



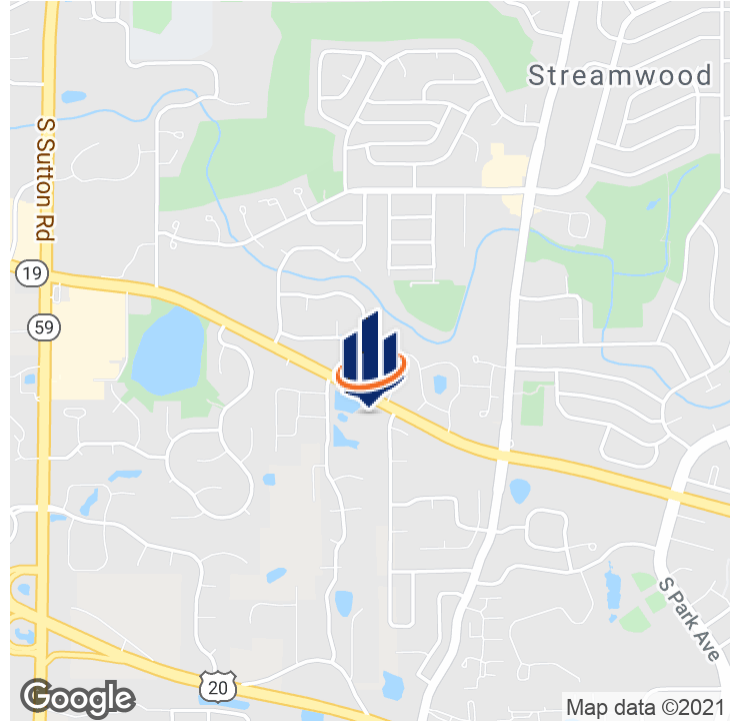
403 W IRVING PARK RD

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STREAMWOOD , IL 60107

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	11,147 SF
Available SF:	5,000 - 11,147 SF
Lot Size:	2 Acres
Cap Rate:	7.2%
Year Built:	1976
Renovated:	2009
Zoning:	C-2
Market:	Northwest Suburban
Traffic Count:	37
APN:	06-27-200-015-000

