

# POPLAR CREEK PLAZA

1801 WEST GOLF ROAD  
SCHAUMBURG, IL 60194

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# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$13.00 - 17.50 SF/yr (NNN)
Building Size:	67,000 SF
Available SF:	1,162 - 14,925 SF
Zoning:	B-2
Market:	Chicago
Submarket:	Schaumburg Area
Video:	<a href="#">View Here</a>

## PROPERTY OVERVIEW

Situated in a "park-like" setting. This appealing property is at the high traffic location, SEC of Golf Road and Walnut Lane. Property is east of Barrington Road and west of Gannon Drive.

Busy CVS Pharmacy anchored shopping center on Golf Rd. The center offers an eclectic variety of restaurants, convenience retail, grocery, education, and childcare. Robust mix of national and local tenants including CVS, Wendy's Subway, LA Tan, H&R Block, Allstate Insurance, Daruma Restaurant, Inchin's Bamboo Garden, Hakka Wok, Rajeshree Grocery, Barber Academy, and many others. Ideal location for service and retail tenants servicing the surrounding community. Perfect fitness center, yoga, martial arts, financial services, medical office, showroom, physical therapy, dialysis center, or other retail, service, and medical tenants.

## PROPERTY HIGHLIGHTS

- CVS anchored shopping center
- Well suited for Retail, Restaurants, and Office uses
- Easy access to signalized intersection at Golf Road [24,000 VPD]
- Close proximity to Woodfield Mall, part of 6.8 million square feet of retail GLA, largest outside of the City of Chicago

# Available Spaces

**LEASE RATE:** \$13.00 - 17.50 SF/YR      **TOTAL SPACE:** 1,162 - 14,925 SF  
**LEASE TYPE:** NNN      **LEASE TERM:** Negotiable

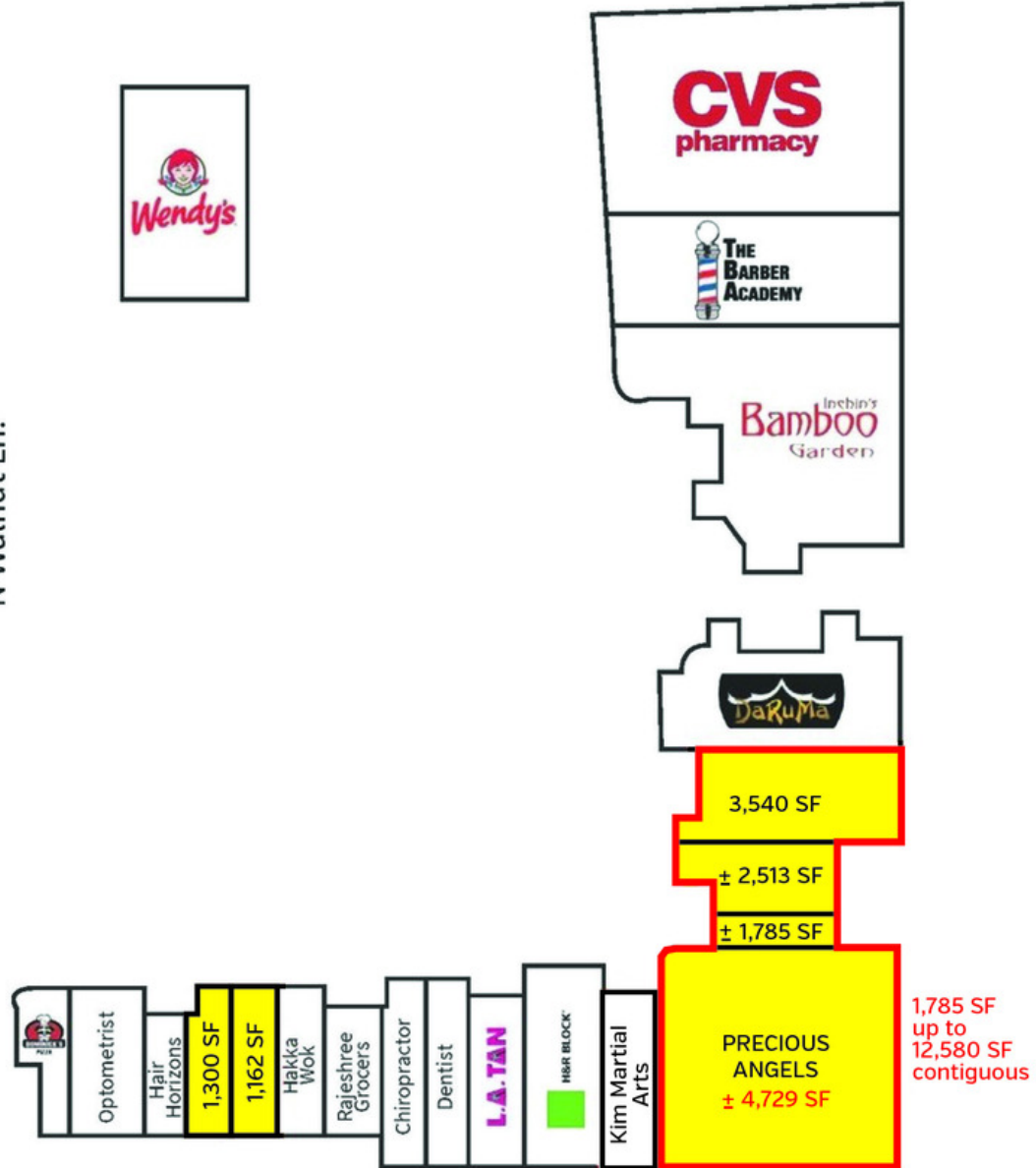
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
1851	Strip Center	\$17.50 SF/yr	NNN	1,162 SF	Negotiable	
1837	Strip Center	\$13.00 SF/yr	NNN	2,345 SF	Negotiable	
1829	Strip Center	\$17.50 SF/yr	NNN	1,785 SF	Negotiable	
1827	Strip Center	\$13.00 SF/yr	NNN	2,513 SF	Negotiable	
1825	Strip Center	\$13.00 SF/yr	NNN	3,540 SF	Negotiable	
Combined Space		\$13.00 SF/yr	NNN	14,925 SF	Negotiable	
Former Subway	Strip Center	\$15.00 SF/yr	NNN	1,300 SF	Negotiable	Former Subway and Dry Cleaners space(s) have restrooms in place, and are laid out ideally for deli, or other quick-serve. May be combined with the dry cleaner space next door. Dry cleaner has equipment in place, if desired.

