

## 2121 S. Arlington Heights Rd, Arlington Heights, IL



FOR SALE/LEASE; MIXED-USE SITE

## PROPERTY OFFERING

- Pad sites from 1.0 – 6.47 acres for sale, lease or build-to-suit
- Available “as-is” or seller is willing to perform site improvements; can deliver turn-key pad sites or will build-to-suit
- Retail space from 5,000 SF and up, hotel site, apartment site, townhouse lots or potential for other commercial / mixed-use development
- Immediate access to I-90 interchange

LEASE RATE: Subject to Offer

SALE PRICE: \$5,495,000 (\$19.50 PSF)

## Contact:

Dan Benassi, SIOR  
847-310-4298  
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847-310-4299  
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[www.entrecommercial.com](http://www.entrecommercial.com) | 847-310-4295

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

**ENTRE**  
Commercial Realty LLC

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## SPECIFICATIONS

Available: 1.0 - 6.47 Acres

Zoning: To be re-zoned (currently zoned B-3 and R-1);  
**INDUSTRIAL USE NOT PERMITTED**

PIN #'s: 08-16-202-023, 08-16-202-011, 08-16-202-005,  
08-16-202-022

Utilities: To site

Traffic Count: 34,000 vehicles per day



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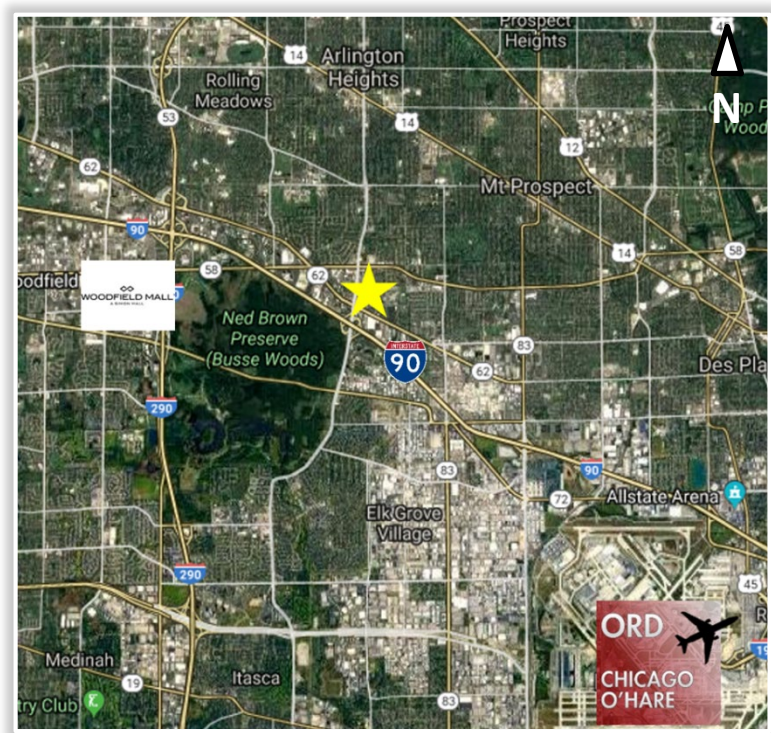
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- Less than 1 mile to I-90 (full 4-way interchange)
- Excellent schools in Districts 59 & 214
- Home to major businesses and attractions

## Demographics (2019)

|                   | 1 Mile    | 3 Miles   |
|-------------------|-----------|-----------|
| Population        | 13,660    | 108,779   |
| Households        | 5,486     | 43,181    |
| Average Age       | 37.8      | 39.9      |
| Median HH Income  | \$59,806  | \$72,264  |
| Daytime Employees | 13,182    | 101,116   |
| Median Home Value | \$305,569 | \$291,173 |
| Median Year Built | 1973      | 1968      |



