

RETAIL PROPERTY FOR LEASE

SALEM PLAZA

1049-1143 N. SALEM DR., SCHAUMBURG, IL 60194

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

SALEM PLAZA

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OFFERING SUMMARY

Building Size:	72,326 SF
Available SF:	1,400 SF
Rental Rate:	\$14.00 SF/yr (NNN)
CAM:	\$3.75 / SF
Real Estate Taxes:	\$6.00 / SF
Traffic Count:	48,000
Parking Ratio:	- per 1,000
Zoning:	B-2 General Business

PROPERTY OVERVIEW

The Salem Plaza shopping center is an established retail destination in the Schaumburg, IL community. The retail spaces available for lease are suitable for a variety of businesses, and the Salem 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 Salem Plaza shopping center is an outstanding retail opportunity located in the high-traffic northwest suburb of Schaumburg. The property is situated at a premium intersection, with Golf Rd. and Salem Dr. providing excellent visibility and access. In addition, the center benefits from close proximity to Woodfield Mall and Interstate 53. This village is a highly desirable northwest suburb, with a population of approximately 73,509.

PROPERTY HIGHLIGHTS

- Ingress and egress are excellent at a stoplight intersection along Golf Rd.
- 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

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AVAILABLE SPACES

SALEM PLAZA

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SUITE NUMBER	SIZE (SF)	LEASE RATE	REAL ESTATE TAXES	CAM	MONTHLY GROSS RENT	LEASE TYPE	COMMENTS
1139	1,400 SF	\$14.00 SF/yr	\$6.00 SF/yr	\$3.75	\$2,770	NNN	

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ADDITIONAL PHOTOS

SALEM PLAZA

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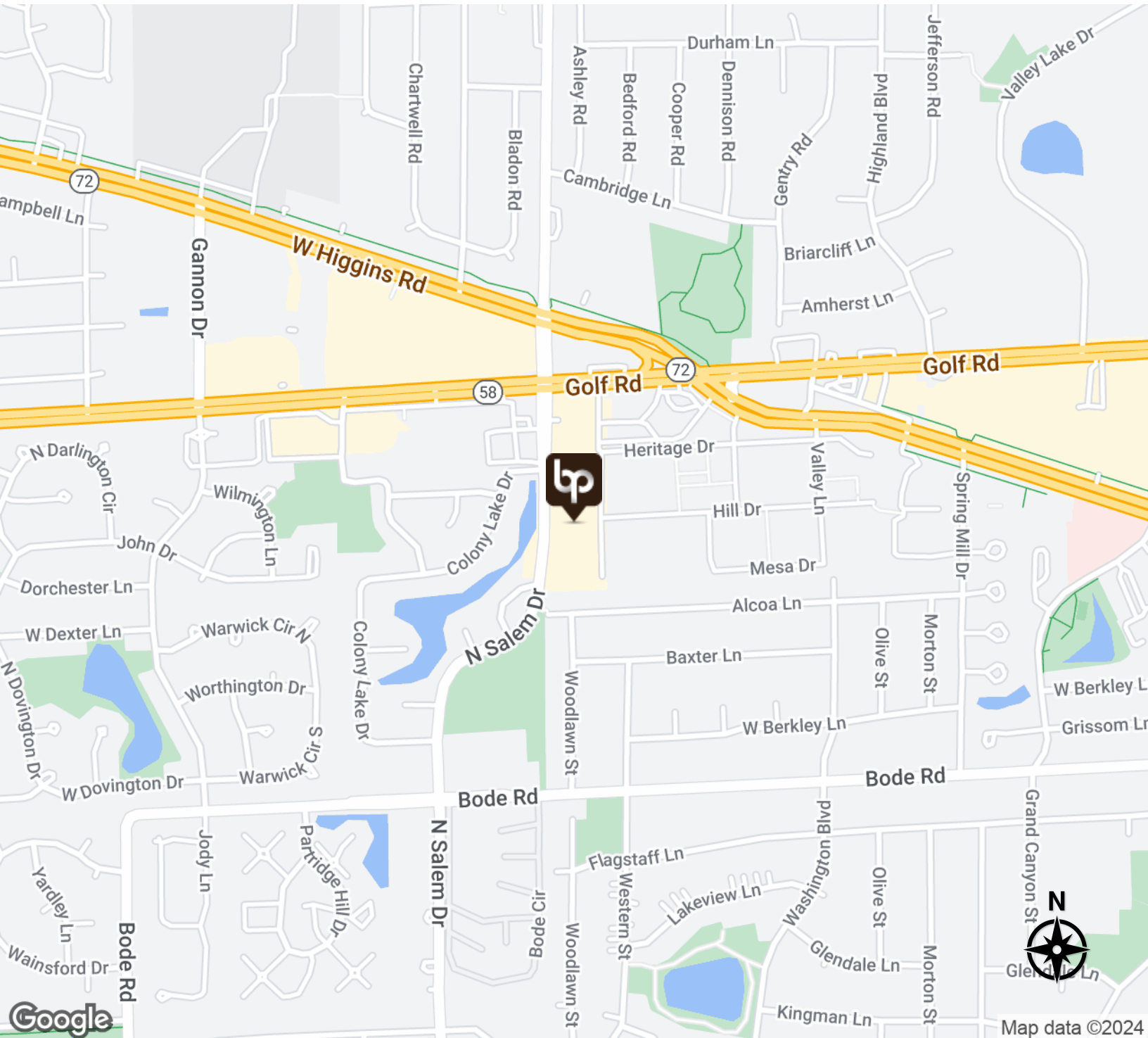


