

LEASE

Poplar Creek Plaza

1801 WEST GOLF ROAD

Schaumburg, IL 60194

PRESENTED BY:

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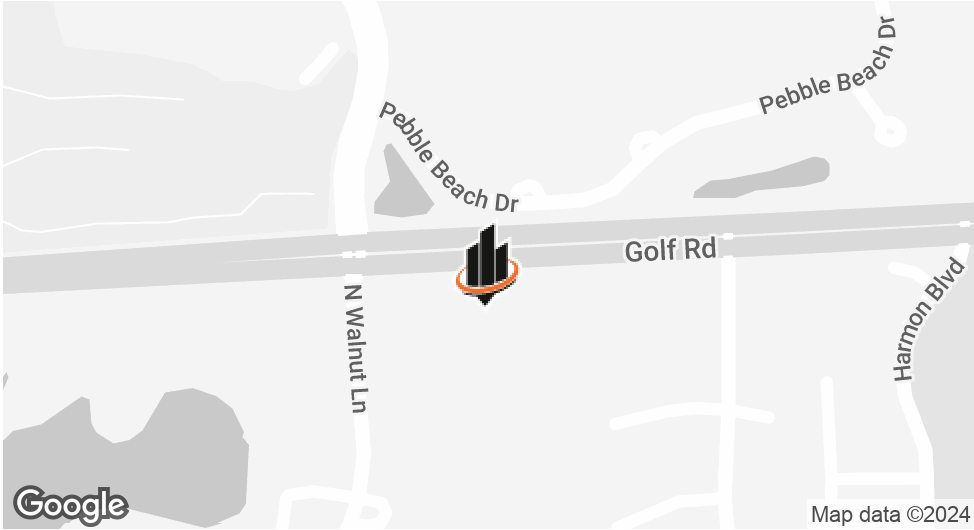
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.00 - 18.00 SF/yr (NNN)
BUILDING SIZE:	67,000 SF
AVAILABLE SF:	1,162 - 3,540 SF
LOT SIZE:	7 Acres
ZONING:	B-2
SUBMARKET:	Schaumburg Area

PROPERTY OVERVIEW

Situated in a "park-like" setting. This appealing property is at the high-traffic location, SEC of Golf Road and Walnut Lane. The property is east of Barrington Road and west of Gannon Drive. Busy CVS Pharmacy anchored shopping center on Golf Rd. The center offers an eclectic variety of restaurants, convenience retail, grocery, education, and childcare. A robust mix of national and local tenants including CVS, Wendy's, LA Tan, H&R Block, Daruma Restaurant, Inchin's Bamboo Garden, Hakka Wok, Rajeshree Grocery, Barber Academy, and many others.

Ideal location for service and retail tenants servicing the surrounding community. Perfect fitness center, yoga, martial arts, financial services, medical office, showroom, physical therapy, dialysis center, or other retail, service, and medical tenants.

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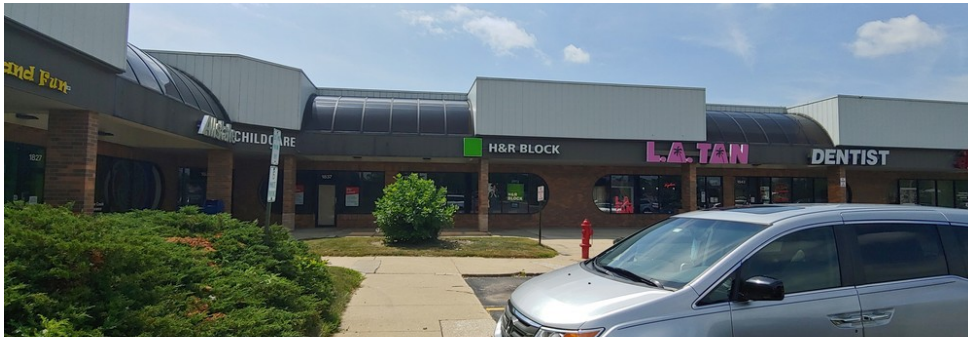
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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- CVS anchored shopping center
- Well-suited for Retail, Restaurants, and Office uses
- Easy access to signalized intersection at Golf Road (24,000 VPD)
- Close proximity to Woodfield Mall, part of 6.8 million square feet of retail GLA, the largest outside of the City of Chicago

