

# 1683-1685 S ROUTE 59

## SHOPS AT FAR HILLS

### BARTLETT, IL 60103

# FOR LEASE

MLS # 11664422

October 31, 2022



**RETAIL • 1,495 & 1,868 SF**  
CAN BE COMBINED TO 3,363 SF

**\$20 - \$26 psf NNN**

## DESCRIPTION

**RETAIL SPACES**  
**1,495 & 1,868 SF**  
**Can be combined to 3,363 SF**

Two spaces available at Starbucks anchored, The Shops at Far Hills strip center in Bartlett. Located at the intersection of Route 59 and Army Trail Road with entrances off both roads and a combined traffic count of over 42,000 vehicles per day.

**Unit 1683:** 1,495 SF currently built out as cleaners. \$26. psf NNN

**Unit 1685:** 1,868 SF ready for your ideas. \$20. psf NNN

Units can be combined for 3,363 SF

Come join Starbucks, Aura Massage Therapy and Total Vision Eye care. Ideal location for nail salon, hair salon or barber shop.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,367	48,687	156,609
Avg Household Income	\$136,209	\$114,970	\$118,261
Daily Traffic Counts:	32,600 (Route 59 ) & 9,500 (Army Trail Rd.)		

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.  
This document is for information purposes only. No offer of sub-agency is being made.

## SPECIFICATIONS

Building Size	9,130 SF Strip Center
Land Size	1.14 Acre
Year Built	2000
HVAC System	GFA / Central Air
Electrical	200 AMP,
Sprinklers	Yes
Washrooms	Varies per Unit
Ceiling Height	8-10'
Parking	common
Sewer/Water	City
Zoning	C
Real Estate Taxes	\$7 psf (2021)
CAM	\$5 psf
Lease Term	3-5 Years
PIN Number	01-16-401-014

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**SHARON GLASSHOF**  
Senior Broker

Office: 847-854-2300 Ext 14

Cell: 847-533-6974

[SharonG@PremierCommercialRealty.com](mailto:SharonG@PremierCommercialRealty.com)

9225 S. IL Route 31  
Lake in the Hills, IL 60156  
[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com)  
Office: 847-854-2300 | Fax : 847-854-2380

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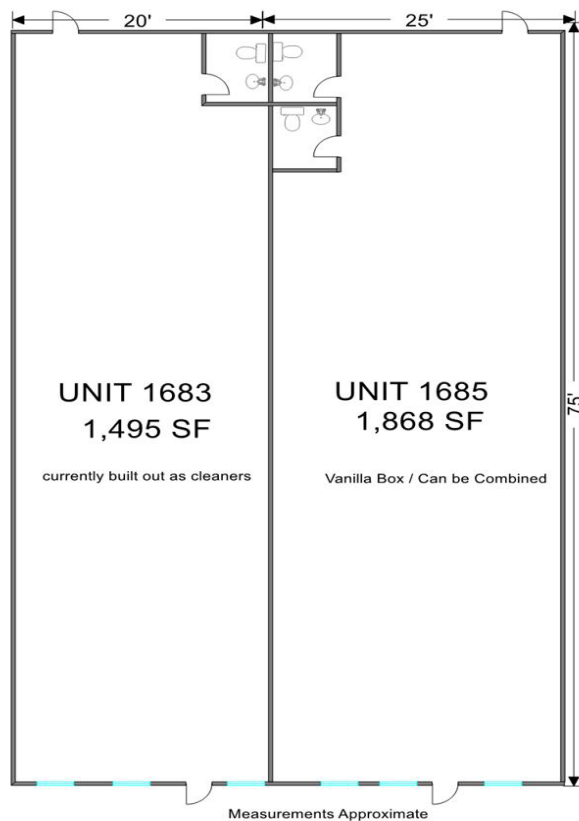
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## FLOOR PLAN



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9225 S. IL Route 31  
Lake in the Hills, IL 60156  
[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com)  
Office: 847-854-2300 | Fax: 847-854-2380