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LOCATION MAP

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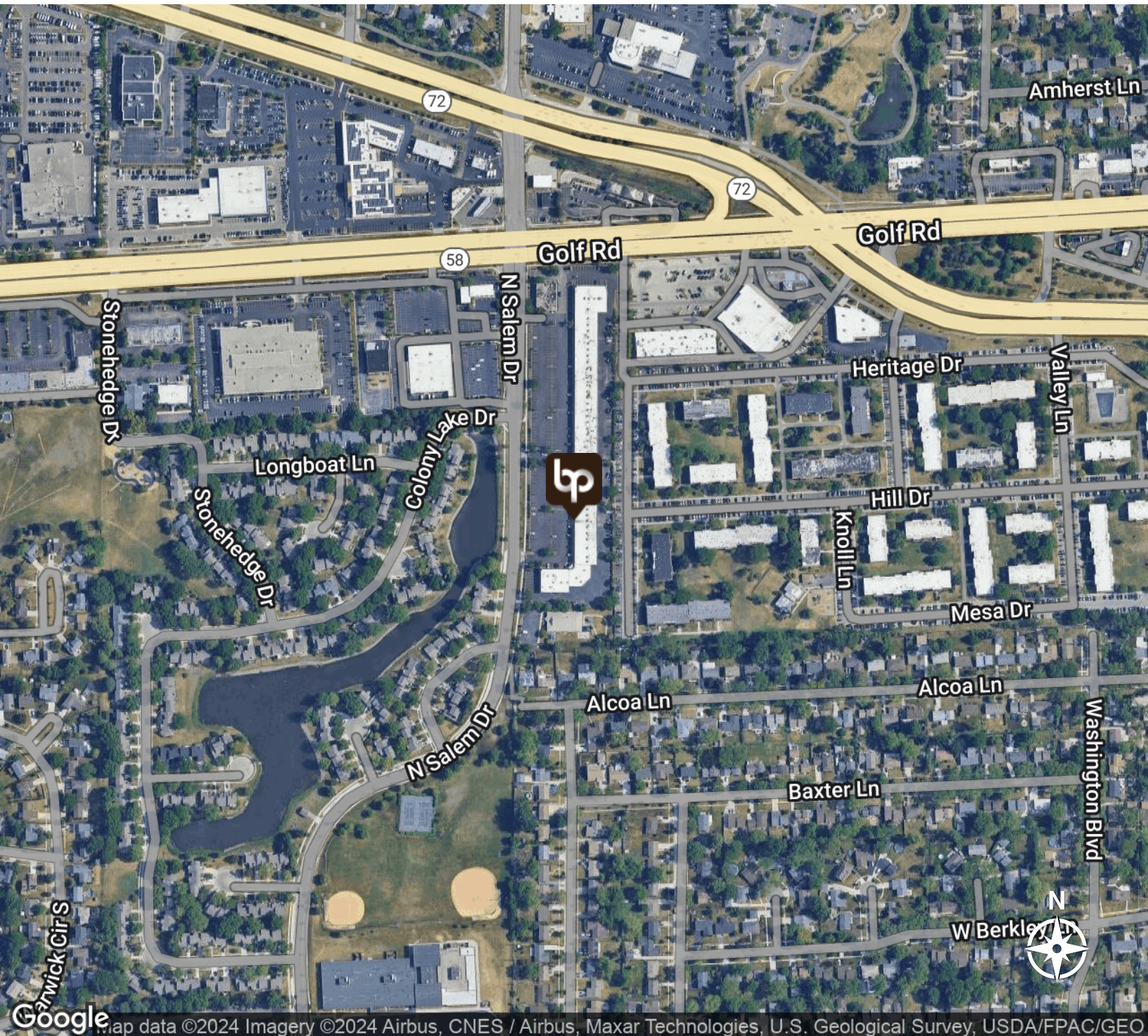


