

# RETAIL PROPERTY FOR SALE

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838 S. ARTHUR AVE.

ARLINGTON HEIGHTS, IL 60005

**GREGG COMEAUX**

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**MARK MESKAUSKAS, CCIM, CPM**

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**BRIAN PROPERTIES, INC.**

2045 S. Arlington Heights Rd. Suite #100

Arlington Heights, IL 60005

[www.brianproperties.com](http://www.brianproperties.com)



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## EXECUTIVE SUMMARY

838 S. ARTHUR AVE. | ARLINGTON HEIGHTS, IL 60005



### SALE PRICE

**\$261,750**

### OFFERING SUMMARY

Building SF:	2,094
Lot Size SF:	6,000
Year Built:	1974
Zoning:	B-4 - Limited Service District
Market:	Chicago
Submarket:	Northwest Suburbs
Traffic Count:	5,741
Price / SF:	\$125.00

### PROPERTY OVERVIEW

The available property is an established destination in the Arlington Heights, IL, community. The property is suitable for a variety of businesses and will provide an owner/user or investor with a high-quality environment in which to operate. The building 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 subject property is an outstanding office opportunity located in the high-traffic northwest suburb of Arlington Heights. The property is situated along Arthur Ave. providing excellent visibility and access. The property benefits from close proximity to Interstate 90 and is only 1.7 miles from downtown Arlington Heights. This village is a highly desirable northwest suburb, with a population of approximately 75,525.

### PROPERTY HIGHLIGHTS

- High Traffic Location: Arthur Ave. sees an average of 5,700+ cars per day
- High Visibility Signage: Pylon & building signage are available

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## ADDITIONAL PHOTOS

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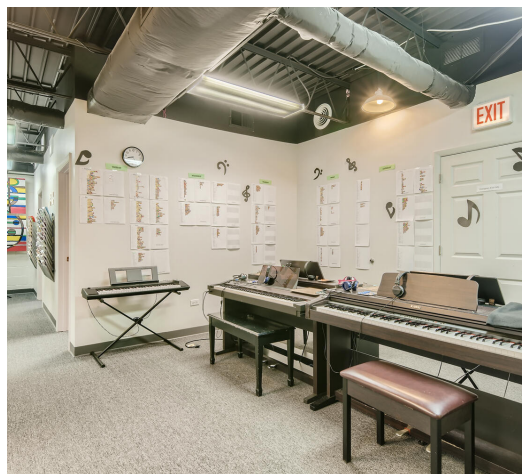
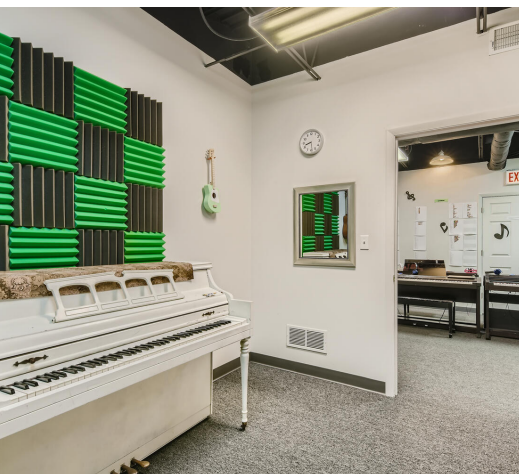




