RETAIL PROPERTY FOR LEASE

GREENBRIAR PLAZA

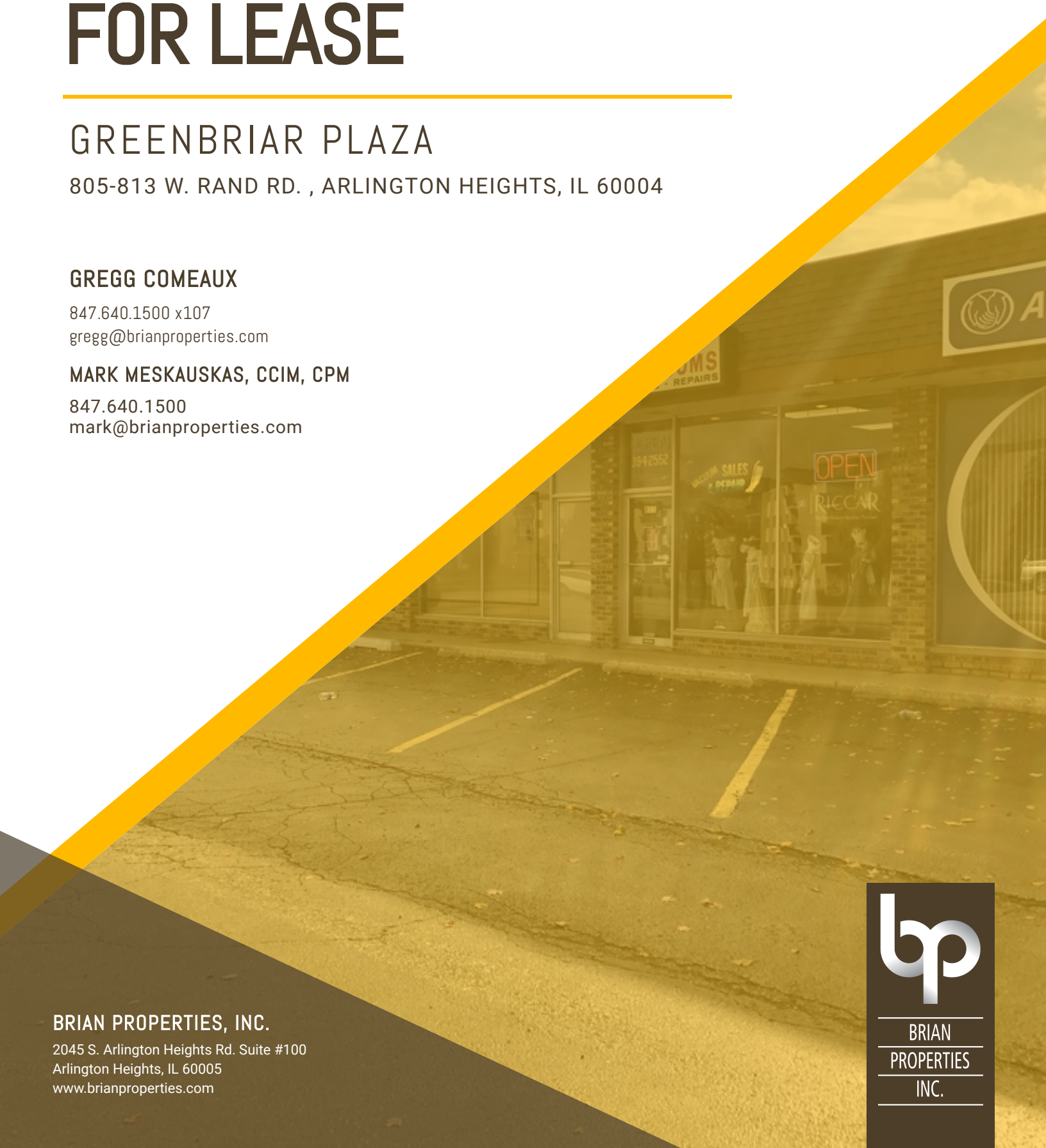
805-813 W. RAND RD. , ARLINGTON HEIGHTS, IL 60004

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

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EXECUTIVE SUMMARY

GREENBRIAR PLAZA

805-813 W. RAND RD. | ARLINGTON HEIGHTS, IL 60004



OFFERING SUMMARY

Building Size:	9,890 SF
Available SF:	960 SF
Rental Rate:	$12.00 SF/yr (NNN)
CAM:	$4.00 / SF
Real Estate Taxes:	$5.75 / SF
Traffic Count:	28,800
Parking Ratio:	3.4 per 1,000
Zoning:	B-2 General Business District

PROPERTY OVERVIEW

The Greenbriar Plaza shopping center is an established retail destination in the Arlington Heights, IL community. The retail spaces available for lease are suitable for a variety of businesses, and the Greenbriar Plaza shopping center provides tenants with a high-quality environment in which to operate. The shopping center 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

The Greenbriar Plaza shopping center is an outstanding retail opportunity located in the high-traffic northwest suburb of Arlington Heights. The center 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
- Pylon signage is available, making it easy for customers to find your business
- Ingress and egress are excellent near a stoplight intersection along Rand Rd.

