

Chicago-Naperville-Elgin, IL-IN-WI

ANNEX OF ARLINGTON

42.113461, -87.983431 1-115 West Rand Road | Arlington Heights, IL 60004

CENTER SIZE: 199,463 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
†††	13,573	135,456	310,700
^	5,189	53,220	121,880
\$	\$122,728	\$106,550	\$105,595

Retail center located at heavily trafficked intersection of Arlington Heights Rd and Rand Rd with 59,500+ VPD and signalized entrance

Surrounded by affluent population of 135,000+ with an average household income of \$106,000+ within 3 miles

Features a diverse mix of regional and national tenants including Trader Joe's, Ulta Beauty, Binny's Beverage Depot, Party City & Kirkland's, drawing an estimated 5,300 visits/day and 1.9M+ visits/year

Restaurant and retail space available for rent

Newly available 21,808 SF space divisible for small shops



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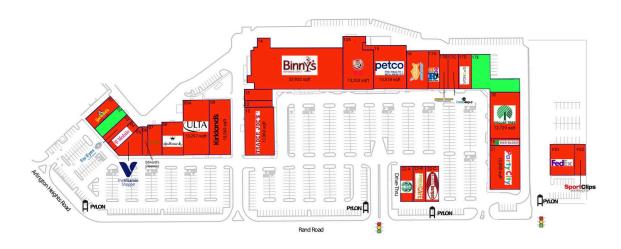
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AVAILABLE SPACE

02 3,500 SF 17E 9,918 SF

CURRENT RETAILERS

FS1 FS2 01 03 04 05 06 07 08 09 09A 10 12 13	FedEx Sport Clips Arlington Heights Garibaldi's For Eyes Optical T-Mobile The Vitamin Shoppe Edward's Cleaners Panera Bread Hallmark Kirkland's Ulta Beauty Trader Joe's Weight Watchers Life Source	4,320 SF 1,440 SF 4,000 SF 2,500 SF 2,338 SF 4,881 SF 1,417 SF 4,000 SF 6,500 SF 10,569 SF 13,297 SF 12,960 SF 1,700 SF 2,832 SF
15 15A 16	Binny's Beverage Depot Petco Chuck E. Cheese's Goldfish Swim School	33,932 SF 13,518 SF 13,263 SF 8,336 SF
17A 17B 17C 17D 18	Bach to Rock Which Wich Code Ninjas SPENGA Dollar Tree	2,890 SF 2,000 SF 3,000 SF 4,000 SF 12,729 SF
19 21 22-A 22-B 22-C	H&R Block Party City Starbucks Tropical Smoothie Cafe Smashburger	1,800 SF 12,050 SF 2,099 SF 1,473 SF 2,201 SF



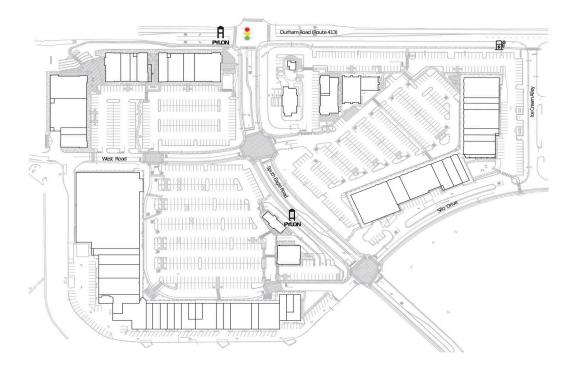


1356 - 02.12.25

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AVAILABLE SPACE

02 3,500 SF 17E 9,918 SF

CURRENT RETAILERS

FS1	FedEx	4,320 SF
FS2	Sport Clips	1,440 SF
01	Arlington Heights Garibaldi's	4,000 SF
03	For Eyes Optical	2,500 SF
04	T-Mobile	2,338 SF
05	The Vitamin Shoppe	4,881 SF
06	Edward's Cleaners	1,417 SF
07	Panera Bread	4,000 SF
08	Hallmark	6,500 SF
09	Kirkland's	10,569 SF
09A	Ulta Beauty	13,297 SF
10	Trader Joe's	12,960 SF
12	Weight Watchers	1,700 SF
13	Life Source	2,832 SF
14	Binny's Beverage Depot	33,932 SF
15	Petco	13,518 SF
15A	Chuck E. Cheese's	13,263 SF
16	Goldfish Swim School	8,336 SF
17A	Bach to Rock	2,890 SF
1 <i>7</i> B	Which Wich	2,000 SF
17C	Code Ninjas	3,000 SF
17D	SPENGA	4,000 SF
18	Dollar Tree	12,729 SF
19	H&R Block	1,800 SF
21	Party City	12,050 SF
22-A	Starbucks	2,099 SF
22-B	Tropical Smoothie Cafe	1,473 SF
22-C	Smashburger	2,201 SF

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