



LOT 5



LOT 3



Future home of



HIGH VISIBILITY PAD SITES FOR SALE OR GROUND LEASE

2352A W HIGGINS ROAD
HOFFMAN ESTATES, IL 60169

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Property Summary



OFFERING SUMMARY

Lot Sizes:	25,831 & 52,905 SF
Zoning:	B2 - Commercial
Market:	Chicago
Submarket:	Northwest Suburban/Schaumburg
Sales Prices:	\$850,000 & \$1,200,000
Ground Lease Rates:	\$2.50 - \$3.50/SF NNN

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present two highly visible pad-ready development outlots for sale or ground lease in Hoffman Estates, IL - a near suburb of Chicago. 25,831 SF & 52,905 SF sites available for development. The properties are outlots of Barrington Square Town Center, which is an approx. 100,000 SF shopping center, and benefits from great co-tenancy including new prototype McDonald's & Buona Beef, stores, Poplar Creek Bowl, Advance Pre School, America's Bar, Gigi's Playhouse and Garibaldi's Restaurant. A brand new 7-Eleven C-store + gas station is also commencing construction.

It is also in immediate proximity to several large office parks and is directly across the street from the Amita Health St. Alexius Medical Center campus which has over 300 beds and approx 2700 employees. Zoned B2-Commercial which allows for many possible uses. Lot 3, which is +/- 25,831 SF is being offered at \$850,000 for sale or \$3.50/sf for Ground Lease. Lot 5, which is +/- 52,905 SF is being offered at \$1,200,000 for sale or \$2.50/sf for ground lease.

LOCATION OVERVIEW

Located 25 miles northwest of Downtown Chicago and 12 miles from O'Hare International Airport, Hoffman Estates is part of the Chicago Metropolitan Statistical Area (MSA) and is accessible to the entire Chicagoland region. With the recent widening of I-90, travelers can now get to O'Hare within 20 minutes or could utilize the Pace Park and Ride at Barrington Road to take the rapid transit bus into the CTA Blue Line station in Rosemont. One of the most significant projects to be completed in 2017 was the construction of the Park-n-Ride pedestrian bridge over I-90, with Pace bus service beginning in 2018. Hoffman Estates enjoys access to major regional roadways, including the Jane Addams Tollway (I-90), as well as state routes 58 [Golf Road], 59 [Sutton Road], 62 [Algonquin Road], 68 [Roselle Road], and 72 [Higgins Road]. Hoffman Estates has over 26,000 people employed by the more than 800 businesses operating in the villages, drawing from the pool of over 3 million workers who reside within a 60-minute commute. Hoffman Estates is a full-service municipal community providing police, fire, public works and social services. The village's ability to provide such services is

