

OFFICE BUILDING FOR SALE

FEDERATED BUILDING

3025 SALT CREEK LANE, ARLINGTON HEIGHTS, IL 60005

SCOTT WHISLER, CCIM

847.640.1500 x110

swhisler@brianproperties.com

BRIAN PROPERTIES, INC.

2045 S. Arlington Heights Rd. Suite #100
Arlington Heights, IL 60005
www.brianproperties.com



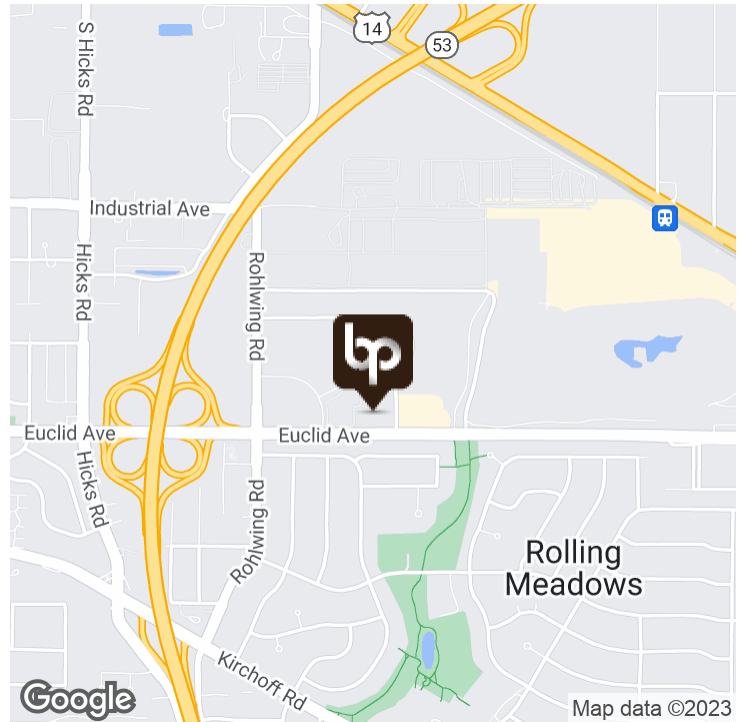


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EXECUTIVE SUMMARY

FEDERATED BUILDING

3025 SALT CREEK LANE | ARLINGTON HEIGHTS, IL 60005



OFFERING SUMMARY

Sale Price: Subject to Offer

Available SF:

Lot Size: 2.55 Acres

Year Built: 1984

Building Size: 51,380 SF

Zoning: B-3

Market: Chicago

Submarket: Schaumburg

Price / SF: -

PROPERTY OVERVIEW

3-story 51,390 sf office building on 2.55 acre land site, zoned B-3. Building located at the lighted NWC of Salt Creek Lane & Euclid Avenue, 2 blocks east of Route 53 and 2 blocks west of Arlington International Racecourse. B-3 zoning allows many different uses including retail, residential, and automotive. Site surrounded by new residential apartment and retail development. Seller willing to consider a sale lease back, call Scott Whisler 847-640-1500 at Brian Properties, Inc. for more information.

PROPERTY HIGHLIGHTS

- Strategically located near Route 53 & Arlington International providing maximum exposure
- 2.55 acres provides plenty of land for future redevelopment
- Suitable for a variety of uses, with B-3 zoning in place
- Possibility to sell or lease back the property after purchase

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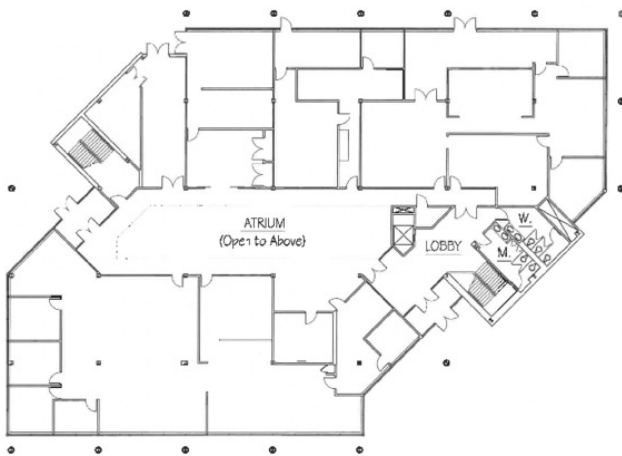


