

4125 E. Dundee Rd., Northbrook, IL

**Negotiable**



## Property Highlights

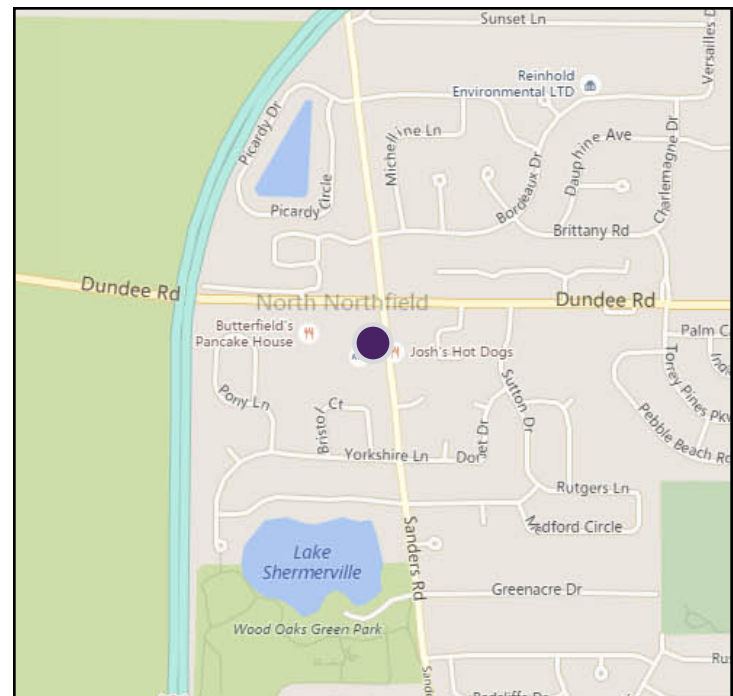
- 50,209 SF big box retail space
- Anchor space in 135,700 SF Sanders Center
- Previously used as grocery store
- Co-tenants include Bank of America, Goodwill, Weight Watchers
- Highly visible at stoplit corner
- Ample customer parking
- Potential to divide space
- Ceiling Height: 17'1" to 17'9" clear
- Traffic Count: 30,200 on Dundee, 13,900 on Sanders
- Zoning: C2
- Est. CAM/Taxes: \$7.50/SF

## Property Overview

Previously used as a grocery store, this 50,209 square foot big box space is the anchor unit for a 135,700 square foot retail center. The Sanders Center is located at the corner of Dundee and Sanders in a largely residential area of Northbrook. The anchor space has potential for a variety of uses and can be divided for multiple tenants. Co-tenants in the center include Bank of America, USA Vein Clinics, Goodwill, State Farm, and more.

Located in the northern suburbs of Chicago, Northbrook is a great location for residents and businesses. Dundee Rd. is one of the busiest thoroughfares in Northbrook as one of the few streets in the area that crosses I-294 and the Potawatomi Woods in Wheeling.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	4,988	77,945	214,510
Households	1,963	29,254	82,242
Median Income	\$124,727	\$91,813	\$95,068



**Susan B. Silver**  
President  
(312) 338 - 3001  
ssilver@mpirealestate.com

**mpirealestate.com**

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.