Offering Highlights

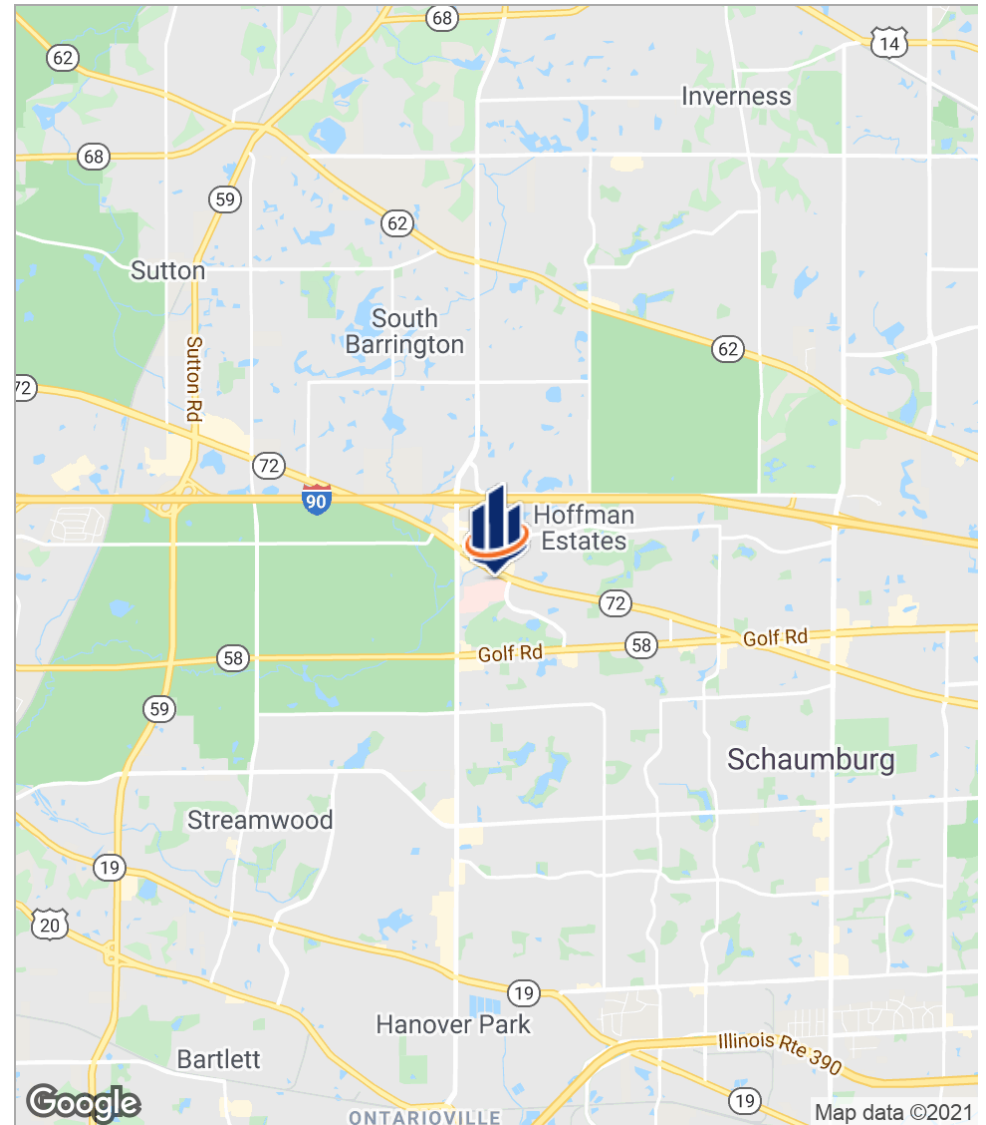