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ADDITIONAL PHOTOS

FEDERATED BUILDING

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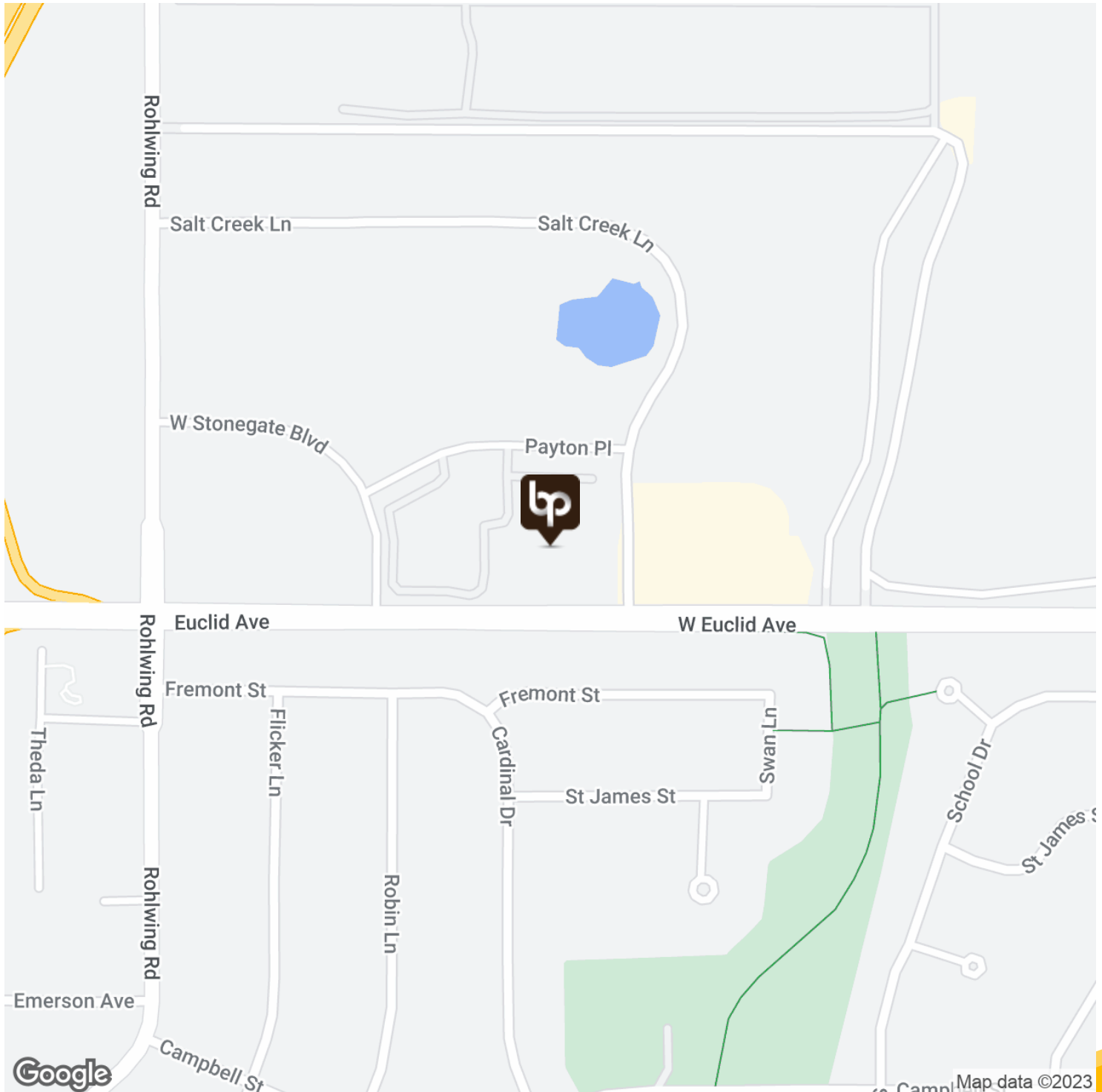


