

# \$9.00 - 10.00 SF/yr (NNN)

For Sale/Lease: 16,000sf retail building located on 37,100sf of land with frontage on Dundee Rd. just West of Milwaukee Ave. Retail space available from 2,200 sf up to 5,250sf. Multiple units equipped with overhead garage access in the rear of building.

### Contact us:

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#### **EXECUTIVE SUMMARY**



### **OFFERING SUMMARY**

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	16,000 SF
Available SF:	2,200 - 5,250 SF
Number of Units:	2
Year Built:	1965
Zoning:	B-3 General Commercial and Office
Market:	Wheeling
Traffic Count:	25,400

### **PROPERTY OVERVIEW**

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# **PROPERTY HIGHLIGHTS**

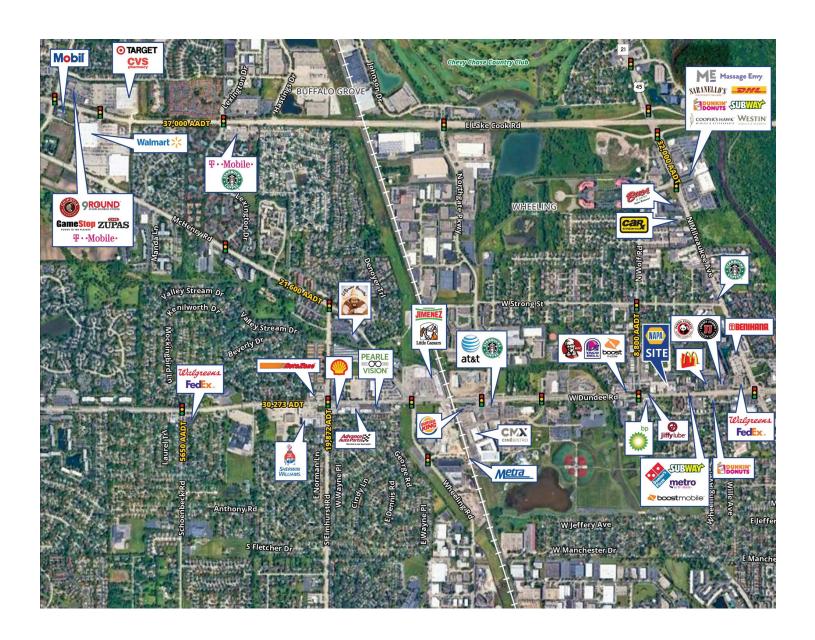
- Located on Dundee Rd just West of Milwaukee Ave.
- 16,000sf GLA
- 37,100sf of Land
- 25,400 VPD on Dundee Rd.
- 24,200 VPD on Milwaukee Ave.
- 2,200 SF inline or 5,250 SF endcap Available,
- Overhead garage in the rear parking lot.

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# **RETAILER MAP**



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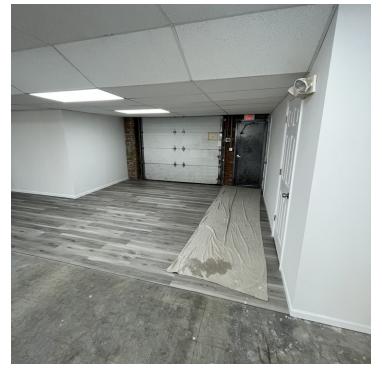




