

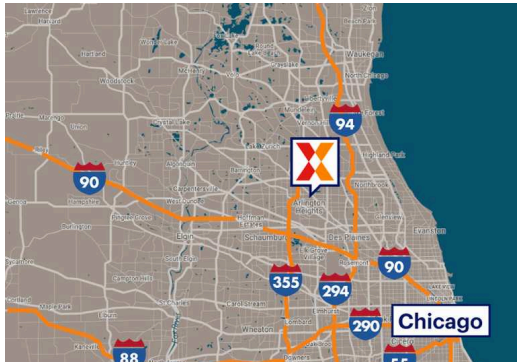


Chicago-Naperville-Elgin, IL-IN-WI

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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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	Back to Rock	2,890 SF
17B	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

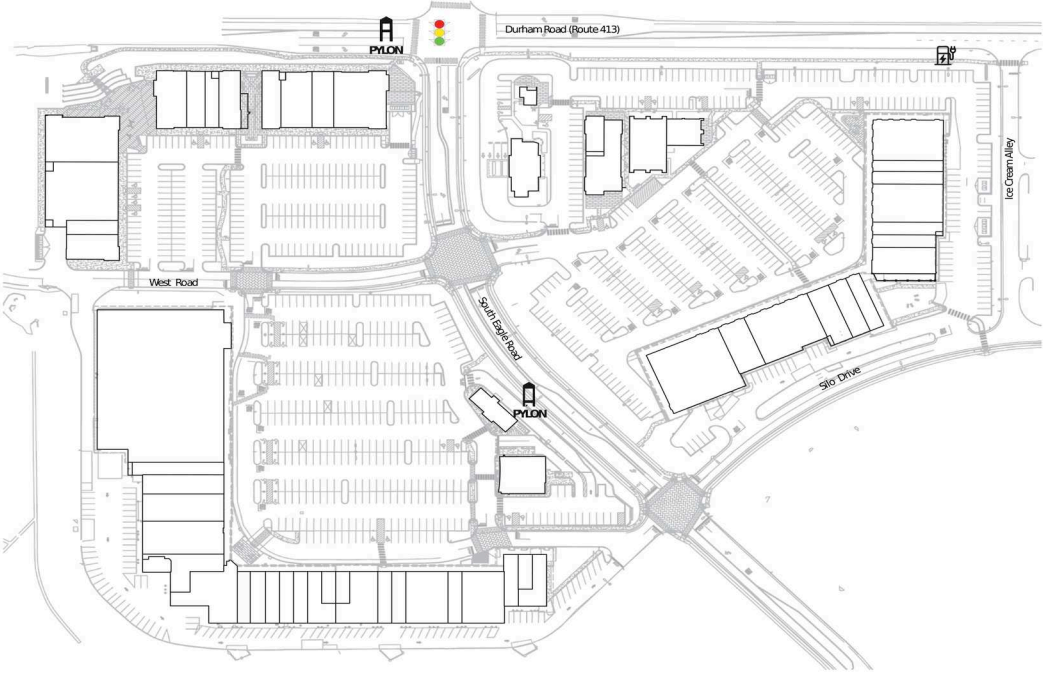


1356 - 02.12.25

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