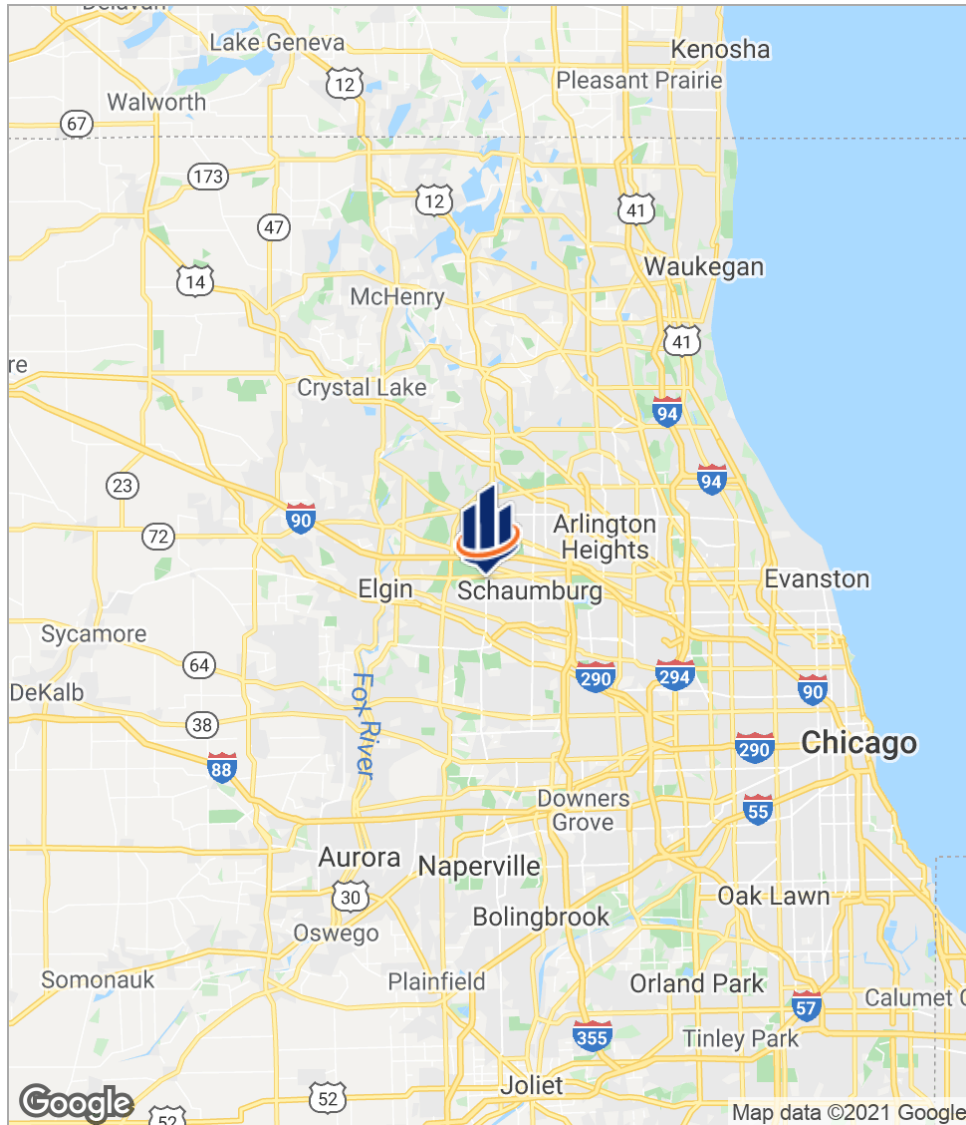


