

RETAIL/OFFICE MIXED USE PROPERTY FOR LEASE

CENTRUM PLAZA

805-845 E. RAND RD., ARLINGTON HEIGHTS, IL 60004

GREGG COMEAUX

847.640.1500 x107
gregg@brianproperties.com

MARK MESKAUSKAS, CCIM, CPM

847.640.1500
mark@brianproperties.com

BRIAN PROPERTIES, INC.

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



BRIAN
PROPERTIES
INC.



BRIAN
PROPERTIES
INC.

EXECUTIVE SUMMARY

CENTRUM PLAZA

805-845 E. RAND RD. | ARLINGTON HEIGHTS, IL 60004



OFFERING SUMMARY

Building Size: 33,091 SF

Available SF: 657 - 4,480 SF

Rental Rate: \$16.00 - 20.00 SF/yr (Gross)

Traffic Count: 29,703

Parking Ratio: 3.75 per 1,000

Zoning: B1 - Business District Limited Retail

PROPERTY OVERVIEW

Centrum Plaza is a mixed-use retail/office complex in an established retail area in Arlington Heights, IL community. The retail/office spaces available for lease are suitable for a variety of businesses, and the property provides tenants with a high-quality environment in which to operate. The property is well-maintained and offers ample parking for customers. In addition, the location is highly visible and easily accessible, making it ideal for businesses looking to attract new customers.

LOCATION OVERVIEW

Centrum Plaza is an outstanding retail/office opportunity located in the high-traffic northwest suburb of Arlington Heights. The property benefits from close proximity to Interstate 53, and the property is situated in a major retail corridor along Rand Rd., providing excellent visibility and access. This village is a highly desirable northwest suburb with a population of approximately 75,525.

PROPERTY HIGHLIGHTS

- The building is prominently located on Rand Rd. and boasts high visibility from the street
- The LED parking lot pole and canopy lights are brand new & provide excellent visibility for drivers and pedestrians
- There is ample parking available for customers and employees

GREGG COMEAUX
847.640.1500 x107
gregg@brianproperties.com

MARK MESKAUSKAS, CCIM, CPM
847.640.1500
mark@brianproperties.com

BRIAN PROPERTIES, INC.
638-640 E. Golf Rd | Arlington Heights, IL 60005
847.640.1500 | brianproperties.com



BRIAN
PROPERTIES
INC.

AVAILABLE SPACES

CENTRUM PLAZA

805-845 E. RAND RD. | ARLINGTON HEIGHTS, IL 60004



SUITE NUMBER	SIZE (SF)	LEASE RATE	MONTHLY GROSS RENT	LEASE TYPE	COMMENTS
825-220	831 SF	\$16.00 SF/yr	\$1,108	Gross	Office - Second Floor
825-250	859 SF	\$16.00 SF/yr	\$1,145	Gross	Office - Second Floor
825-280	657 SF	\$16.00 SF/yr	\$876	Gross	Office - Second Floor
925-200	1,836 SF	\$16.00 SF/yr	\$2,448	Gross	Office - Second Floor
925-203	1,341 SF	\$16.00 SF/yr	\$1,788	Gross	Office - Second Floor
925-209	1,431 SF	\$16.00 SF/yr	\$1,908	Gross	Office - Second Floor
935-945	4,480 SF	\$20.00 SF/yr	\$7,466	Gross	Retail - First Floor

GREGG COMEAUX
847.640.1500 x107
gregg@brianproperties.com

MARK MESKAUSKAS, CCIM, CPM
847.640.1500
mark@brianproperties.com

BRIAN PROPERTIES, INC.
638-640 E. Golf Rd | Arlington Heights, IL 60005
847.640.1500 | brianproperties.com



BRIAN
PROPERTIES
INC.

ADDITIONAL PHOTOS

CENTRUM PLAZA

805-845 E. RAND RD. | ARLINGTON HEIGHTS, IL 60004



GREGG COMEAUX
847.640.1500 x107
gregg@brianproperties.com

MARK MESKAUSKAS, CCIM, CPM
847.640.1500
mark@brianproperties.com

BRIAN PROPERTIES, INC.
638-640 E. Golf Rd | Arlington Heights, IL 60005
847.640.1500 | brianproperties.com