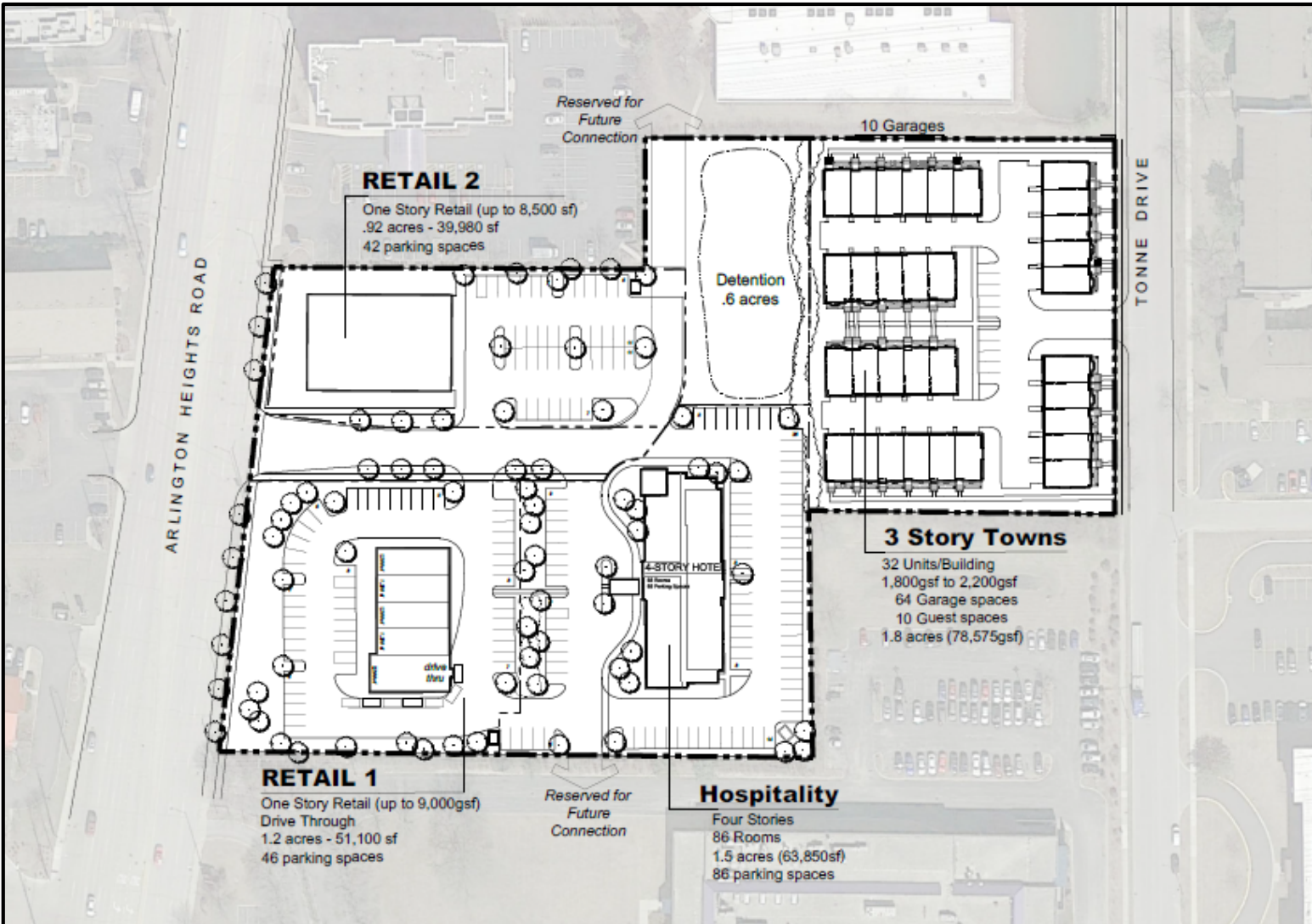
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## CONCEPT PLAN A



