

1925-1997 HUNTLEY ROAD TARTANS CROSSING WEST DUNDEE, IL 60118

FOR LEASE

MLS #07092891

June 3, 2021



RETAIL 1,748–3,676 SF

\$14–\$16 psf NNN

DESCRIPTION

3 Retail Spaces Available

3 retail spaces available in brick retail center located on the same side of the street as Spring Hill Mall and Home Depot. Join North-western Medicine Immediate Care, Edward Jones, Eye Care Associates, Allstate and Chunky Dog Bar & Grill. Surrounded by several residential and retail developments. Excellent traffic counts. Units 1967 & 1975 can be combined for 3,676 SF.

- **Unit 1967:** 1,928 SF office space with open area, 2 private offices, 2 baths and large storage area. \$16 psf NNN
- **Unit 1975:** 1,748 SF warm shell, ready for build out. \$14 psf NNN
- **Unit 1997:** 2,406 SF end cap, former convenience store with grease trap and wash sinks. \$16 psf NNN

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,147	48,580	143,126
Avg Household Income	\$108,381	\$89,450	\$83,985
Daily Traffic Counts: 14,300 (Huntley Road) & 24,500 (Route 31)			

SPECIFICATIONS

Description	1-Story, Brick Retail Center
Building Size	22,696 SF
Land Size	3.05 AC
Year Built	2004
HVAC System	Roof mounted HVAC
Electrical	200 AMP, 3-PHase
Sprinklers	Yes
Washrooms	Varies per Unit
Ceiling Height	10' Finished, 13' Open
Parking	137 Spaces
Sewer/Water	City
Zoning	B2
Real Estate Taxes	\$2.27 psf (2020)
CAM	\$1.36 psf
Possession Date	Negotiable
Lease Term	3-5 Years
PIN Number	03-21-251-015

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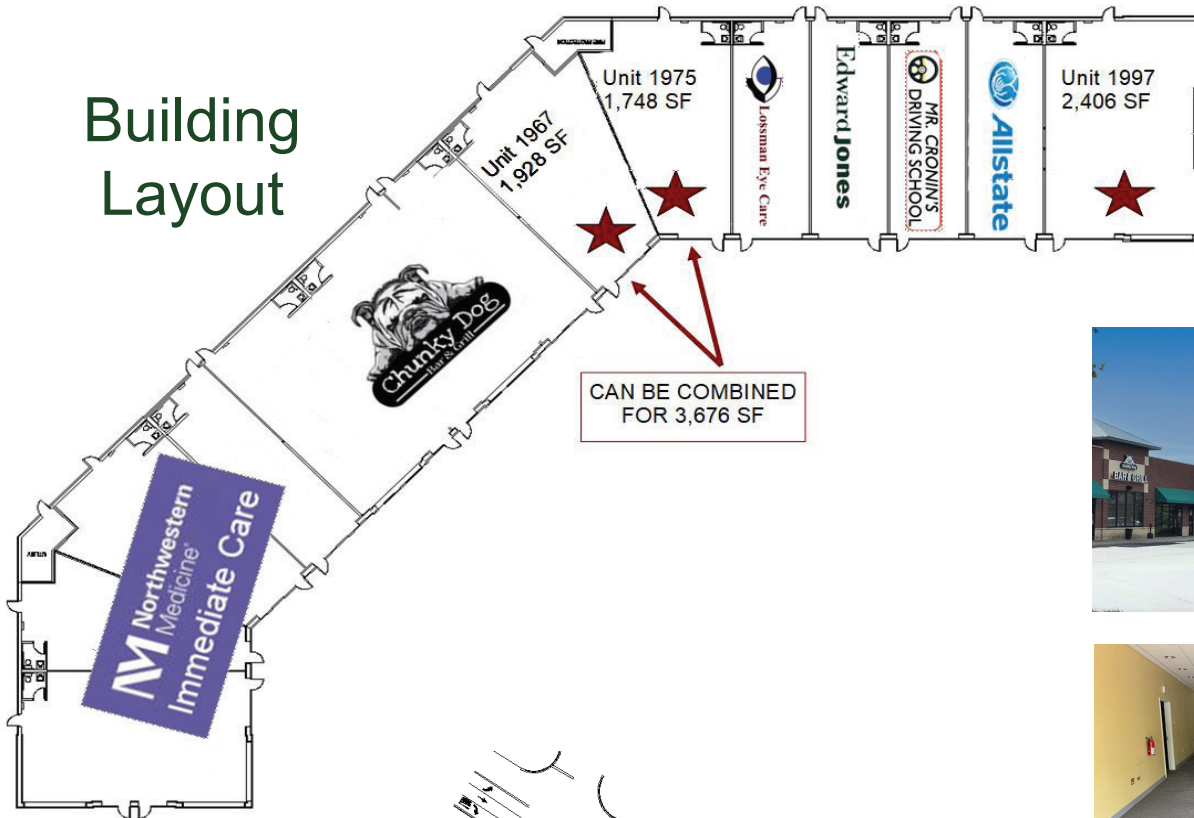
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FOR LEASE

Building
Layout



Site
Plan



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