



5,250 SF ENDCAP AVAILABLE

LUV 2
SMOKE 2,200 SF

For Lease

82-106 E Dundee Rd

82-106 E. Dundee Rd, Wheeling, IL 60090

\$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:

Brad Belden

Senior Vice President

847 698 8232

Brad.Belden@colliers.com

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

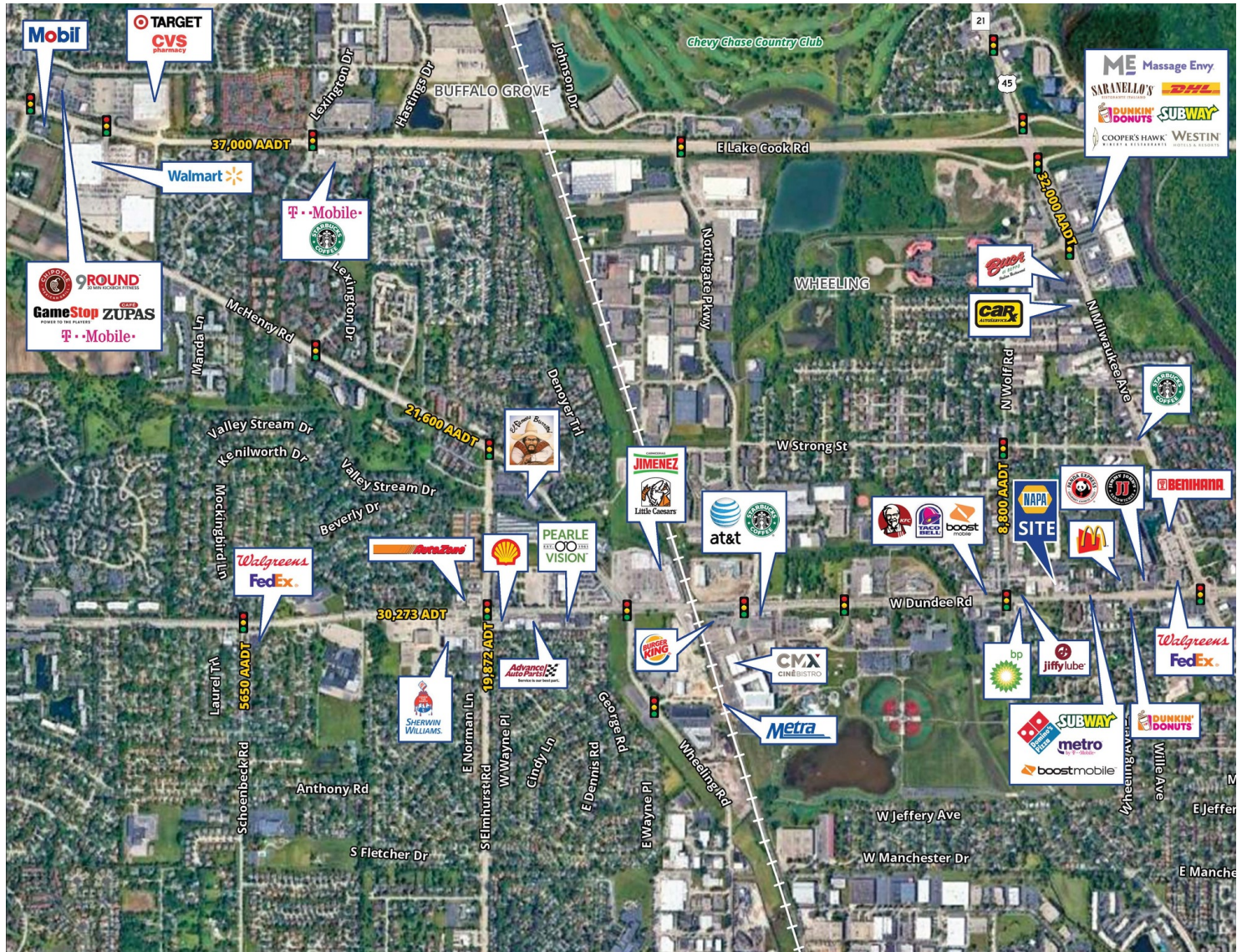
- Located on Dundee Rd just West of Milwaukee Ave.
- 16,000sf GLA
- 37,100sf of Land
- 25,400 VPD on Dundee Rd.
- 24,200 VPD on Milwaukee Ave.
- 2,200 SF inline or 5,250 SF endcap Available,
- Overhead garage in the rear parking lot.