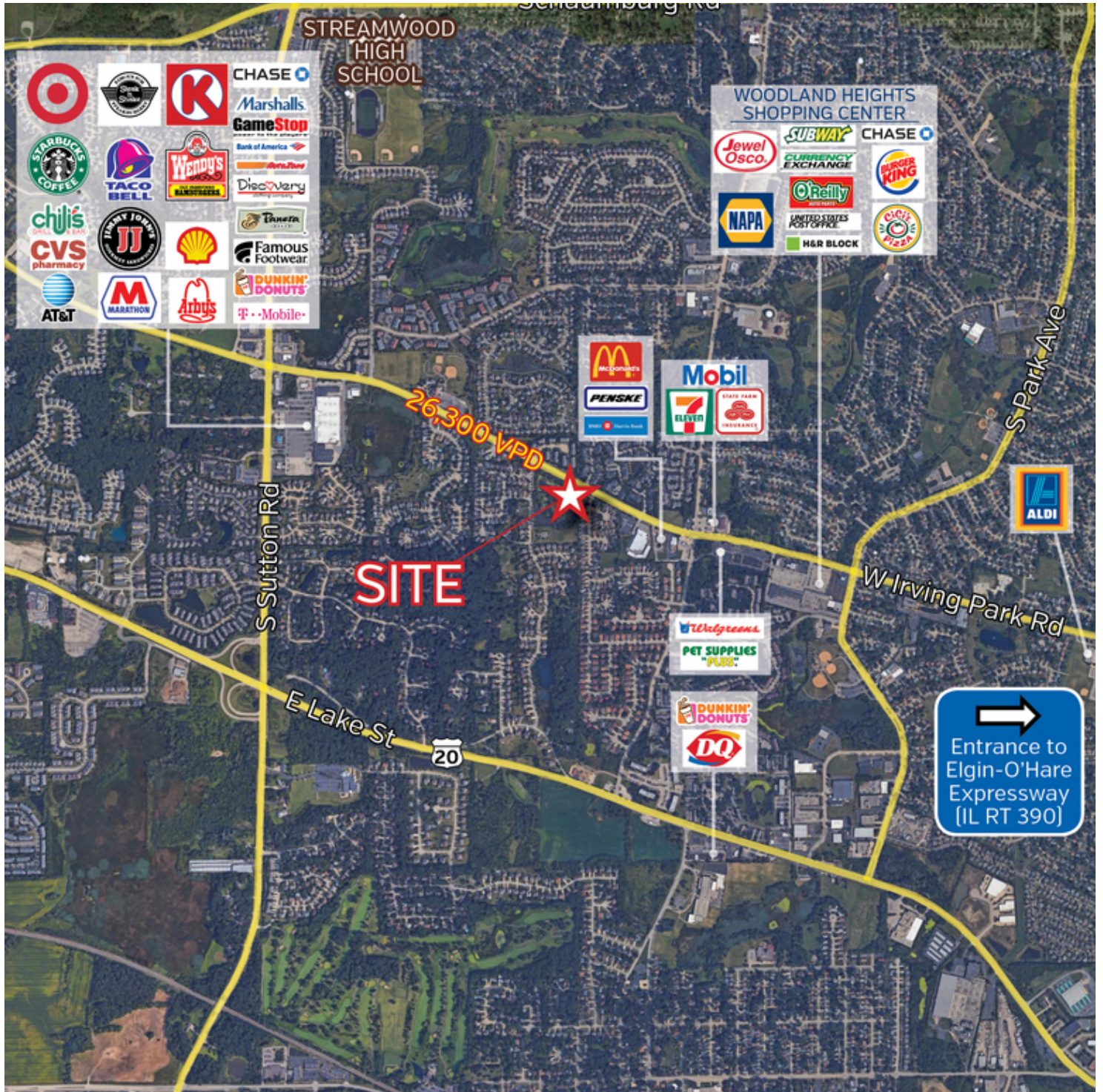
PROPERTY OVERVIEW

Medical Office Building with established medical tenants. High traffic count provides high visibility for medical practice needing 2000 +- space. Owner will provide allowance for build out to suite with separate entrance. Space on monument signage available.

