

FOR LEASE



OFFERING SUMMARY

Available SF:	1,000 - 12,500 SF +/-
Lease Rate:	\$15-\$18 SF/yr (NNN)
County Line/ Cams & Taxes:	\$ 7.63 psf
Glacier Plaza I & II Cams/Taxes:	\$ 4.35 psf
Building Size:	25,000 SF +/-
Year Built:	2007
Zoning:	B- General Business
Market:	Chicago
Submarket:	Fox Valley

PROPERTY OVERVIEW

New Construction Retail Center

Ample Parking

Corner of Algonquin Rd. & Lake Cook Rd.

Over 46,000 vehicles per day

Office, Medical, Retail, outdoor seating available

Surrounding Co-tenants include , Jewel, Butera foods, Walgreens, Dunkin Donuts, New Super Walmart, Thorton's, etc.

LOCATION OVERVIEW

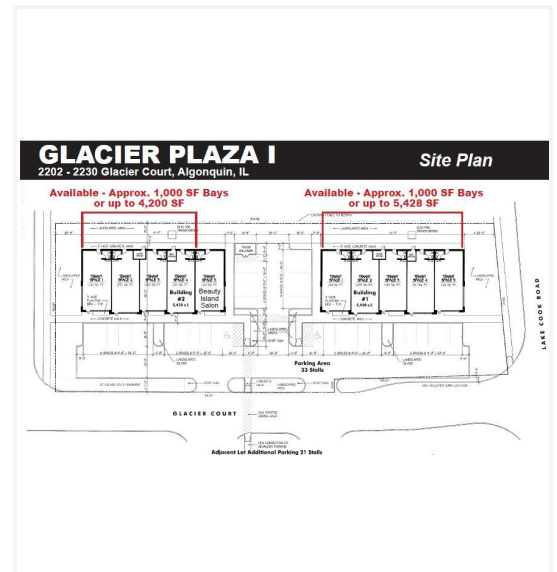
Located approximately 45 miles northwest of Chicago.

Strong demographics

Excellent day and evening populations

Chad Arthur

Principal/ Managing Broker
 847.804.2423
chad.arthur@arthurbrokerage.com



ARTHURBROKERAGE.COM

The information contained herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice and is submitted without warranty as to accuracy by Arthur Brokerage Group.*Information shown on this sheet is believed to be accurate and reliable but not guaranteed and is subject to correction. Thank you.

FOR LEASE



Chad Arthur

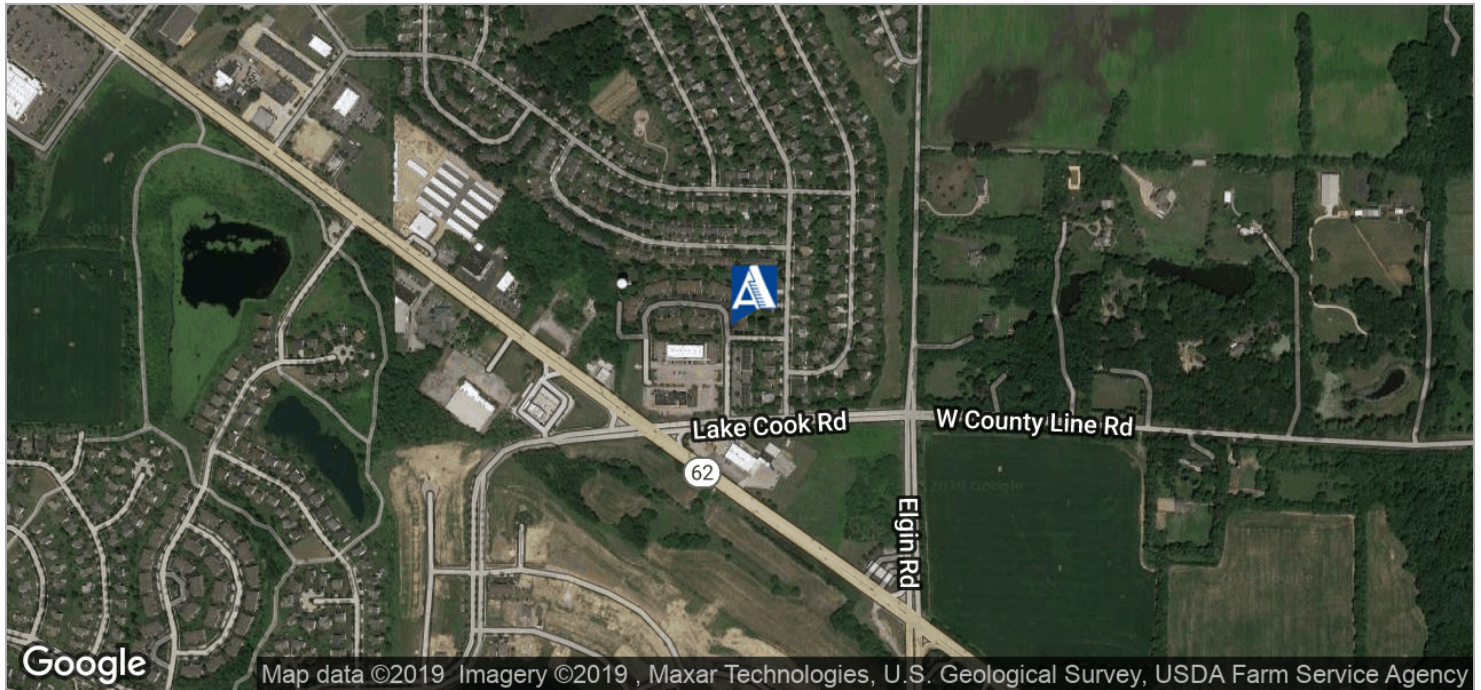
Principal/ Managing Broker

847.804.2423

chad.arthur@arthurbrokerage.com

The information contained herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice and is submitted without warranty as to accuracy by Arthur Brokerage Group.*Information shown on this sheet is believed to be accurate and reliable but not guaranteed and is subject to correction. Thank you.