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AVAILABLE SPACES

GREENBRIAR PLAZA

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SUITE NUMBER	SIZE (SF)	LEASE RATE	REAL ESTATE TAXES	CAM	MONTHLY GROSS RENT	LEASE TYPE	COMMENTS
805B	960 SF	$12.00 SF/yr	$5.75 SF/yr	$4.00	$1,740	NNN	Rent. CAM & Taxes are $2,380 per month

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ADDITIONAL PHOTOS

GREENBRIAR PLAZA

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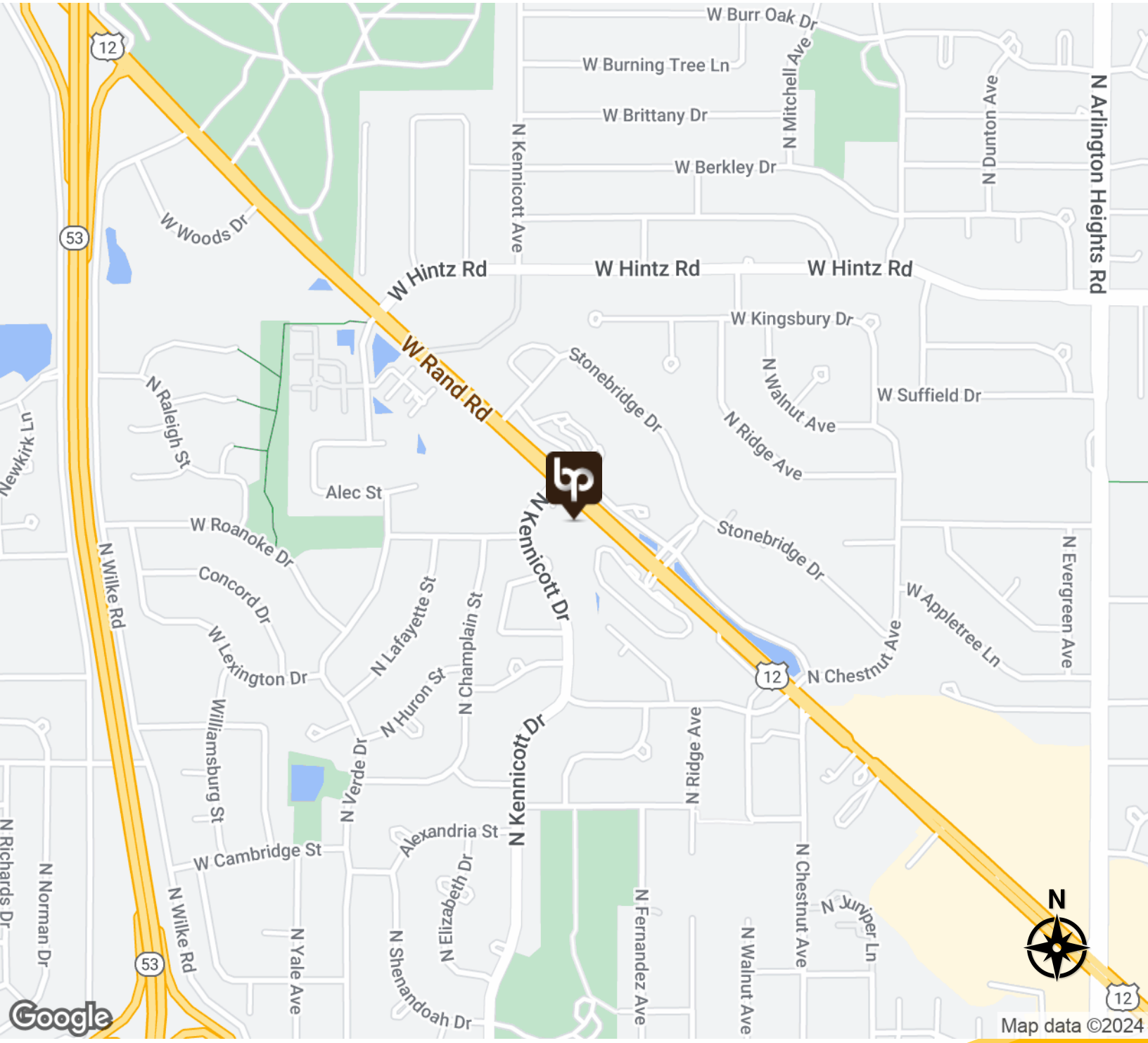
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LOCATION MAP