PROPERTY HIGHLIGHTS

- Pad ready sites available for sale or ground lease
- 25,831 & 52,905 SF land sites ready for development
- Outlots to 100,000 SF Barrington Square Town Center
- Adjacent to new prototype McDonald's, 7-Eleven and Buona Beef developments
- Frontage on Higgins Rd with over 30,000 daily vehicle count
- Across from 318 bed/2700 employee Amita Health St. Alexius Medical Center campus
- Zoned B2- Commercial - many possible uses
- Lot 3 is available for \$850,000 for sale or \$3.50/sf NNN for lease
- Lot 5 is available for \$1,200,000 for sale or \$2.50/sf NNN for lease



Location Maps



Area Aerial Map



Overall Site Plan - Barrington Square Town Center



Exterior Photos Of Site And Adjacent Buona Beef

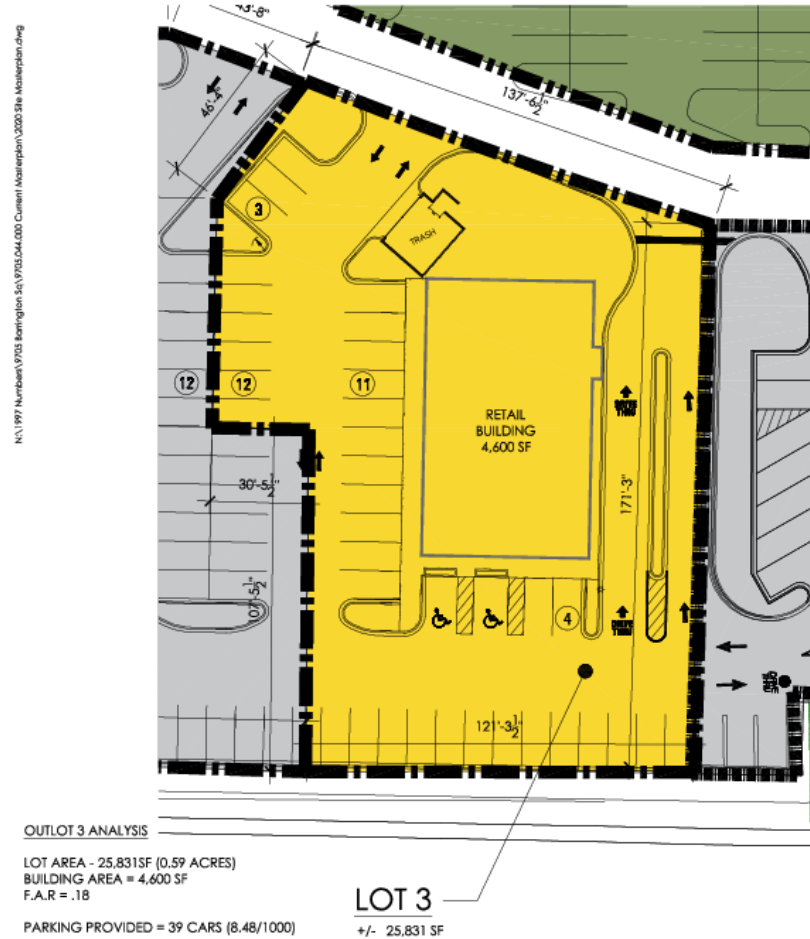


Land Lots



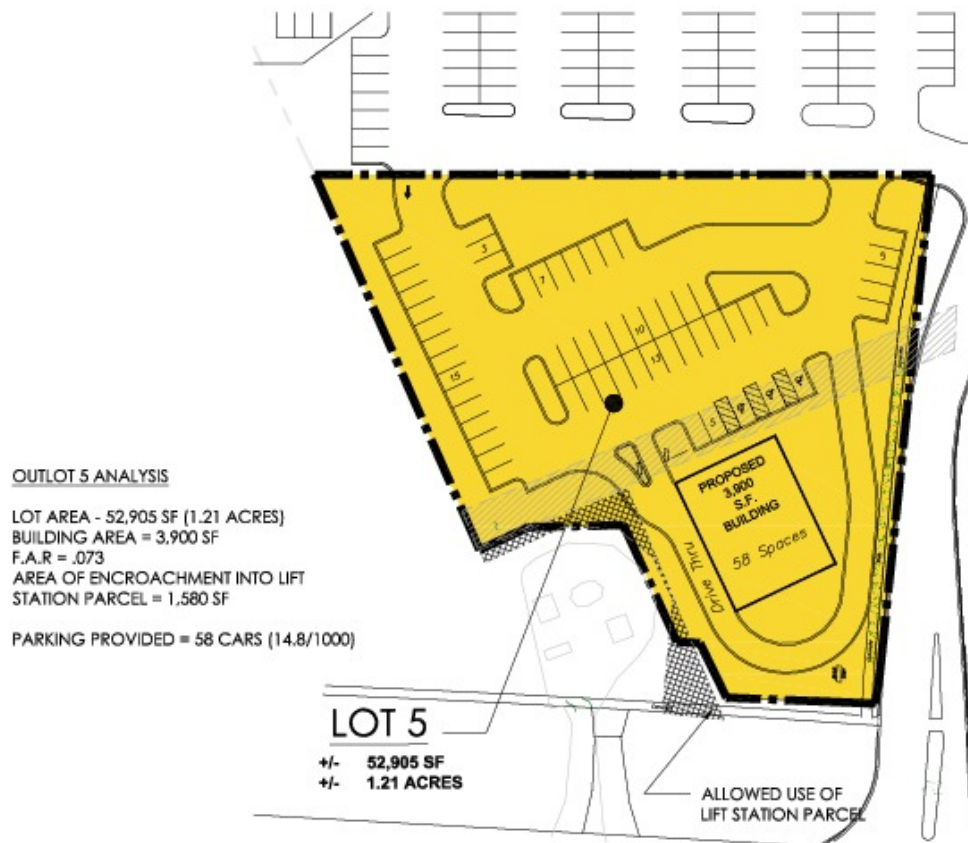
Lot #	Address	Size (AC)	Sale Price	Ground Lease Price	Description
Lot 3	2352A W. Higgins	0.59	\$850,000	\$3.50/SF NNN	Newly created outlot - 25,831 Sf - adjacent to new prototype Buona Beef Pad ready with all utilities, landscaping, and curbing Can accommodate approx. 4,600 SF retail building w/ drive-thru Available for sale at \$850,000 or Ground Lease at \$3.50/sf NNN
Lot 5	2360 W. Higgins	1.21	\$1,200,000	\$2.50/sf NNN	Pad ready site - 52,905 SF - fronting Higgins Road Suitable for +/- 8,500 SF in-line building or 3,900 SF single-tenant building with drive-thru Available for sale at \$1,200,000 or Ground Lease at \$2.50/SF NNN