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LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	1,162 - 3,540 SF	LEASE RATE:	\$13.00 - \$18.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

1825	Available	3,540 SF	NNN	\$13.00 SF/yr	-
1845	Available	2,400 SF	NNN	\$15.50 SF/yr	Fully built out Chiropractic office with 8 treatment rooms and physical therapy space. Great condition. Ready to move in.
1851	Available	1,162 SF	NNN	\$18.00 SF/yr	Currently a furniture store, move in ready for a wide range of uses.

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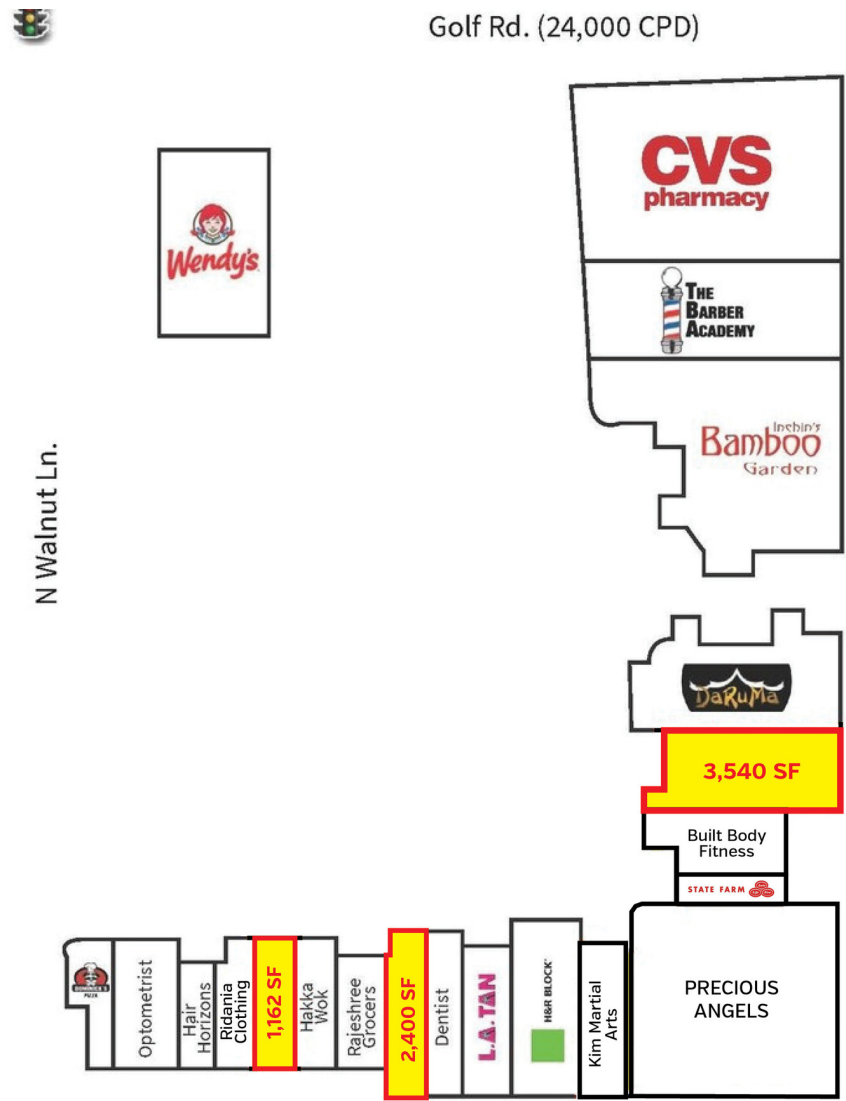
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SITE PLAN