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Senior Vice President
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RETAILER MAP



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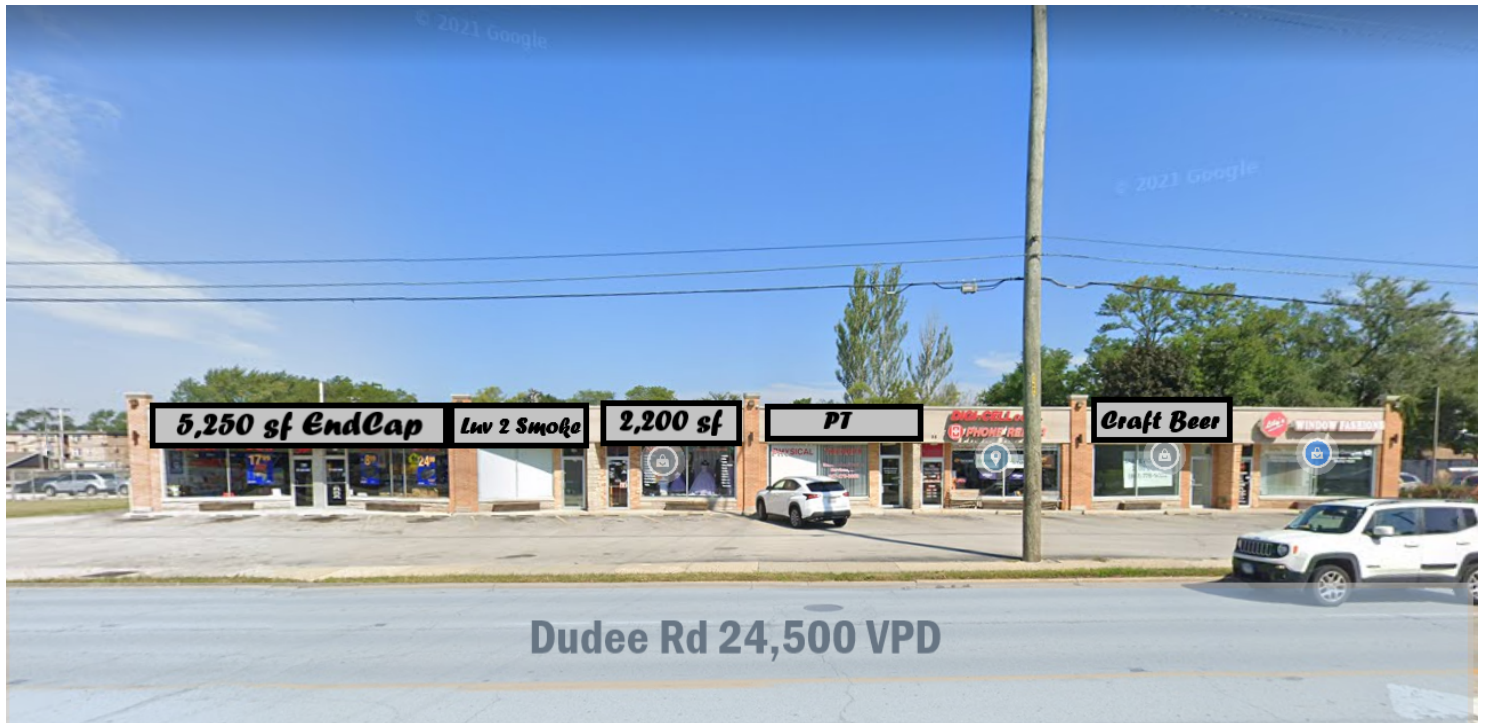
ADDITIONAL PHOTOS ENDCAP



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Senior Vice President
847.698.8232
Brad.Belden@colliers.com
[Twitter](#) [LinkedIn](#)



