

LEASE

Countryside Court

1100-1190 S ELMHURST RD

Mount Prospect, IL 60056

PRESENTED BY:

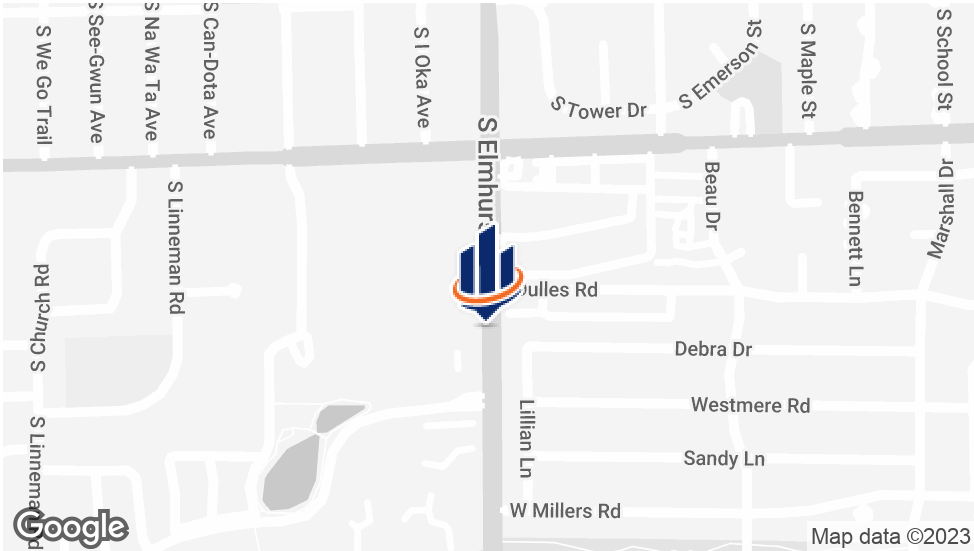
RONALD WEISSENHOFER

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.00 SF/yr (NNN)
BUILDING SIZE:	31,900 SF
AVAILABLE SF:	1,261 - 1,280 SF
LOT SIZE:	2.87 Acres
YEAR BUILT:	1974
ZONING:	B-5
TRAFFIC COUNT:	30,000

