquin Rd	S Quentin Rd - SE	30,235	2020	0.27 mi
⑦ S Quentin Rd	College Hill Cir - SW	10,584	2018	0.28 mi
⑧ S Quentin Rd	College Hill Cir - SW	10,958	2020	0.28 mi
⑨ South Plum Grove Road	S Old Plum Grove Rd - N	2,204	2020	0.40 mi
⑩ E Algonquin Rd	Plum Grove Rd - NW	40,299	2015	0.45 mi

**801 ALGONQUIN RD.
SCHAUMBURG, IL 60173**
Summary

Real Estate For Sale

801 Algonquin Rd. is a single-story freestanding building with ample onsite parking available in Schaumburg, IL. Located in a high-density area with plenty of office buildings, apartments, and homes to serve lunch and dinner crowds. Harper College and Motorola Solutions campus are also nearby. There is excellent traffic and curb appeal at this location. Currently home to Escape Sports Bar & Lounge, the space includes a full-service restaurant, live entertainment area and 2 full-service bars. The kitchen includes a pizza oven, churrasco oven, several fryers and prep area. Do not miss this great opportunity in Schaumburg, IL.

Contact:

Jarrett Fradin

Strauss Realty, Ltd.

773.551.5976

jarrett@straussrealty.com