ADDITIONAL PHOTOS



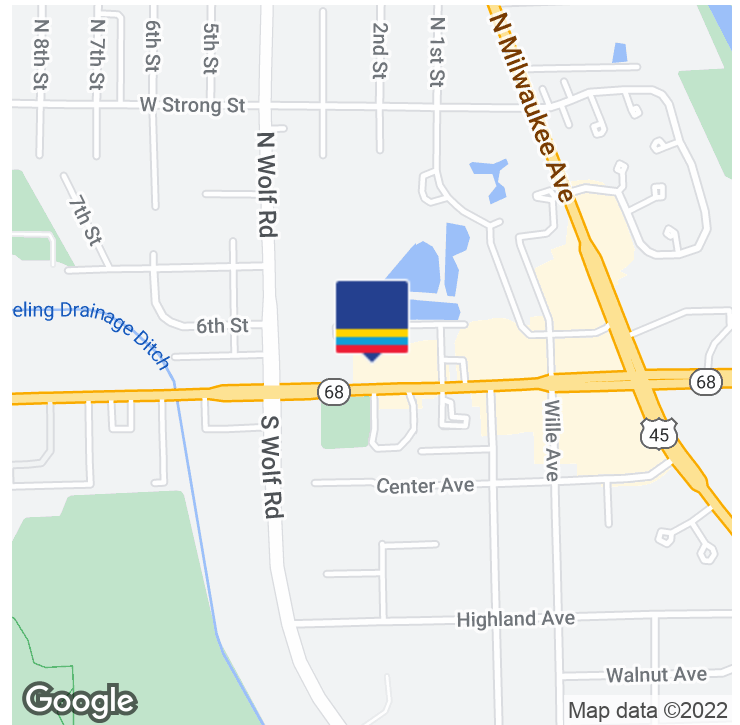
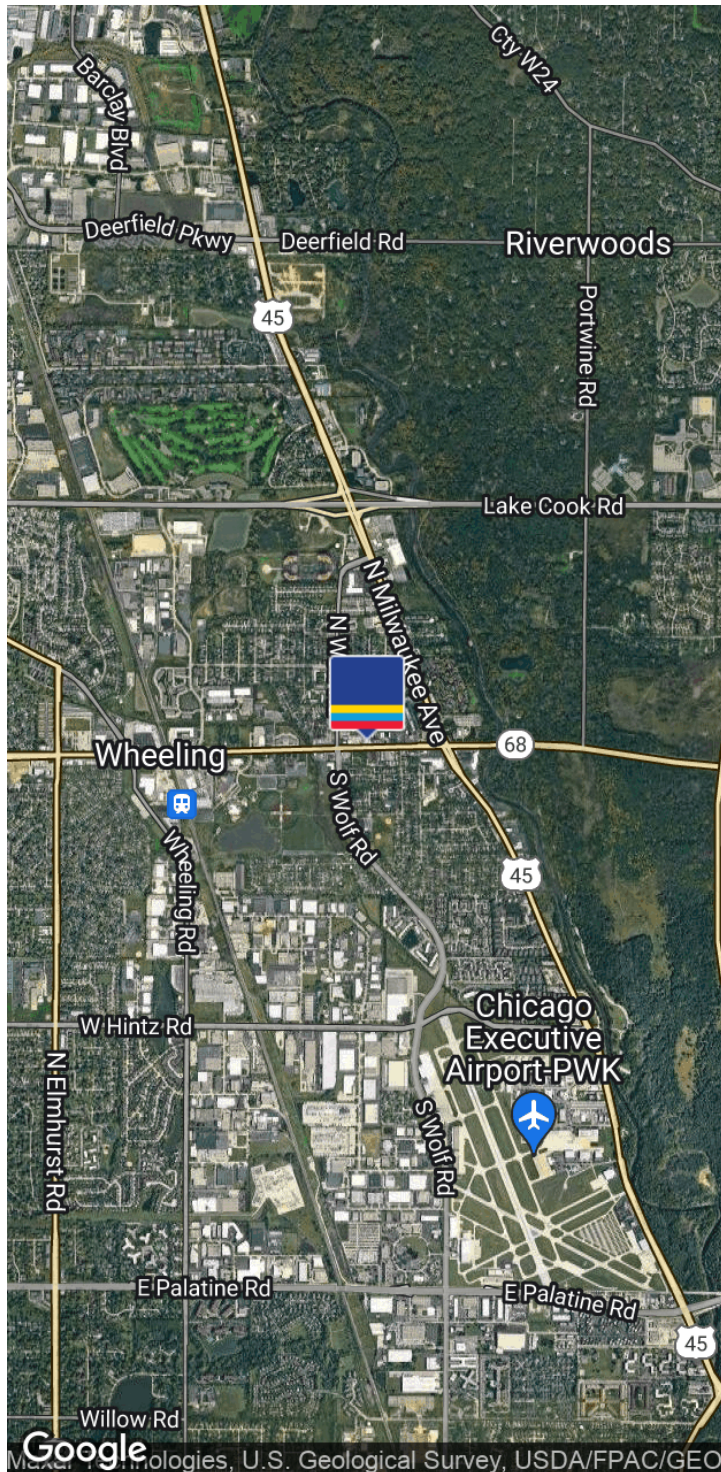
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LOCATION MAP