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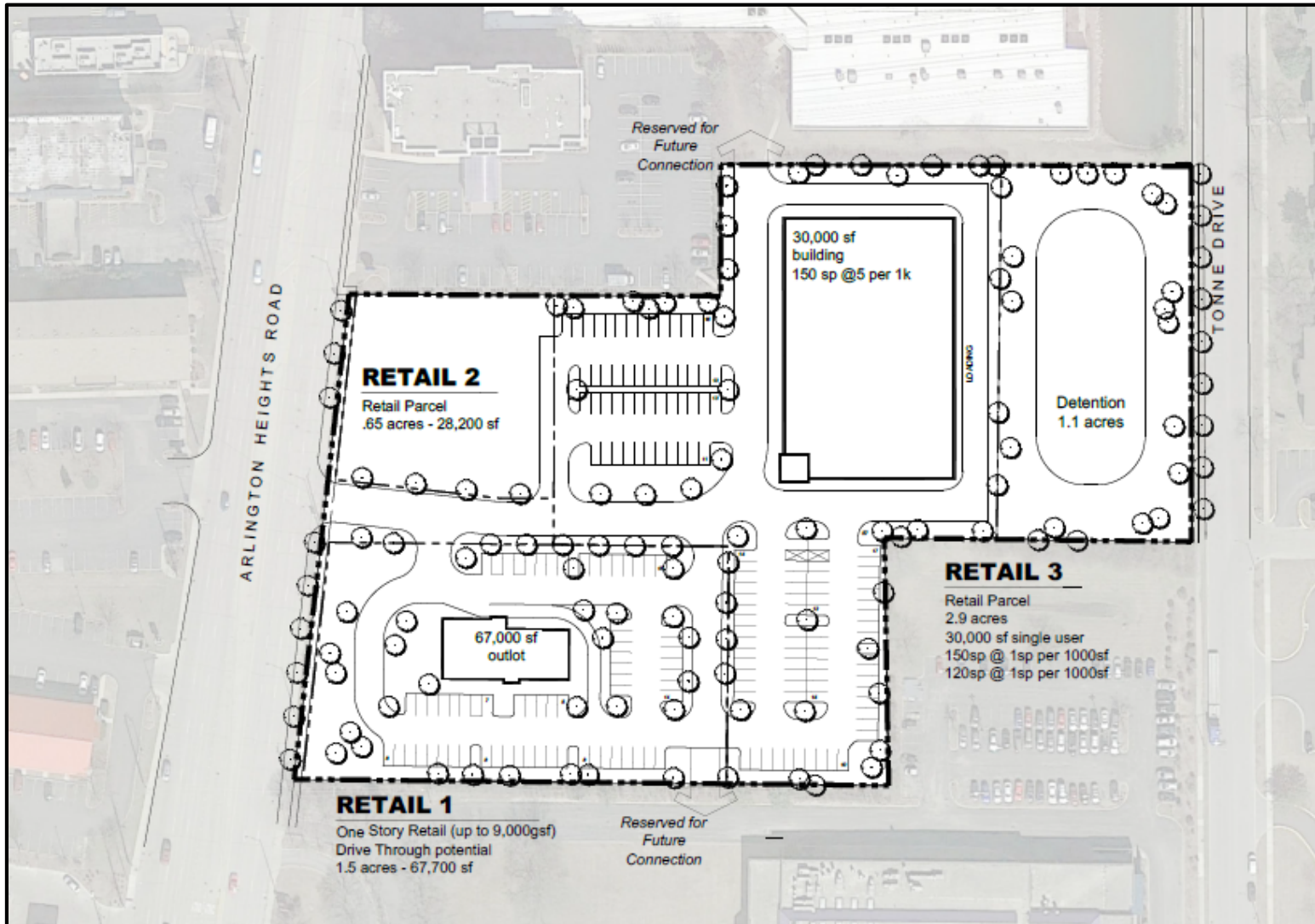
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## CONCEPT PLAN B