FOR LEASE



Chad Arthur

Principal/ Managing Broker

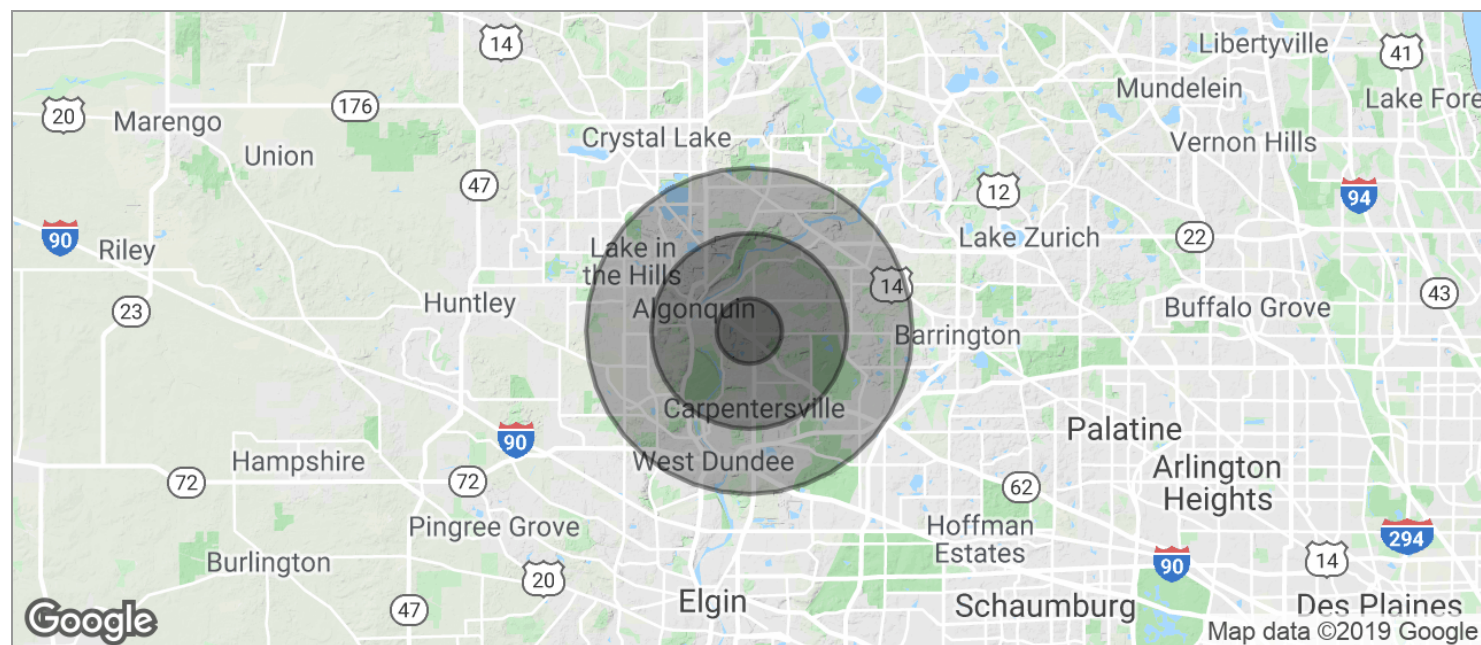
847.804.2423

chad.arthur@arthurbrokerage.com

ARTHURBROKERAGE.COM 

The information contained herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice and is submitted without warranty as to accuracy by Arthur Brokerage Group.*Information shown on this sheet is believed to be accurate and reliable but not guaranteed and is subject to correction. Thank you.

FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,051	56,385	124,490
MEDIAN AGE	35.2	33.2	34.9
MEDIAN AGE (MALE)	34.1	32.8	34.0
MEDIAN AGE (FEMALE)	36.5	33.3	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,795	18,253	41,230
# OF PERSONS PER HH	2.9	3.1	3.0
AVERAGE HH INCOME	\$82,880	\$82,484	\$91,988
AVERAGE HOUSE VALUE	\$269,607	\$271,743	\$283,720
RACE	1 MILE	3 MILES	5 MILES
% WHITE	83.1%	78.4%	81.5%
% BLACK	1.8%	4.4%	2.7%
% ASIAN	4.0%	3.1%	4.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.1%	0.1%
% OTHER	10.3%	12.3%	10.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	24.9%	34.4%	25.8%

* Demographic data derived from 2010 US Census

Chad Arthur

Principal/ Managing Broker

847.804.2423

chad.arthur@arthurbrokerage.com

ARTHURBROKERAGE.COM 

The information contained herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice and is submitted without warranty as to accuracy by Arthur Brokerage Group.*Information shown on this sheet is believed to be accurate and reliable but not guaranteed and is subject to correction. Thank you.