Lot 3 Site Plan



Lot 3 Potential Layout showing +/- 4600 SF Single-Tenant building w/ drive-thru

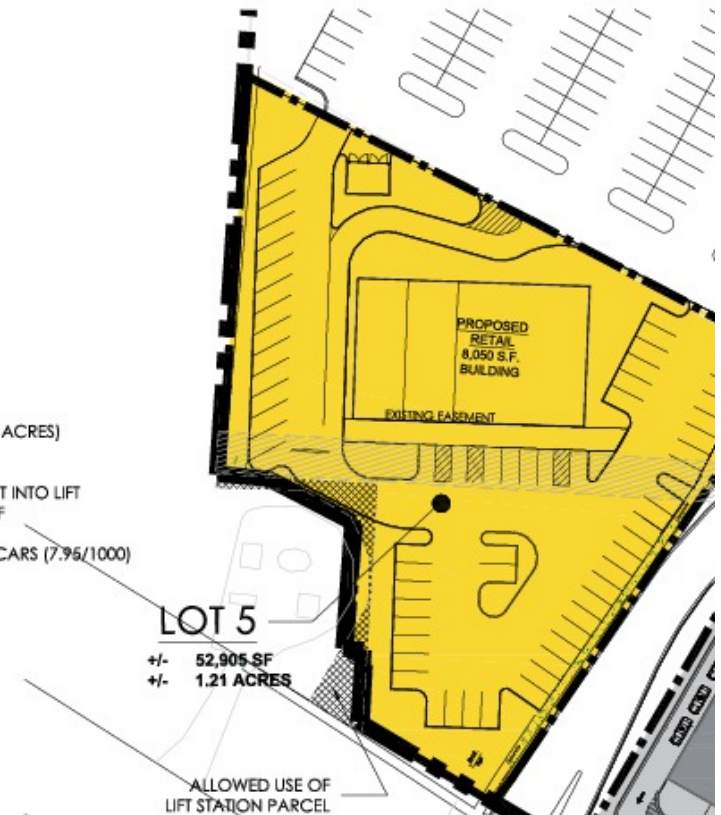
Lot 5 Site Plan Options



N:\1997 Numbers\9703 Barrington Sq\9703.044.000 Current Masterplan\2020 Site Masterplan.dwg

OUTLOT 5 ANALYSIS

LOT AREA - 52,905 SF (1.21 ACRES)
 BUILDING AREA = 8,050 SF
 F.A.R = .152
 AREA OF ENCROACHMENT INTO LIFT STATION PARCEL = 1,580 SF
 PARKING PROVIDED = 64 CARS (7.95/1000)



Hoffman Estates Information



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Hoffman Estates has over 26,000 people employed by the more than 800 businesses operating in the villages, drawing from the pool of over 3 million workers who reside within a 60 minute commute.

Hoffman Estates is a full-service municipal community, providing police, fire, public works, and social services. The village's ability to provide such services is supported by sound financial planning, as evidenced by the community's bond ratings of Aa [Moody's] and AA+ [S&P].

DEMOGRAPHIC SNAPSHOT [5 Mile Radius]

MEDIAN AGE



35.8

ESTIMATED INCOME
PER HOUSEHOLD



\$90,359

ESTIMATED
DAYTIME
POPULATION



67,000

ESTIMATED
POPULATION



77,742

ESTIMATED
HOUSEHOLDS



28,618

SOURCES:

*Demographic data derived from:
2010 US Census
www.hoffmanestates.org

Prominent Area Retailers




Cabela's Foremost Outfitters
5225 Prairie Stone


Target
2800 Sutton


Dick Pond Athletics
1772 Algonquin


T.J. Maxx
2700 Sutton


Ross Dress for Less
2760 Sutton


Dress Barn
16 Golf Rose Center


PetSmart
2590 N Sutton


Burlington
1009 N Roselle


Duluth Trading Company
5190 Hoffman


Ulta Beauty
2600 Sutton


Sherwin Williams
695 W Golf


Walgreens
1000 N Roselle

Notable Area Office Tenants



Sears Holdings
4,300 employees



St. Alexius Medical Center
2,550 employees



CDK Global
800 SF



Wells Fargo
500 employees



Siemens Medical Solutions
500 employees



Liberty Mutual
400 employees



FANUC America
370 employees



Claire's Accessories
350 employees



Leopardo
300 employees



Salvation Army
270 employees



Tate & Lyle
210 employees



Omron
200 employees

Area Restaurants



Starbucks
2071 Barrington



Sears Centre Arena
5333 Prairie Stone



Steak 'n' Shake
1825 Barrington



Main Event
2575 Pratum



The Saddle Room
2559 Pratum



McDonald's
2270 W Higgins



Buona Beef
2352 W Higgins



Moretti's
2475 W Higgins



Poplar Creek Bowl
2354 W Higgins



IHOP
2250 Barrington

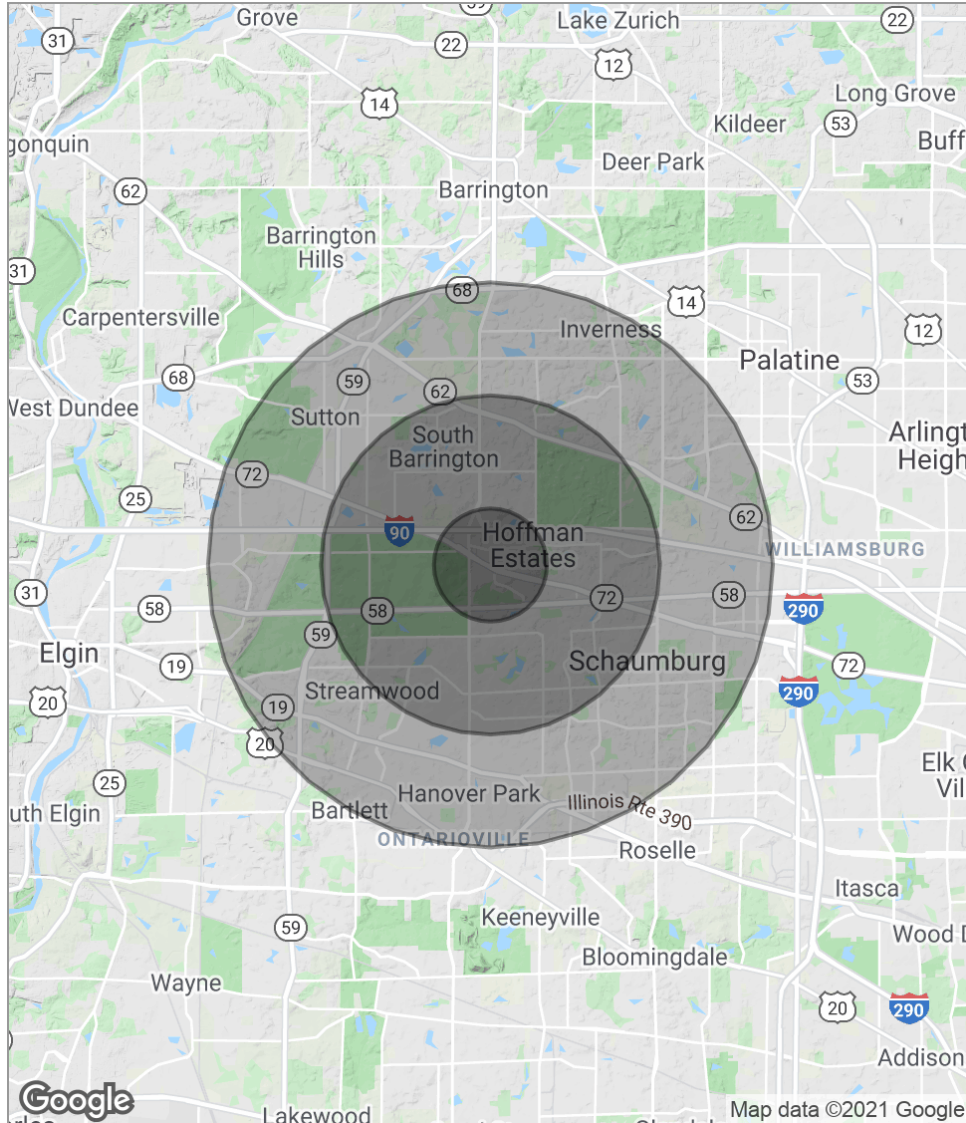


Dunkin' Donuts
2089 Barrington



Chili's Bar & Grill
2220 Barrington

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,891	86,107	225,124
Median age	34.2	35.6	36.2
Median age (Male)	33.0	34.1	34.8
Median age (Female)	37.4	38.0	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,729	31,657	80,023
# of persons per HH	2.5	2.7	2.8
Average HH income	\$76,857	\$88,166	\$88,342
Average house value	\$272,347	\$274,969	\$305,400

* Demographic data derived from 2010 US Census