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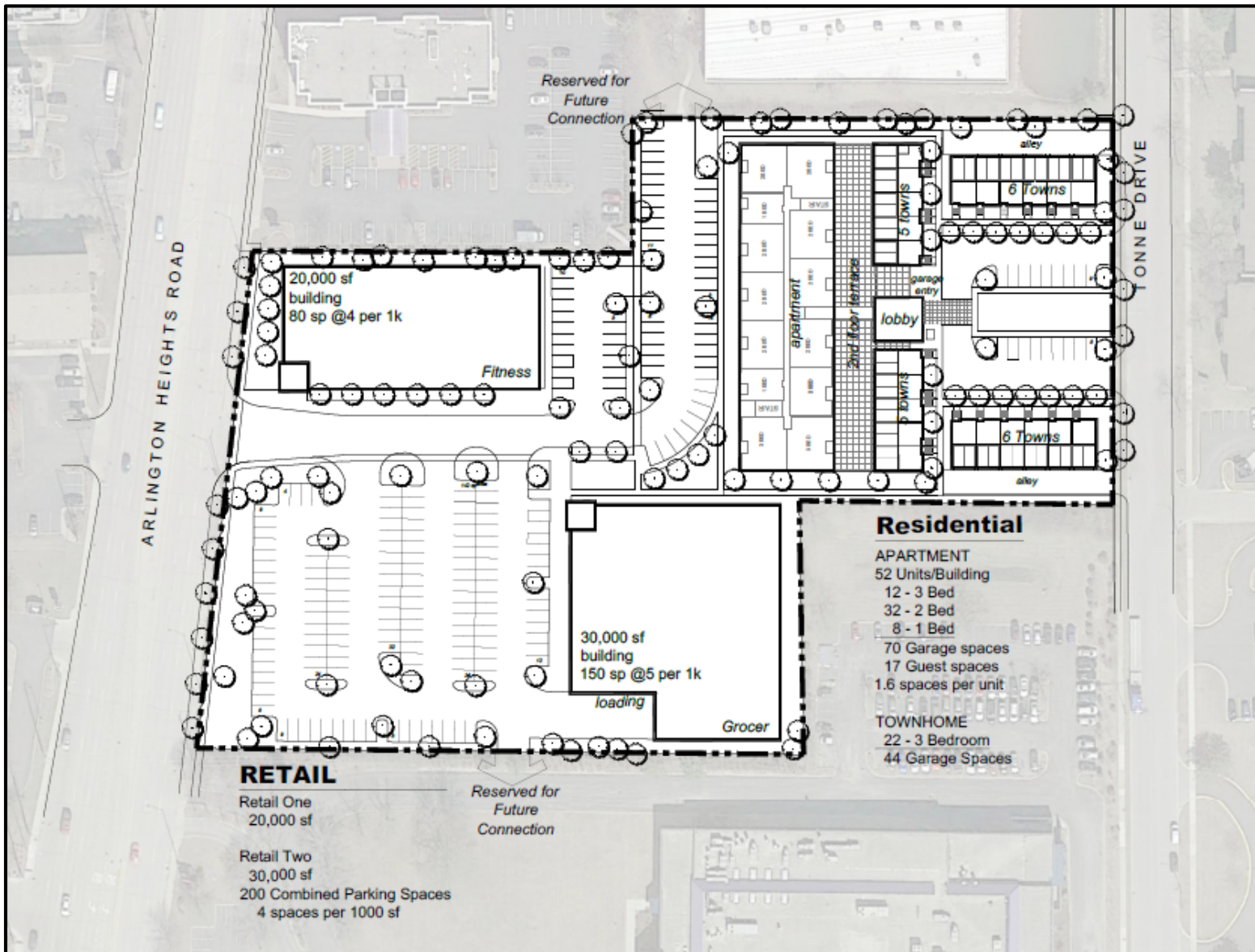
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## CONCEPT PLAN C