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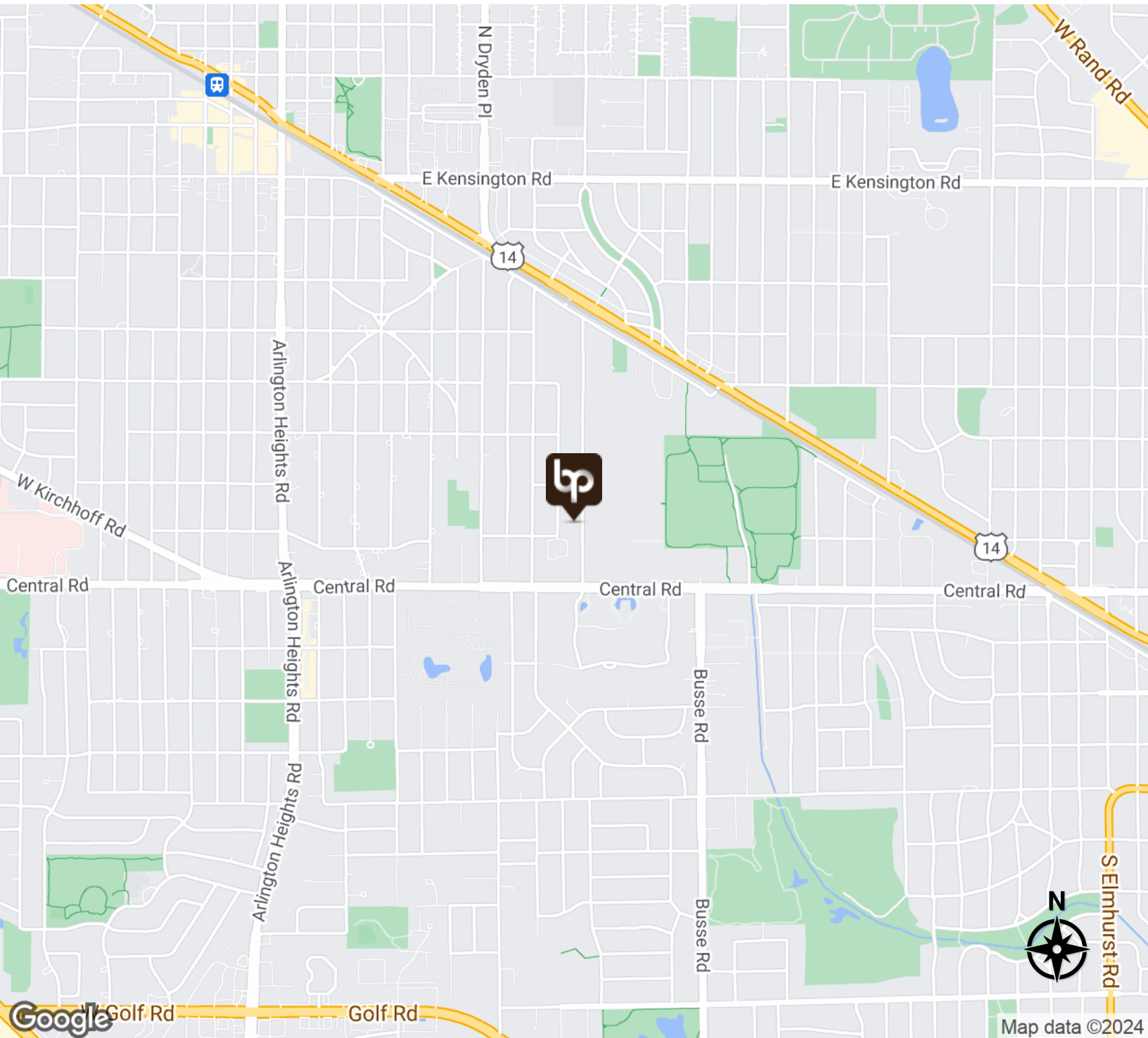
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## LOCATION MAP

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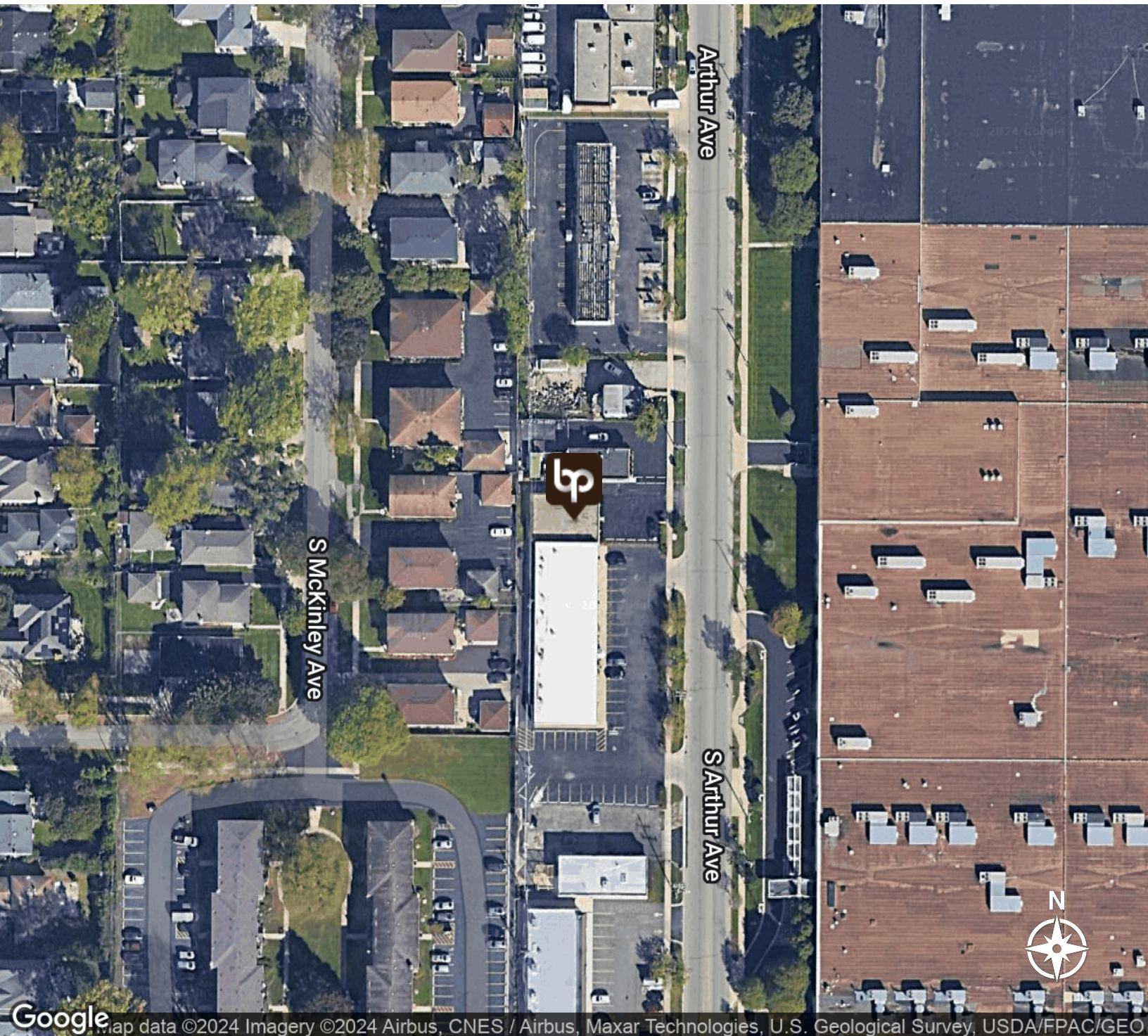