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SUITE 1845 | 2,400 SF



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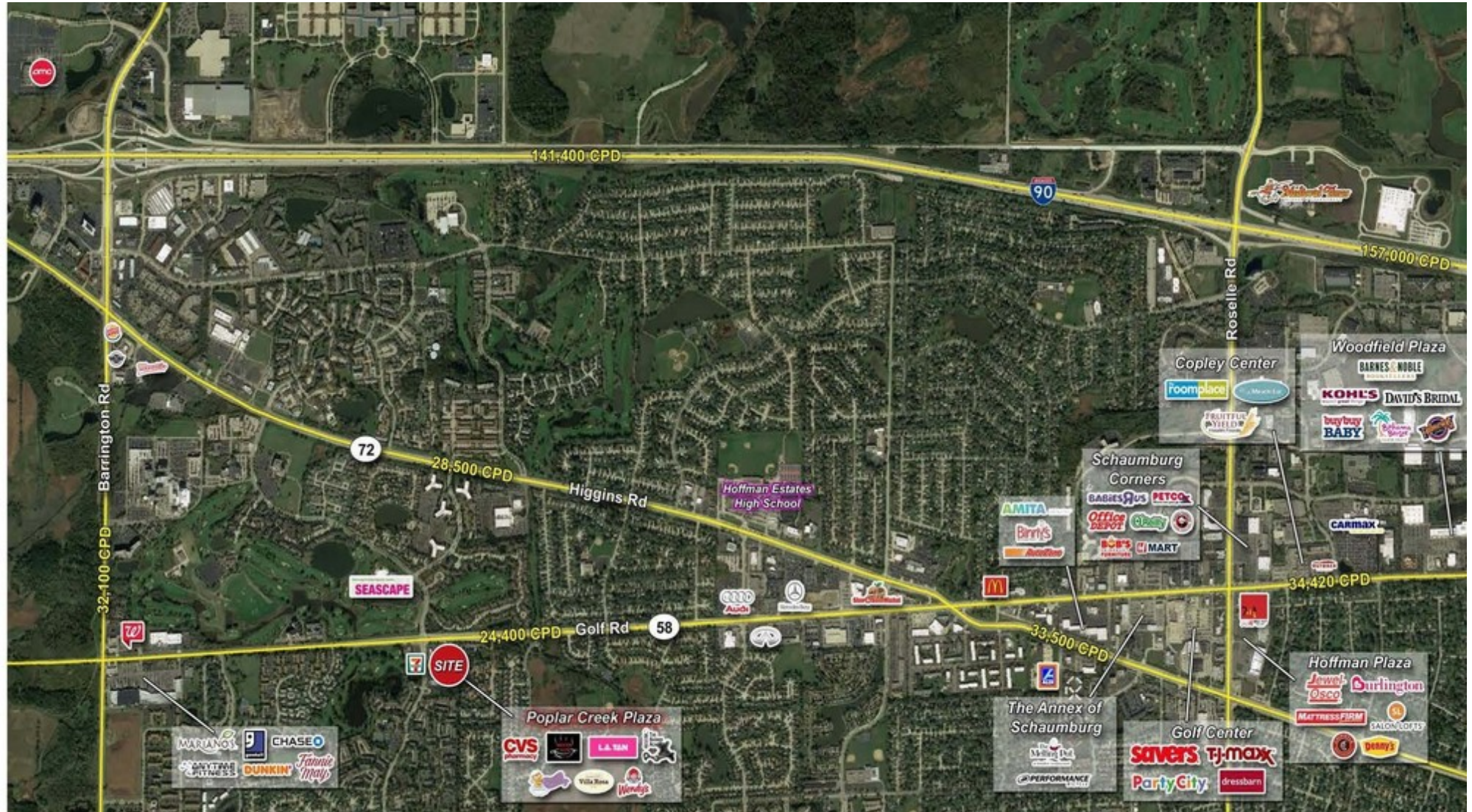
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AREA RETAILER MAP