# Site Plan

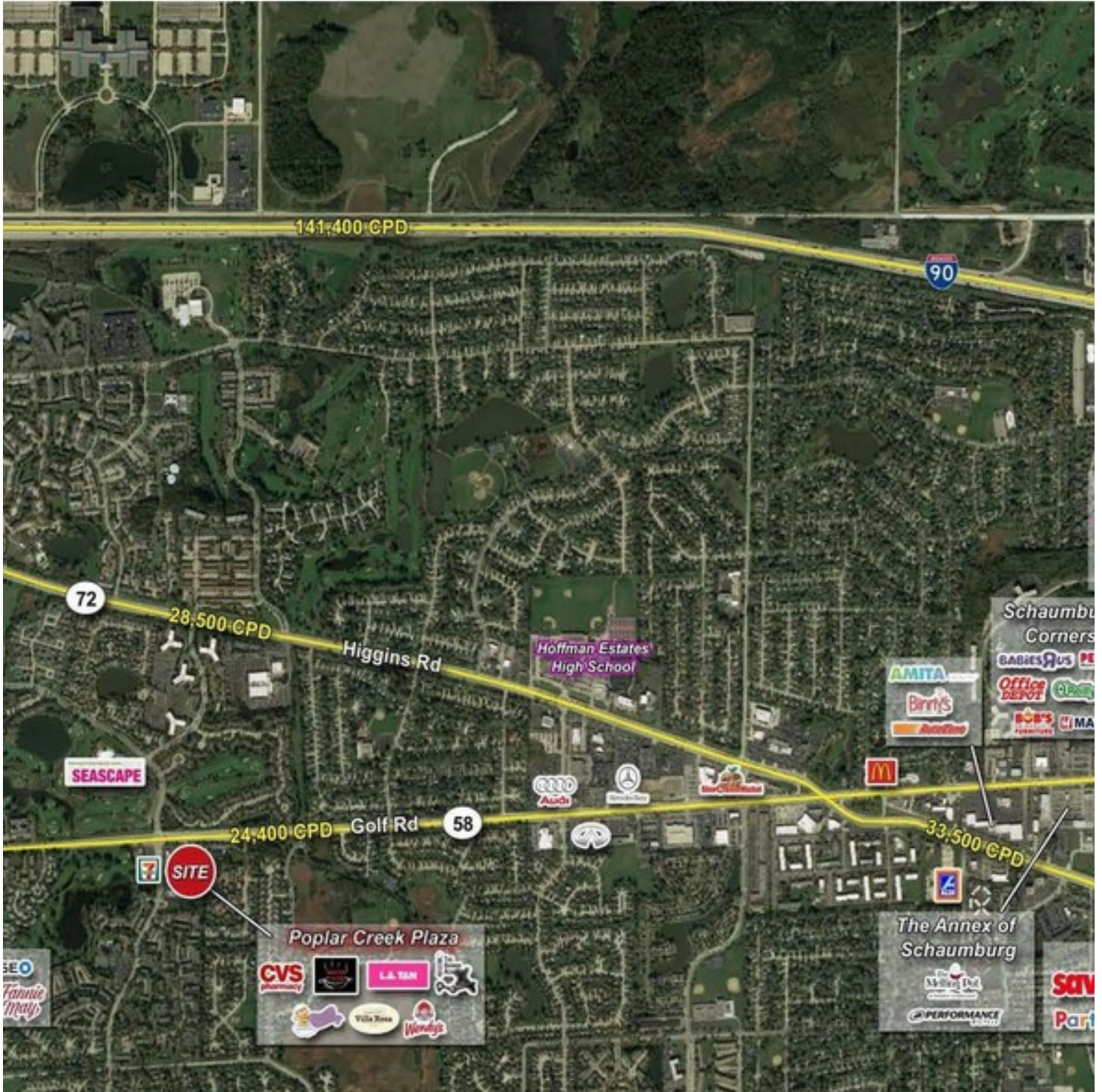


Golf Rd. (24,000 CPD)

N Walnut Ln.