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AERIAL MAP

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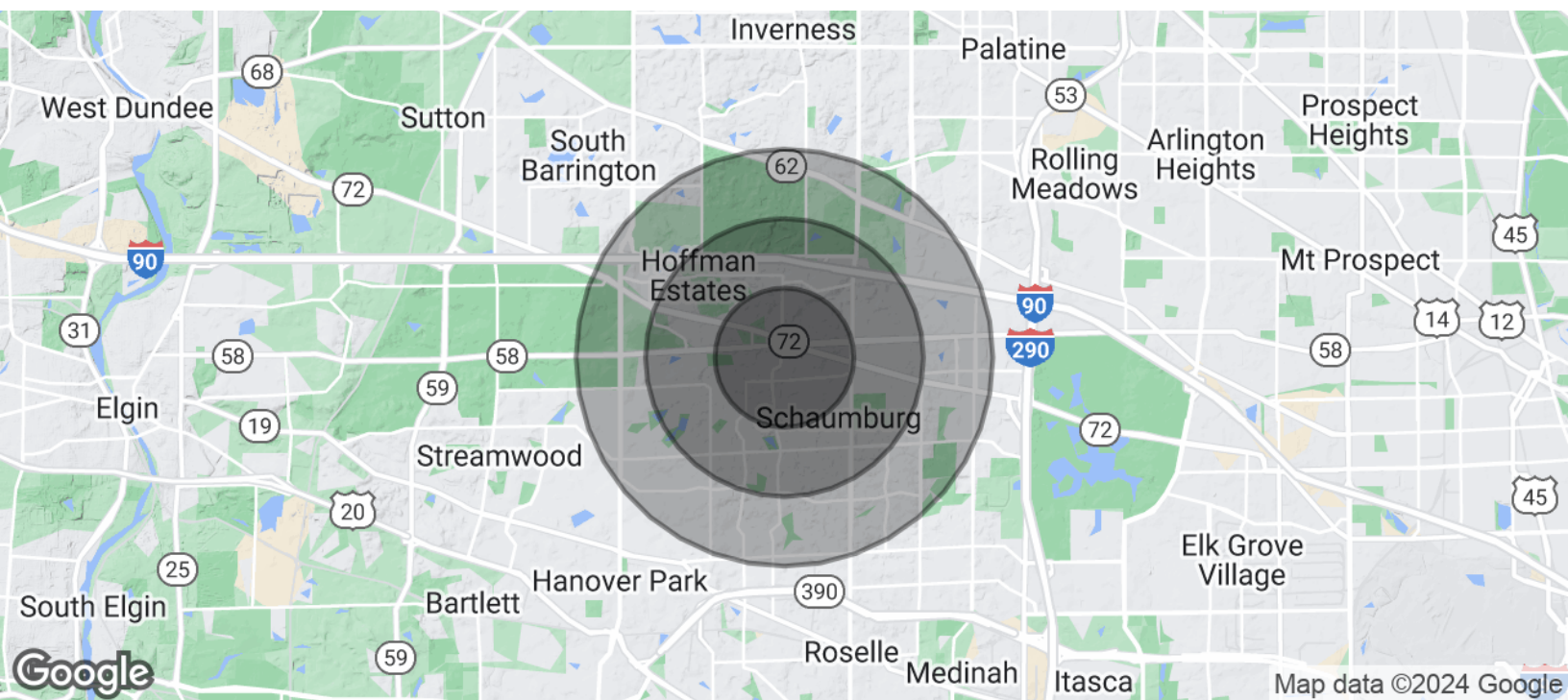


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DEMOGRAPHICS MAP & REPORT

SALEM PLAZA

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	19,848	58,746	108,166
Average Age	35.3	37.2	37.7
Average Age (Male)	33.7	35.6	35.9
Average Age (Female)	36.6	38.8	39.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,306	21,868	40,516
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$75,522	\$80,877	\$85,775
Average House Value	\$214,149	\$257,655	\$302,448

* Demographic data derived from 2020 ACS - US Census

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