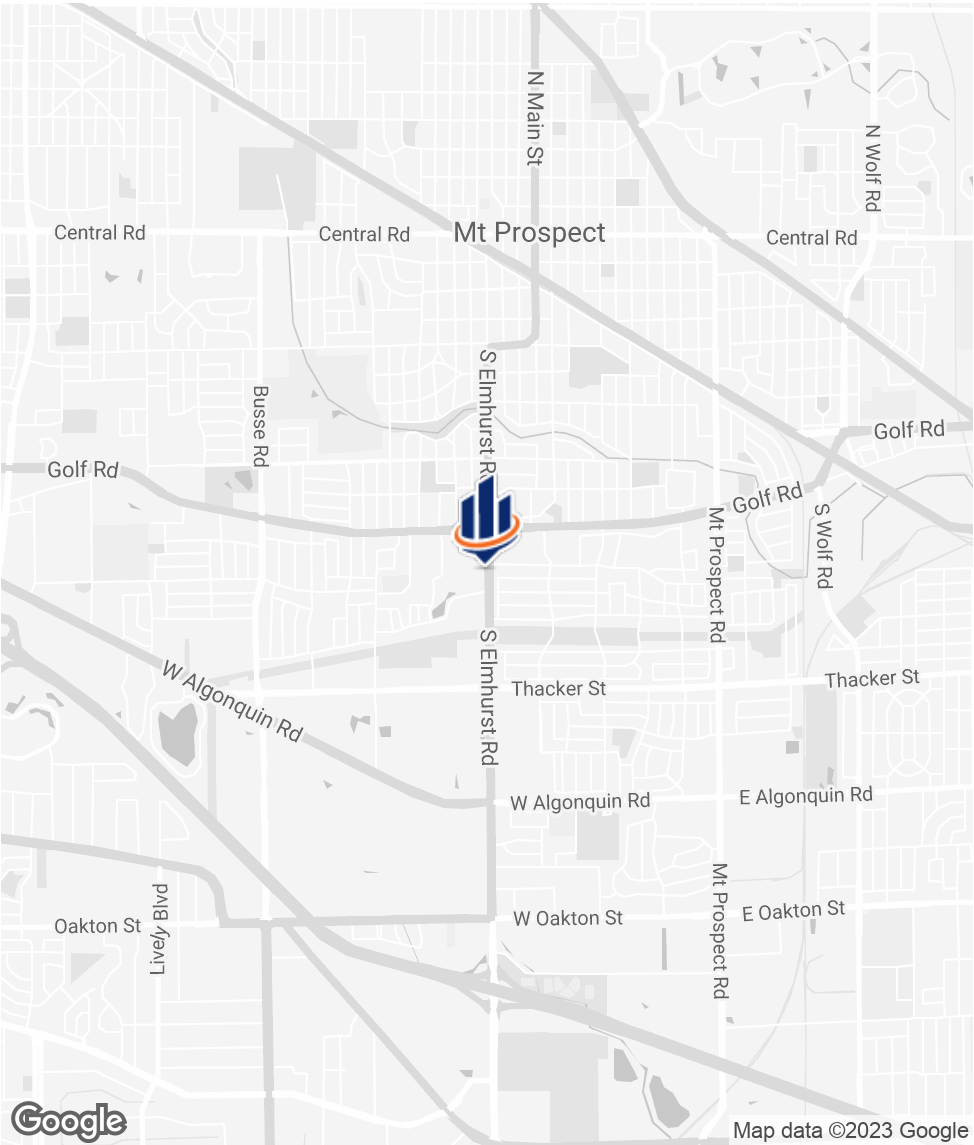
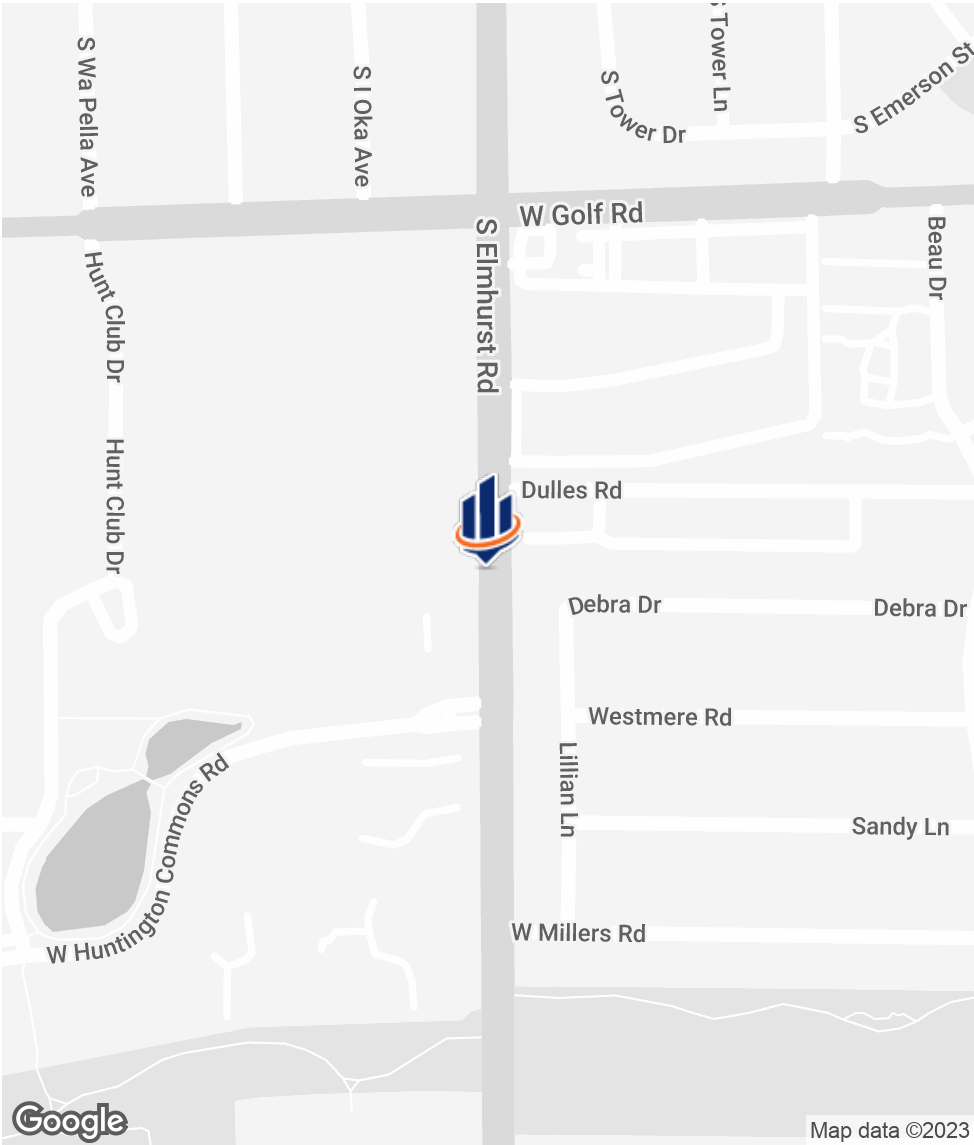
PROPERTY OVERVIEW

High occupancy with over 80% mix of retail, office, and restaurant users. Located on the high-traffic intersection of Golf and Elmhurst Roads with over 30,000 VPD.