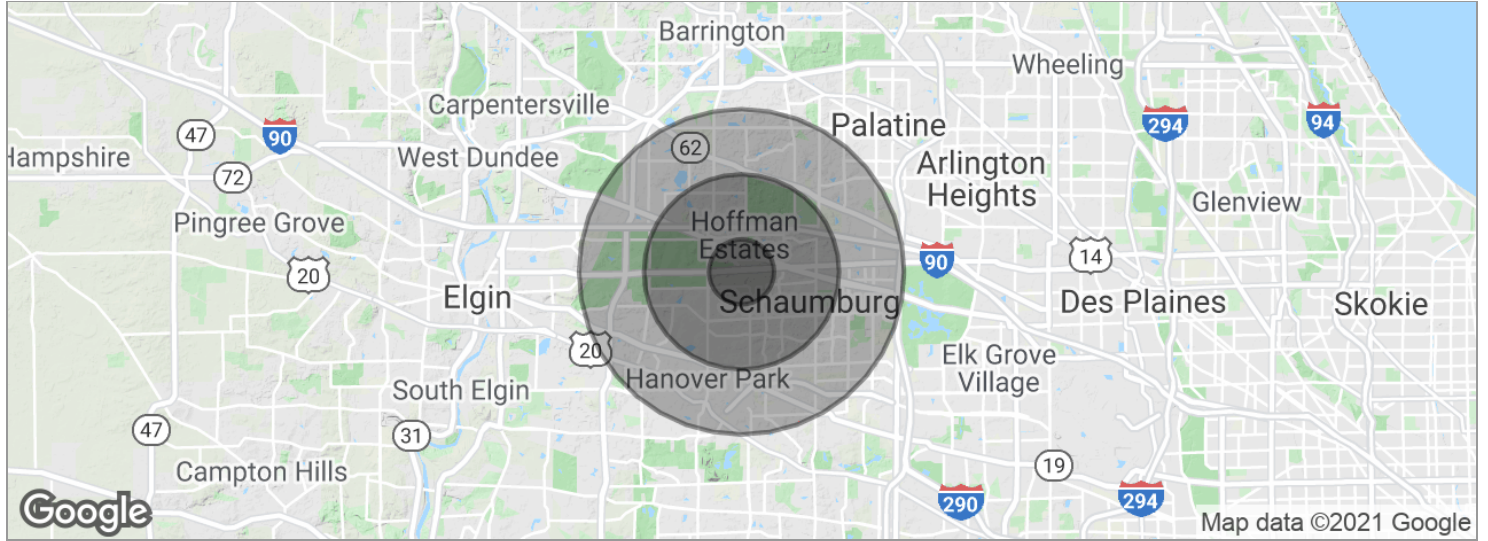
# Aerial View



# Additional Photos



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	14,949	112,286	247,526
Median age	36.9	36.1	36.3
Median age [Male]	35.3	34.2	35.0
Median age [Female]	38.7	38.3	37.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	5,300	41,103	89,228