CENTRUM PLAZA

805-845 E. RAND RD. | ARLINGTON HEIGHTS, IL 60004



gregg@brianproperties.com

mark@brianproperties.com

847.640.1500 | brianproperties.com

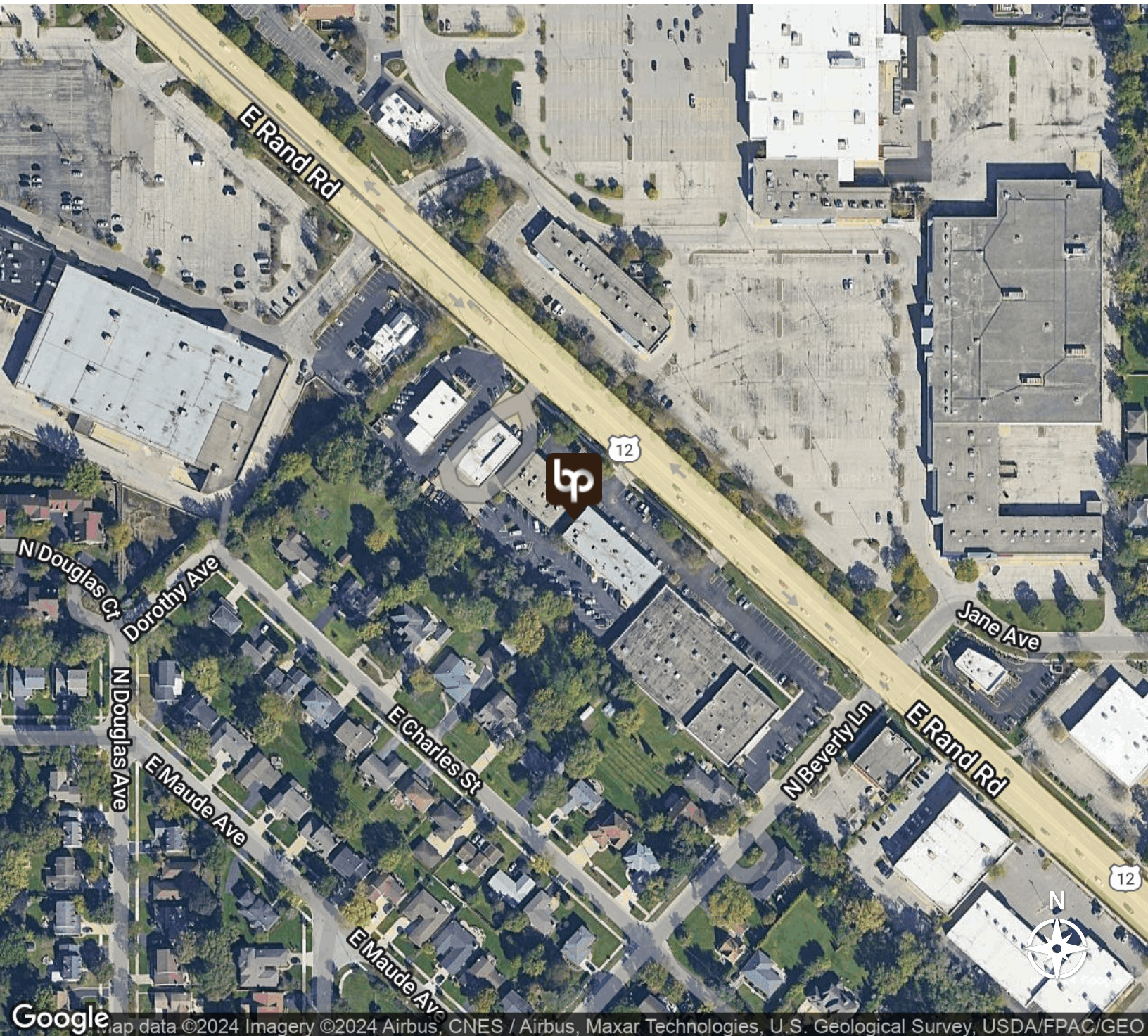


BRIAN
PROPERTIES
INC.