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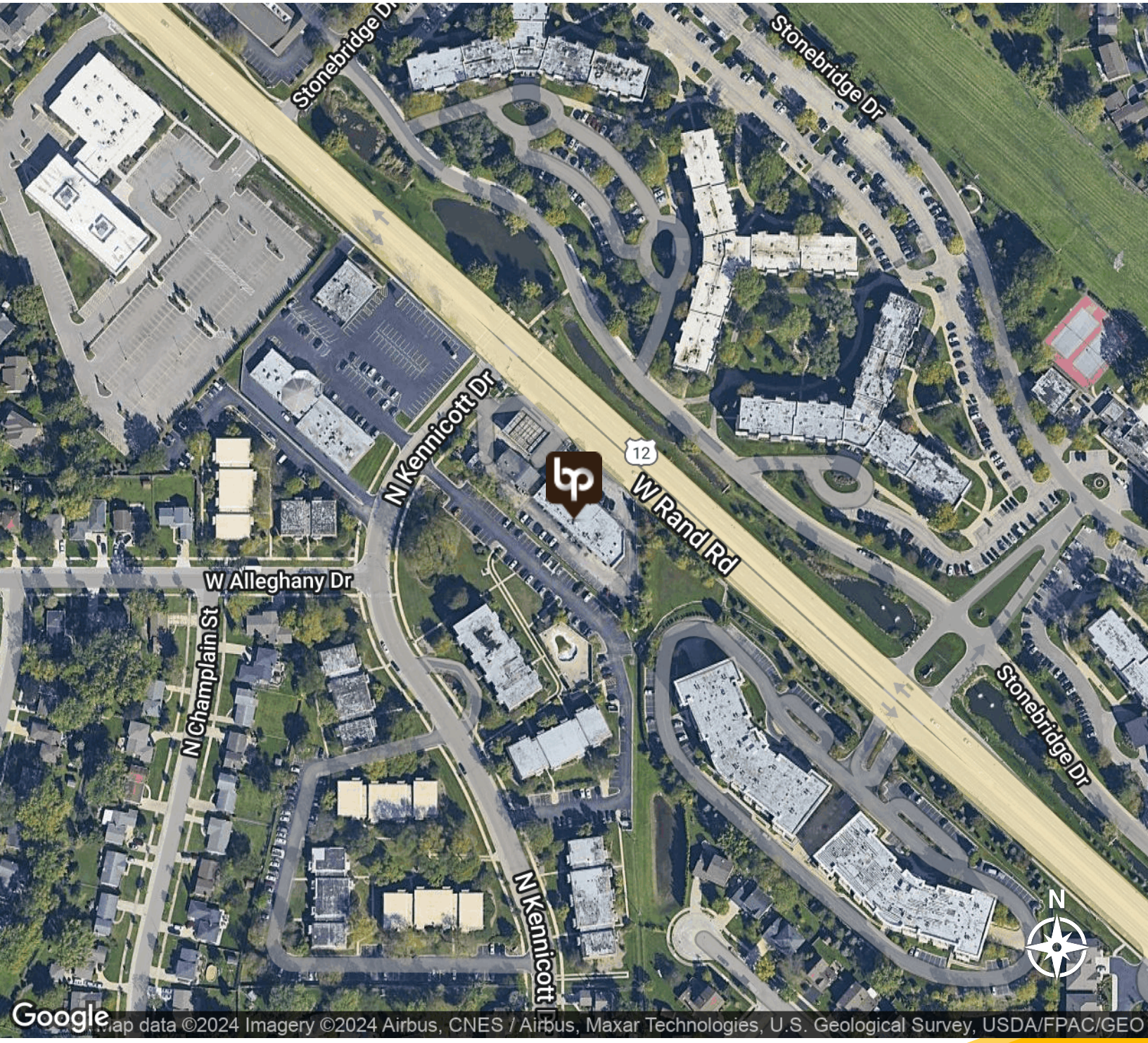
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AERIAL MAP

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