# of persons per HH	2.8	2.7	2.8
Average HH income	\$94,715	\$84,104	\$86,660
Average house value	\$319,888	\$273,126	\$306,372

\* Demographic data derived from 2010 US Census

# Floor Plans



**SUITE 1827**  
±2,513 SF

**LEASE OUTLINE DRAWING**  
SCALE: 1/8" = 1'-0"

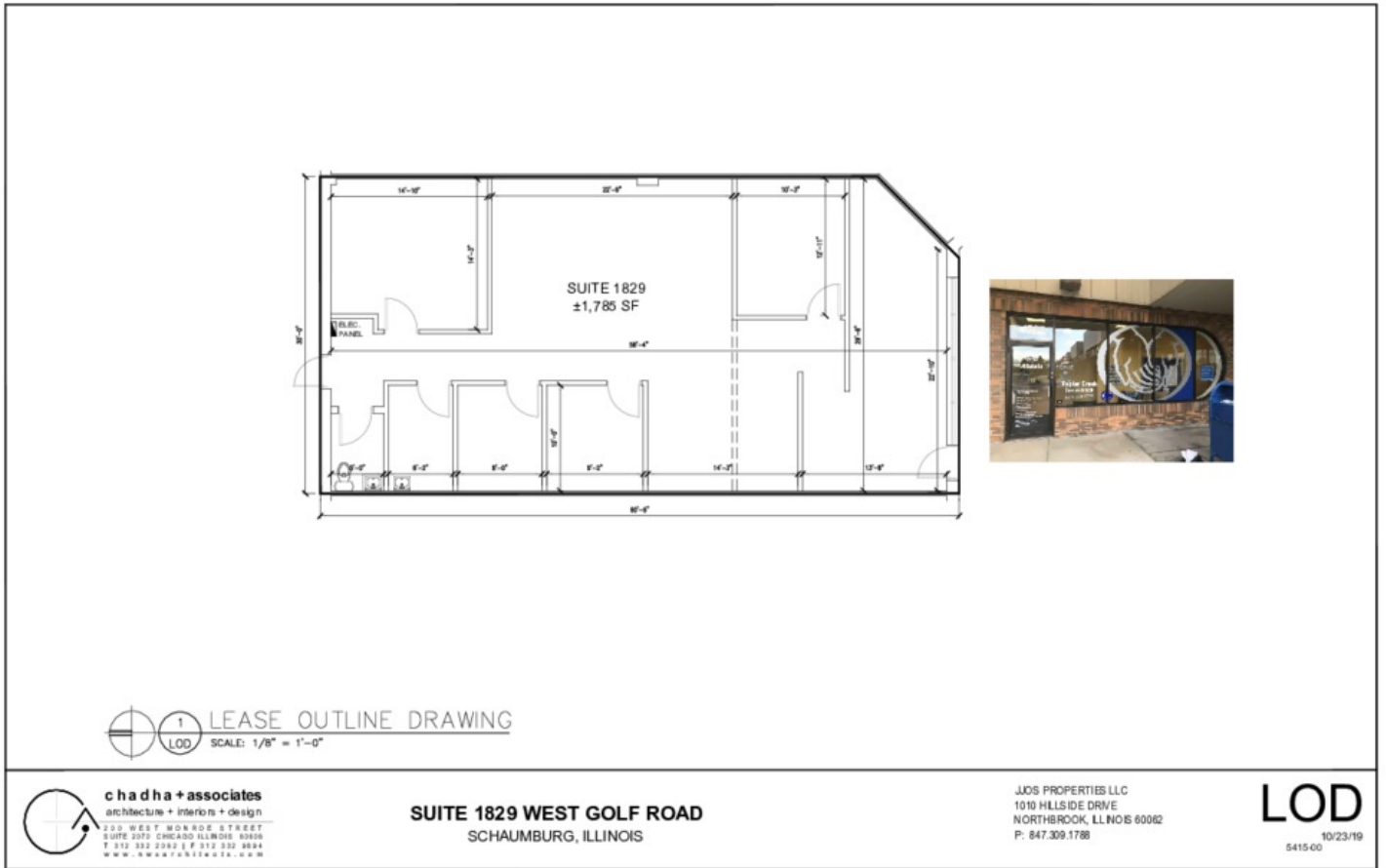
**SUITE 1827 WEST GOLF ROAD**  
SCHAUMBURG, ILLINOIS