SPACES	LEASE RATE	SPACE SIZE
1116	\$13.00 SF/yr	1,261 SF
1140	\$13.00 SF/yr	1,280 SF

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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

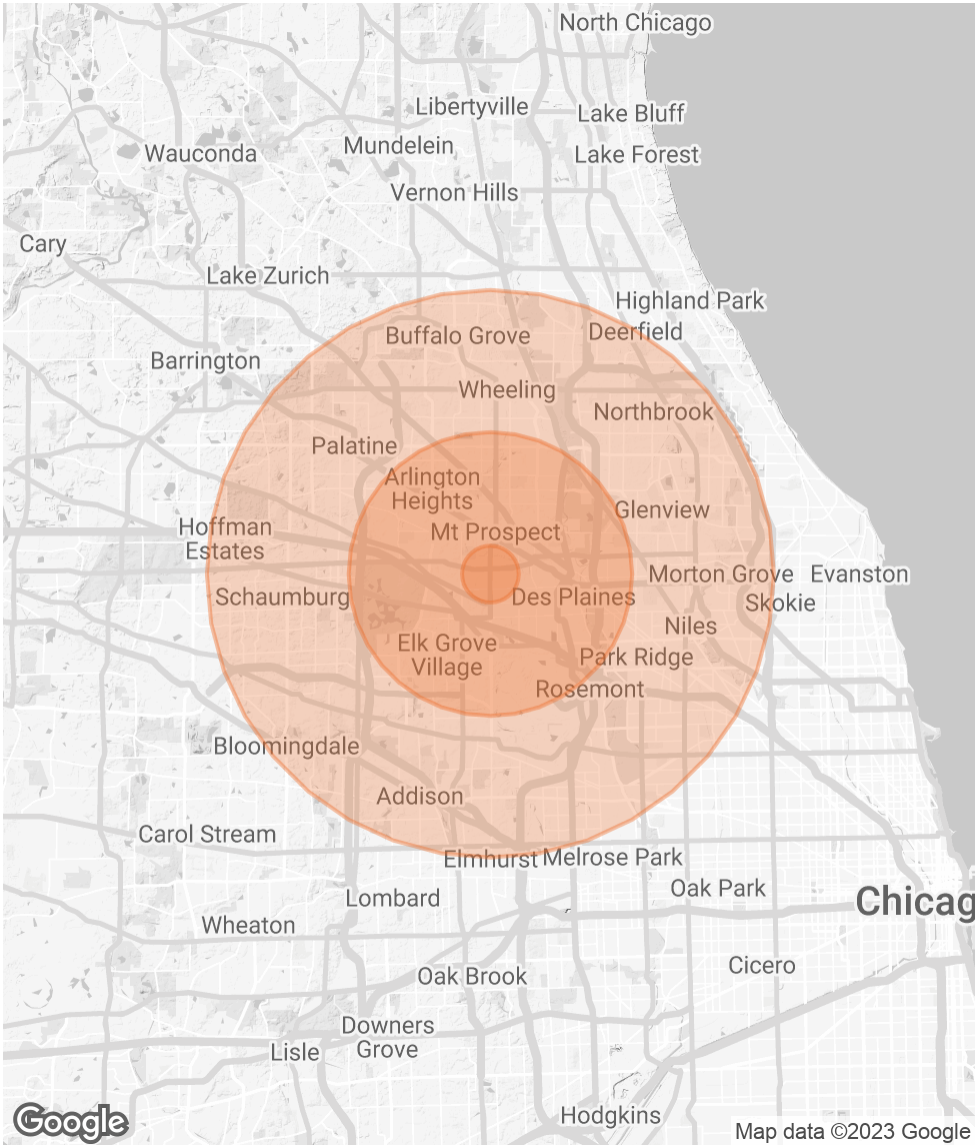
POPULATION 1 MILE 5 MILES 10 MILES

TOTAL POPULATION	19,612	267,910	1,138,595
AVERAGE AGE	42.7	42.8	42.5
AVERAGE AGE (MALE)	41.7	40.8	41.0
AVERAGE AGE (FEMALE)	42.0	44.2	43.7

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	8,006	110,775	459,790
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$91,290	\$95,313	\$106,340
AVERAGE HOUSE VALUE	\$274,720	\$273,345	\$319,055

* Demographic data derived from 2020 ACS - US Census



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