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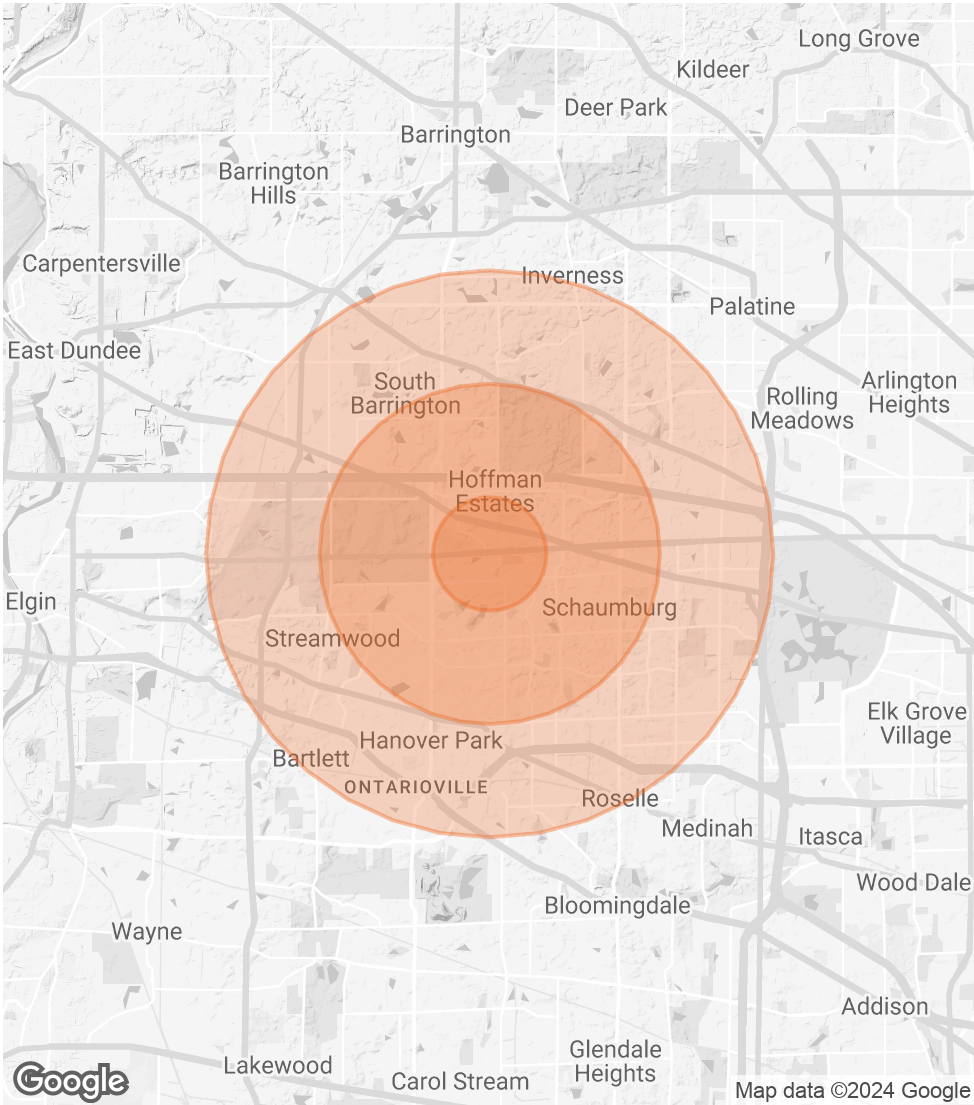
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,949	112,286	247,526
AVERAGE AGE	36.9	36.1	36.3
AVERAGE AGE (MALE)	35.3	34.2	35.0
AVERAGE AGE (FEMALE)	38.7	38.3	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,300	41,103	89,228
# OF PERSONS PER HH	2.8	2.7	2.8
AVERAGE HH INCOME	\$94,715	\$84,104	\$86,660
AVERAGE HOUSE VALUE	\$319,888	\$273,126	\$306,372

2020 American Community Survey (ACS)



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