AERIAL MAP

CENTRUM PLAZA

805-845 E. RAND RD. | ARLINGTON HEIGHTS, IL 60004



GREGG COMEAUX
847.640.1500 x107
gregg@brianproperties.com

MARK MESKAUSKAS, CCIM, CPM
847.640.1500
mark@brianproperties.com

BRIAN PROPERTIES, INC.
638-640 E. Golf Rd | Arlington Heights, IL 60005
847.640.1500 | brianproperties.com

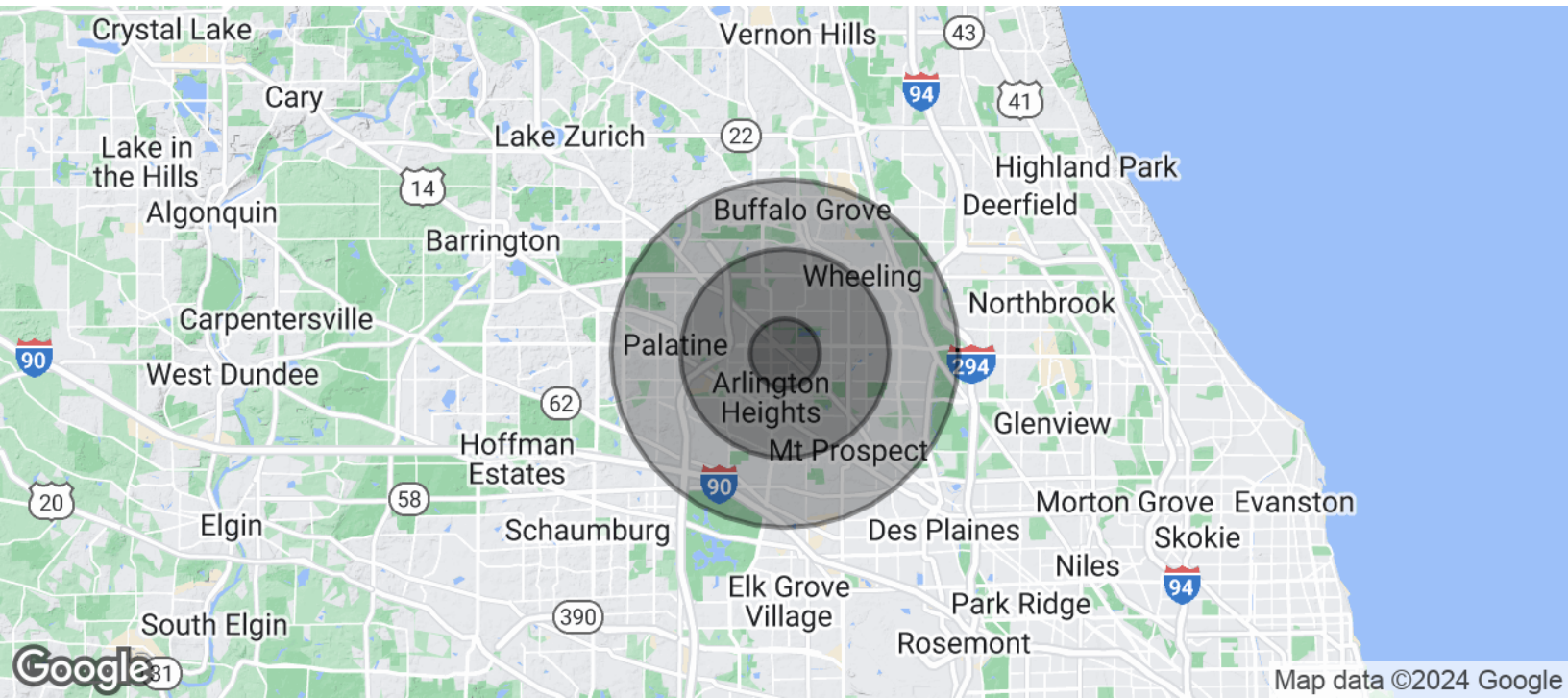


BRIAN
PROPERTIES
INC.

DEMOGRAPHICS MAP & REPORT

CENTRUM PLAZA

805-845 E. RAND RD. | ARLINGTON HEIGHTS, IL 60004



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,966	127,268	322,221
Average Age	44.9	43.2	42.1
Average Age (Male)	44.6	41.8	40.8
Average Age (Female)	44.1	44.3	42.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,279	52,750	132,932
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$133,414	\$111,918	\$105,869
Average House Value	\$380,088	\$306,261	\$288,726

* Demographic data derived from 2020 ACS - US Census

GREGG COMEAUX
847.640.1500 x107
gregg@brianproperties.com

MARK MESKAUSKAS, CCIM, CPM
847.640.1500
mark@brianproperties.com

BRIAN PROPERTIES, INC.
638-640 E. Golf Rd | Arlington Heights, IL 60005
847.640.1500 | brianproperties.com

BRIAN PROPERTIES, INC.

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

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Brian Properties, Inc. Price is subject to change listing may be withdrawn without notice.