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LOCATION MAP

FEDERATED BUILDING

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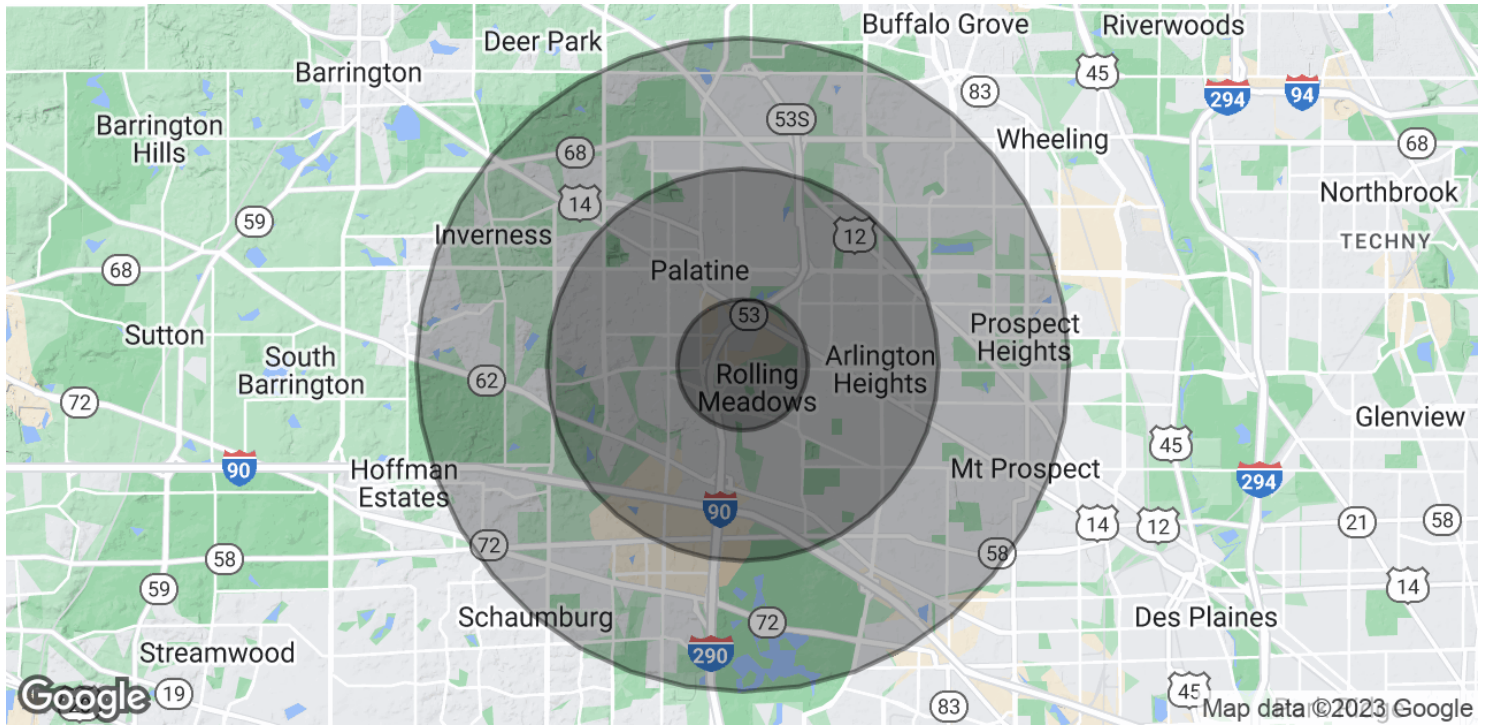


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DEMOGRAPHICS MAP & REPORT

FEDERATED BUILDING

3025 SALT CREEK LANE | ARLINGTON HEIGHTS, IL 60005



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,718	116,748	284,915
Average age	40.8	39.5	39.1
Average age (Male)	39.0	38.0	37.9
Average age (Female)	41.6	41.1	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,524	47,190	112,961
# of persons per HH	2.5	2.5	2.5
Average HH income	\$75,455	\$91,225	\$91,961
Average house value	\$282,877	\$348,359	\$365,203

* Demographic data derived from 2020 ACS - US Census

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