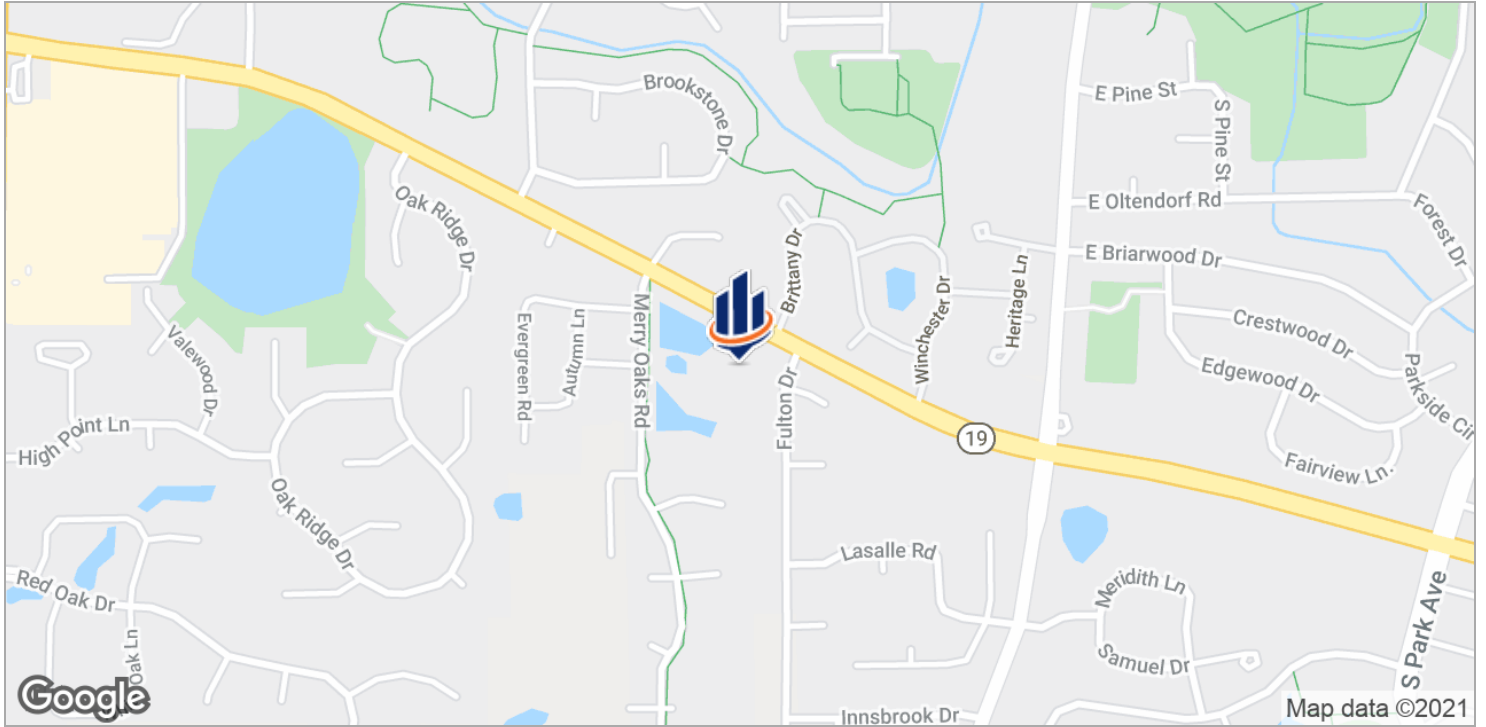
PROPERTY HIGHLIGHTS

- Excellent Medical Office Opportunity
- High Visibility Location
- 27,000 Cars Per Day Traffic Count

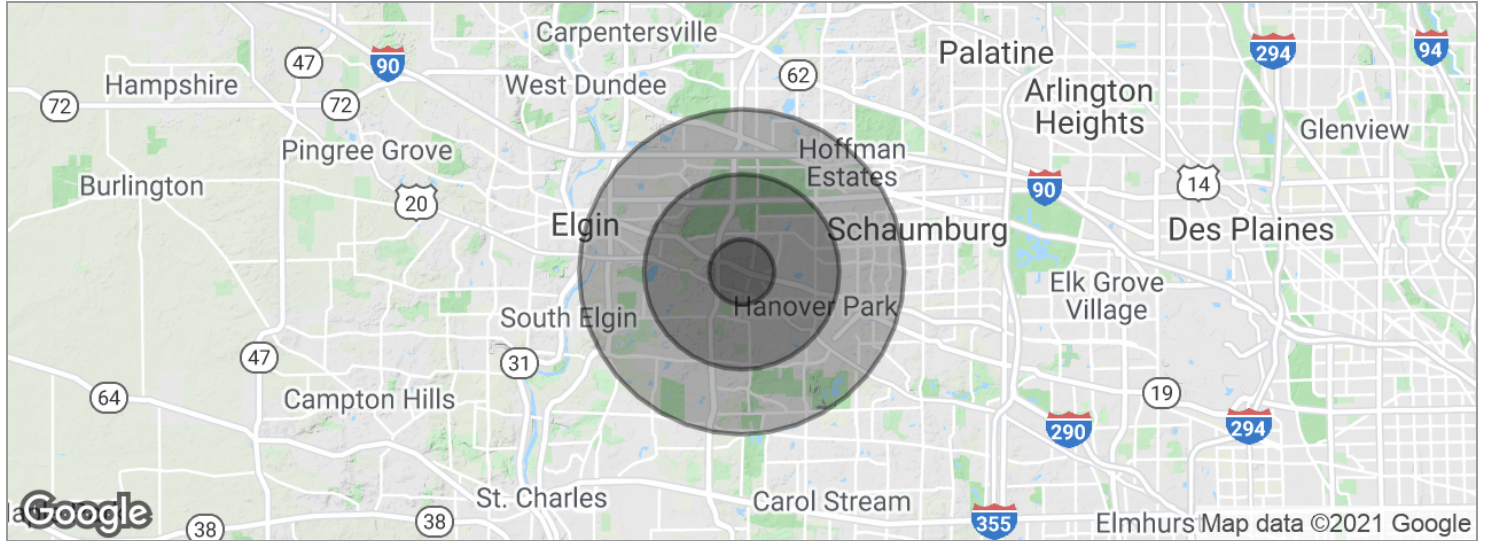
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,367	93,009	217,455
Median age	34.8	34.0	34.0
Median age (Male)	34.4	33.1	33.2
Median age (Female)	35.2	35.2	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,562	31,481	74,024
# of persons per HH	2.9	3.0	2.9
Average HH income	\$83,306	\$81,661	\$84,569
Average house value	\$306,152	\$269,599	\$278,460

* Demographic data derived from 2010 US Census



DATE: 1-13-17

SHEET **A1** PROJECT
403 W. IRVING PARK ROAD
 STREAMWOOD, IL

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