# ADDITIONAL PHOTOS ENDCAP







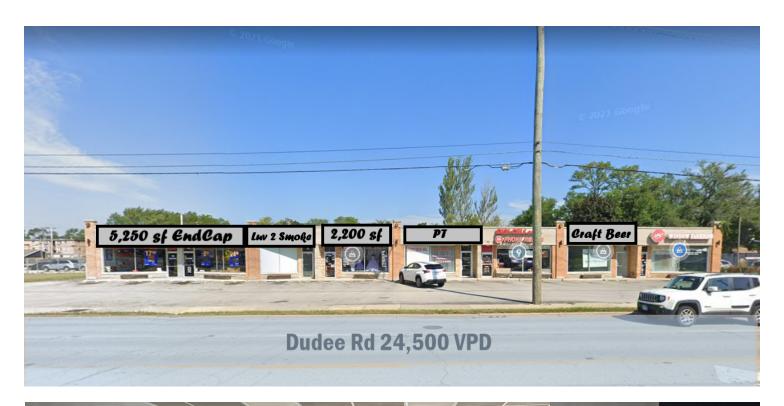


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# **ADDITIONAL PHOTOS**



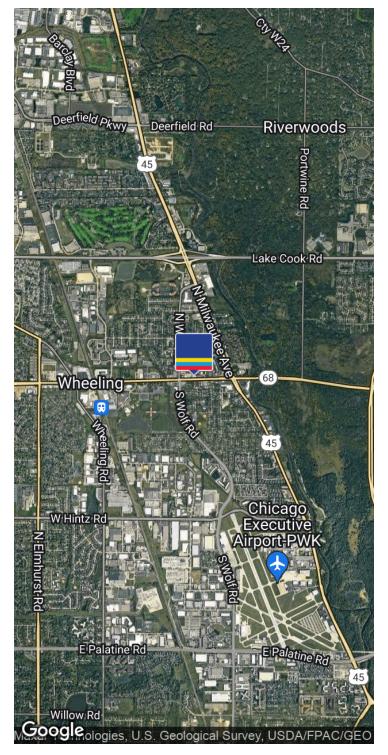


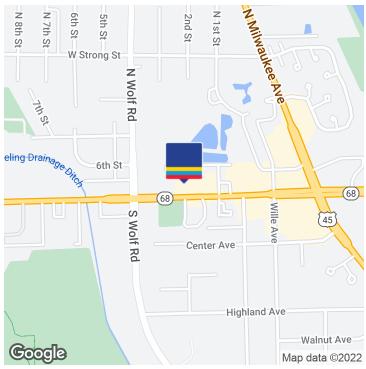
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#### **LOCATION MAP**





## **LOCATION OVERVIEW**

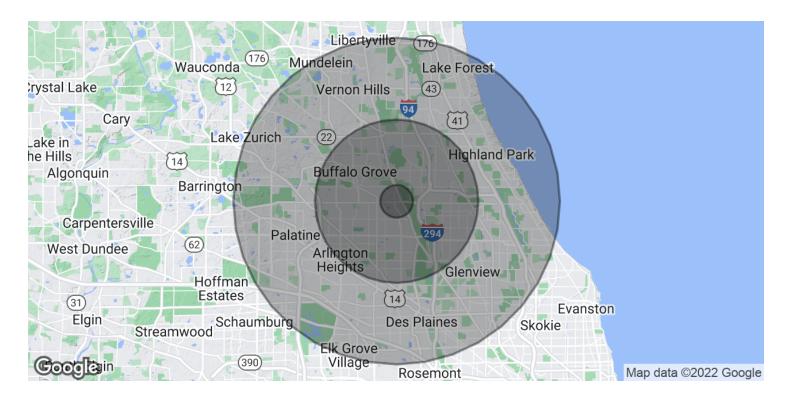
Wheeling is a suburb of Chicago with a population of 38,499. Wheeling is in Cook County and is one of the best places to live in Illinois. Living in Wheeling offers residents an urban suburban mix feel and most residents own their homes. In Wheeling there are a lot of restaurants, coffee shops, and parks. Many families and young professionals live in Wheeling and residents tend to lean liberal. The public schools in Wheeling are highly rated.

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### **DEMOGRAPHICS MAP & REPORT**



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,835	141,433	640,786
Average Age	31.6	34.9	34.7
Average Age (Male)	29.2	33.4	33.7
Average Age (Female)	34.3	36.5	35.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
HOUSEHOLDS & INCOME  Total Households	<b>1 MILE</b> 2,576	<b>5 MILES</b> 46,524	<b>10 MILES</b> 207,664
Total Households	2,576	46,524	207,664

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census

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