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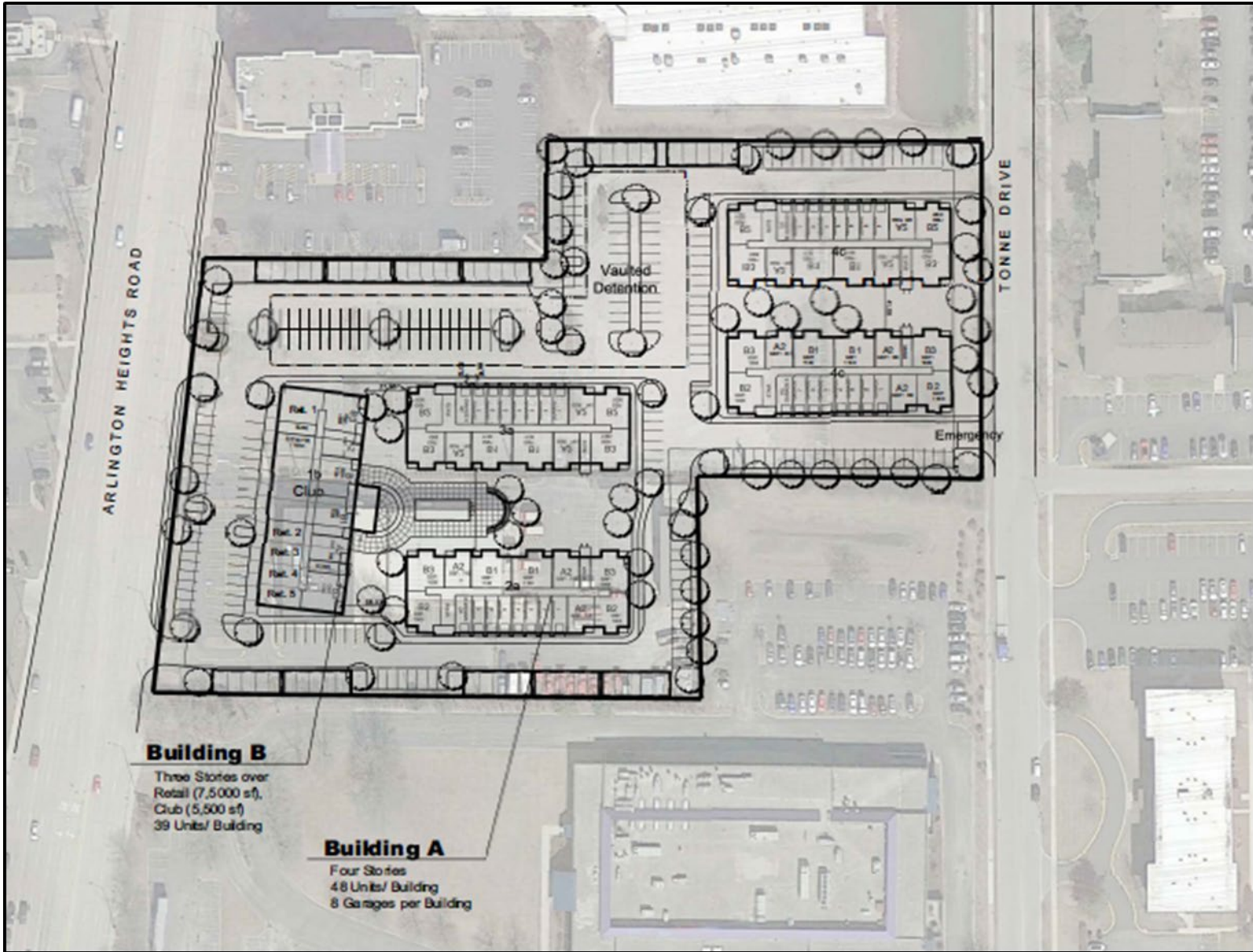
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# CONCEPT PLAN D



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## South Arlington Heights Corridor Plan

### What is it?

- A comprehensive plan to improve the overall function of the southern gateway entering Arlington Heights.

### Long Term Vision

- Includes both public improvements and private redevelopment.
- Pursue a strategy that facilitates economic development via public enhancements to the corridor in addition to actively working with property owners of development sites.



### Key Development Site

- The 2121 S. Arlington Heights Road site is a major part of improving the southern corridor.
- A great opportunity to enhance the gateway through a mixed-use development with commercial, residential, and entertainment land uses.
- Improve the overall function of the corridor for both pedestrian's and car traffic with new traffic lights, sidewalks, and crosswalks.
- A traffic signal is anticipated along the Arlington Heights Road frontage as defined in the Village's South Arlington Heights Corridor Plan.



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