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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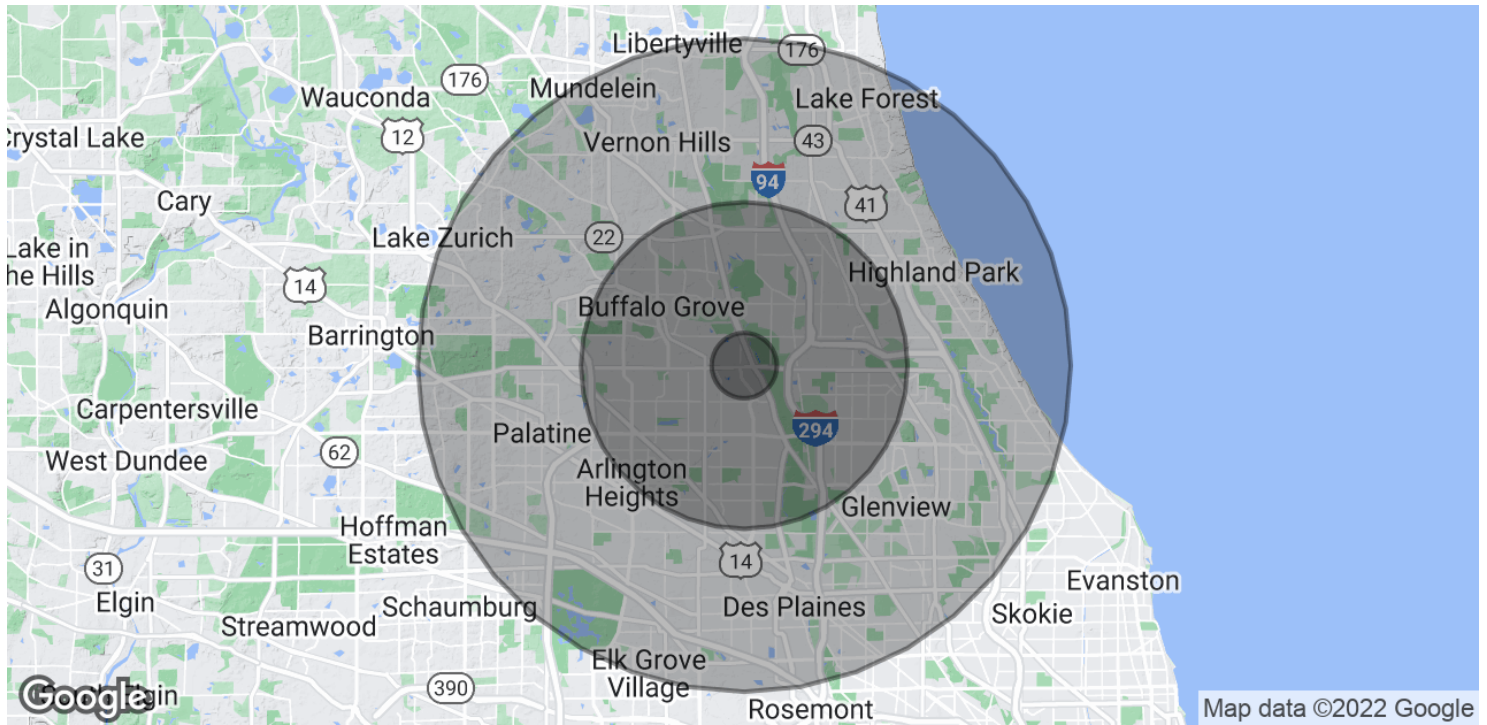
847.698.8232

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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 |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,576 | 46,524 | 207,664 |
| # of Persons per HH | 3.0 | 3.0 | 3.1 |
| Average HH Income | \$70,584 | \$77,552 | \$90,362 |
| Average House Value | \$216,757 | \$229,057 | \$298,606 |

* Demographic data derived from 2020 ACS - US Census

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