JOS PROPERTIES LLC  
1010 HILLSIDE DRIVE  
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P: 847.309.1788

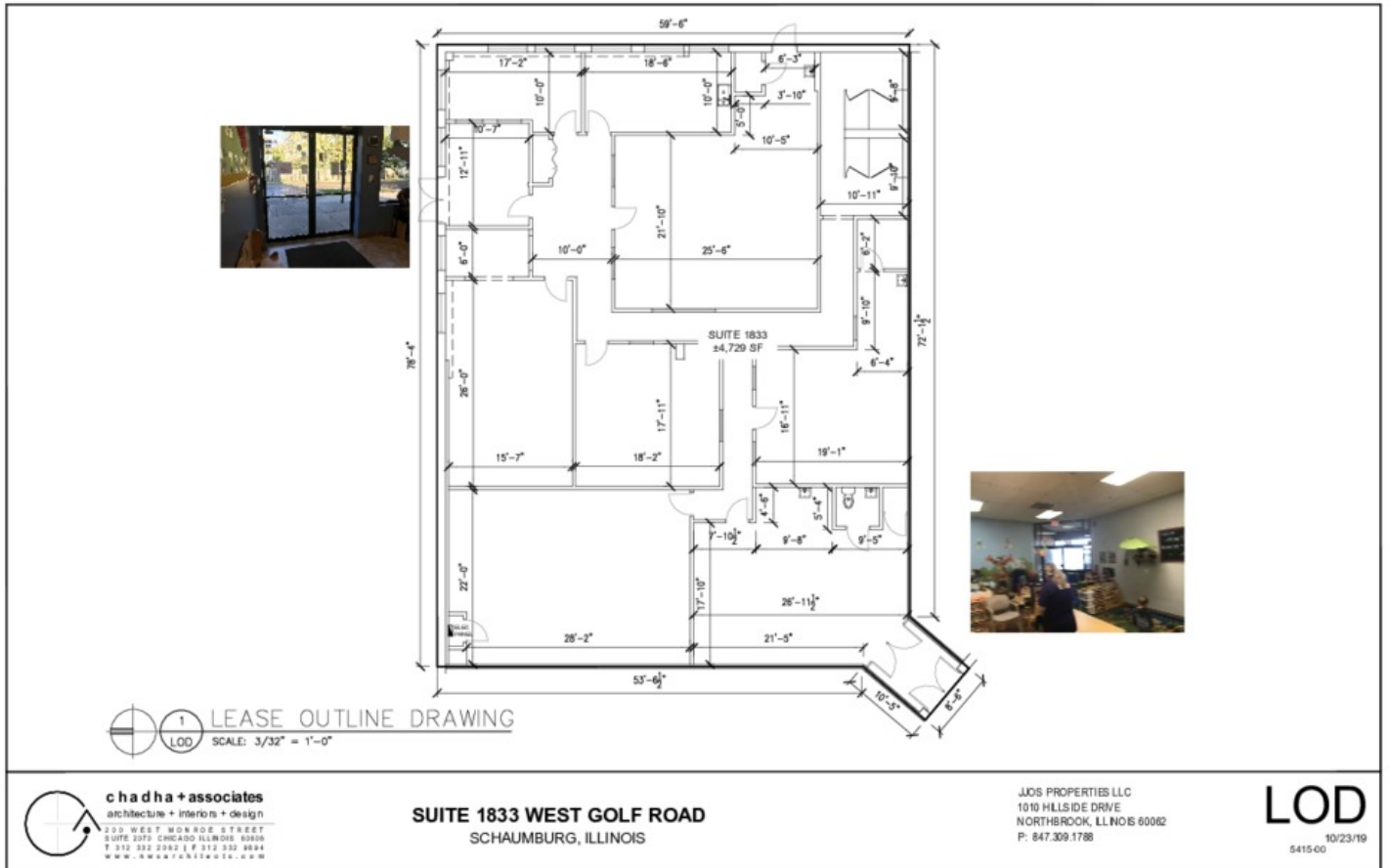
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**LOD**  
10/23/19  
5415.00