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## AERIAL MAP

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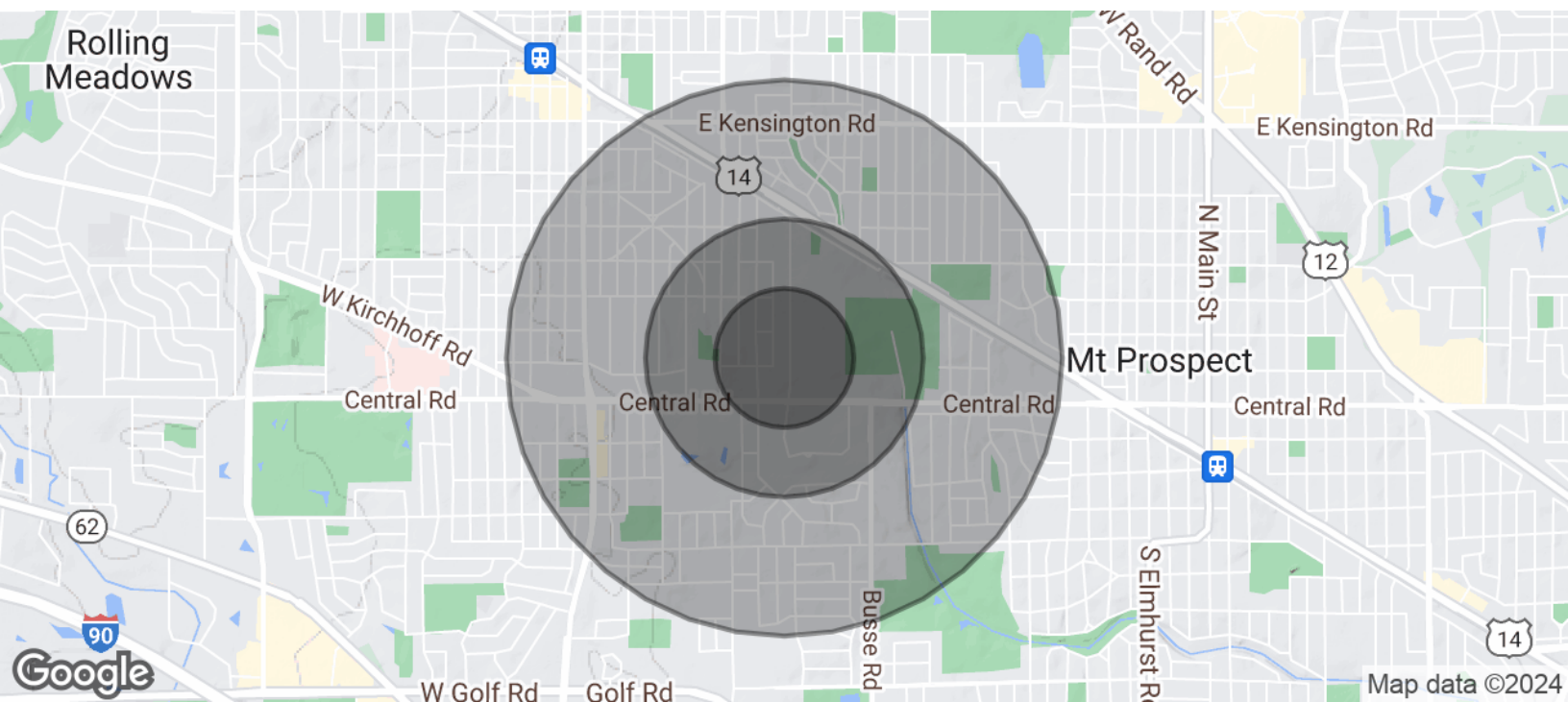




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# DEMOGRAPHICS MAP & REPORT

838 S. ARTHUR AVE. | ARLINGTON HEIGHTS, IL 60005



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	956	4,240	15,292
Average Age	37.7	42.4	44.7
Average Age (Male)	33.7	36.9	39.7
Average Age (Female)	40.7	46.3	47.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	377	1,725	6,013
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$102,769	\$107,574	\$118,463
Average House Value	\$293,478	\$297,128	\$356,328

\* Demographic data derived from 2020 ACS - US Census

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