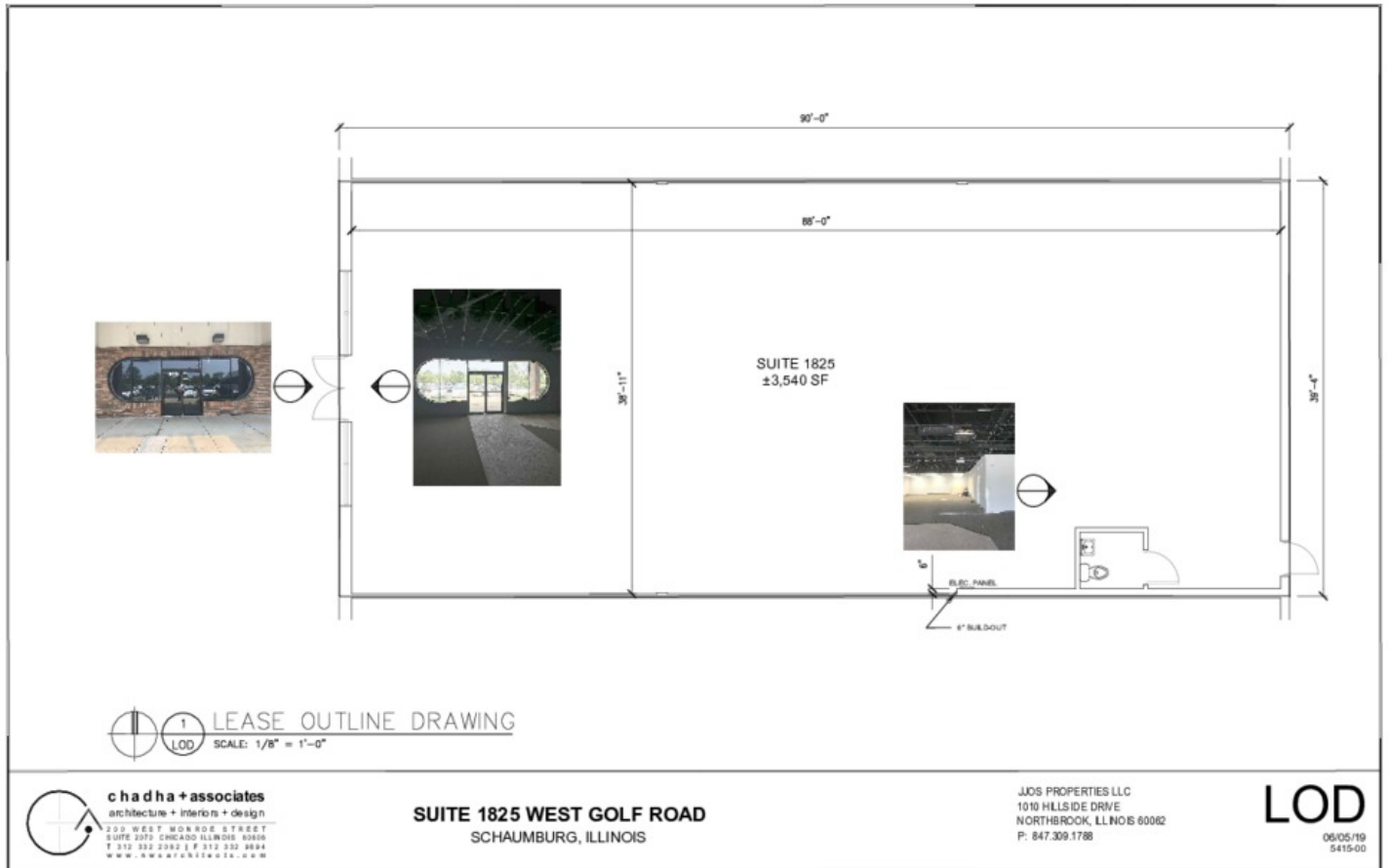
# Floor Plans



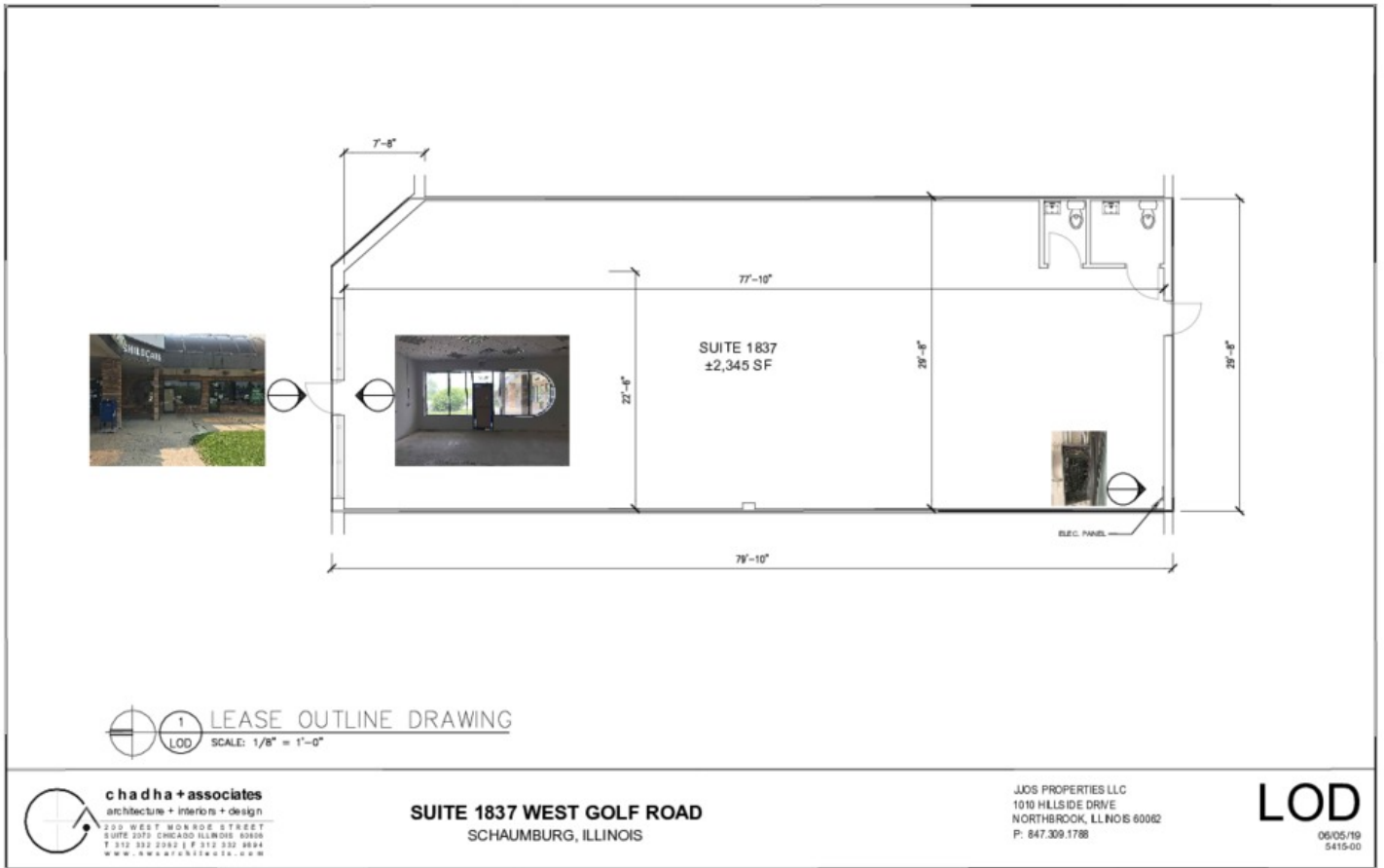
# Floor Plans



# Floor Plans



# Floor Plans





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