

LEASE

Sublease of Former Aloha Poke

916 NORTH ELMHURST RD

Mount Prospect, IL 60056

PRESENTED BY:

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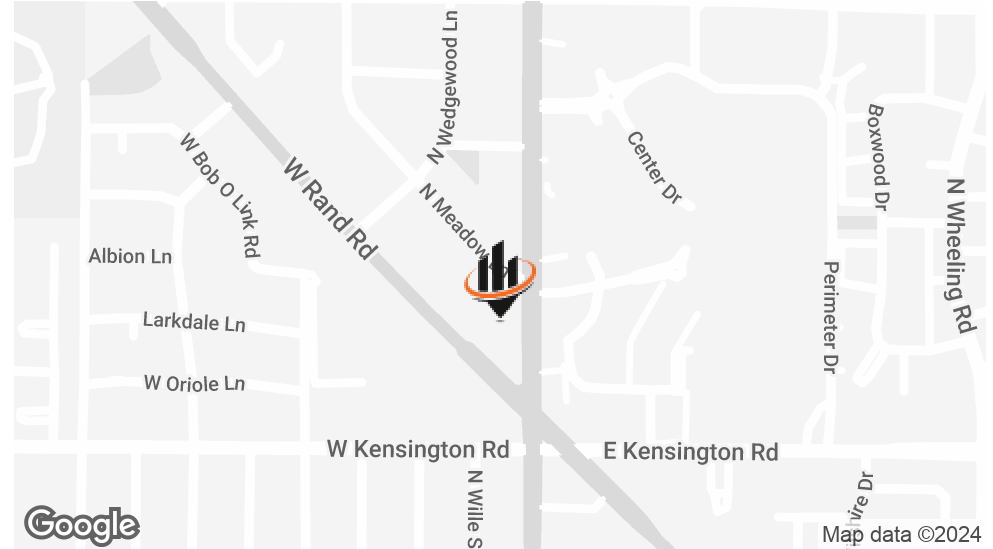
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$42.00 SF/yr (NNN)
BUILDING SIZE:	29,621 SF
AVAILABLE SF:	1,400 SF
LOT SIZE:	0.68 Acres
YEAR BUILT:	2019
ZONING:	MX
SUBMARKET:	Near Schaumburg

PROPERTY OVERVIEW

Join Aspen Dental and Tropical Smoothie Cafe' at the busy intersection of North Elmhurst Road and Rand Road in Mount Prospect. Newly built in 2019 the property shows very well. The available space (1,400 SF) formerly Aloha Poke, is seeking to sublease. Neighboring tenants include Chick-fil-A, Potbelly and Randhurst Village Shopping Center is across the street. Generous parking field in front. New direct lease would be considered in lieu of sublease to qualified tenant.

PROPERTY HIGHLIGHTS

- Highly trafficked area with VPD Elmhurst Rd (16,100) & Rand Rd (25,500)
- Tax/Cam/Ins: \$13.07 PSF
- 30 parking spaces in front
- Space in excellent condition
- New direct lease would be considered in lieu of sublease to qualified tenant

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AERIAL



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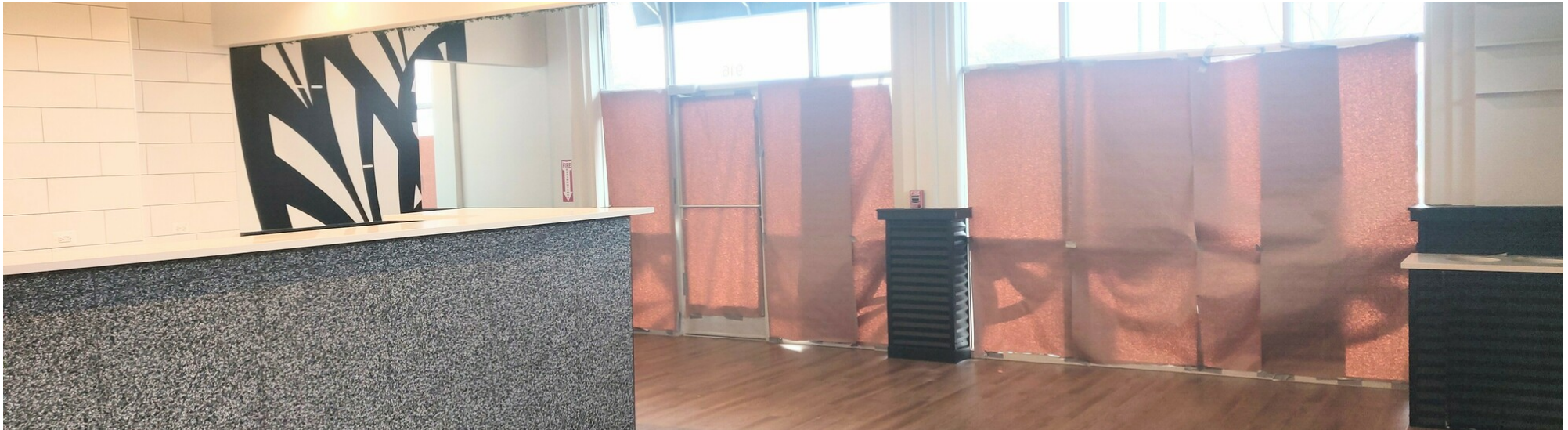
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ADDITIONAL PHOTOS



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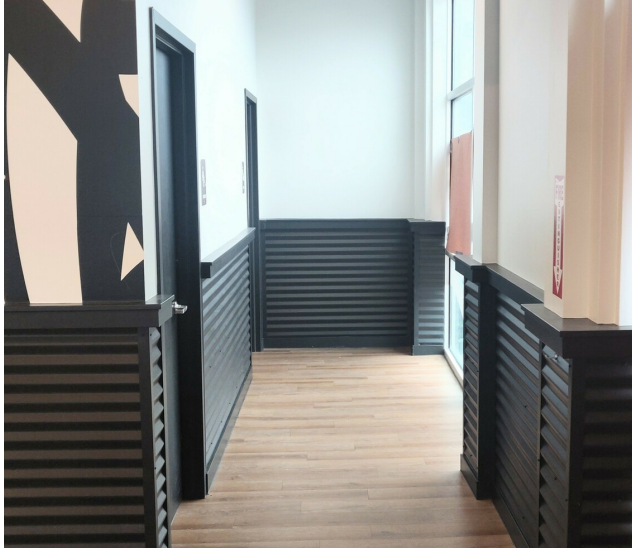
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RETAILER MAP



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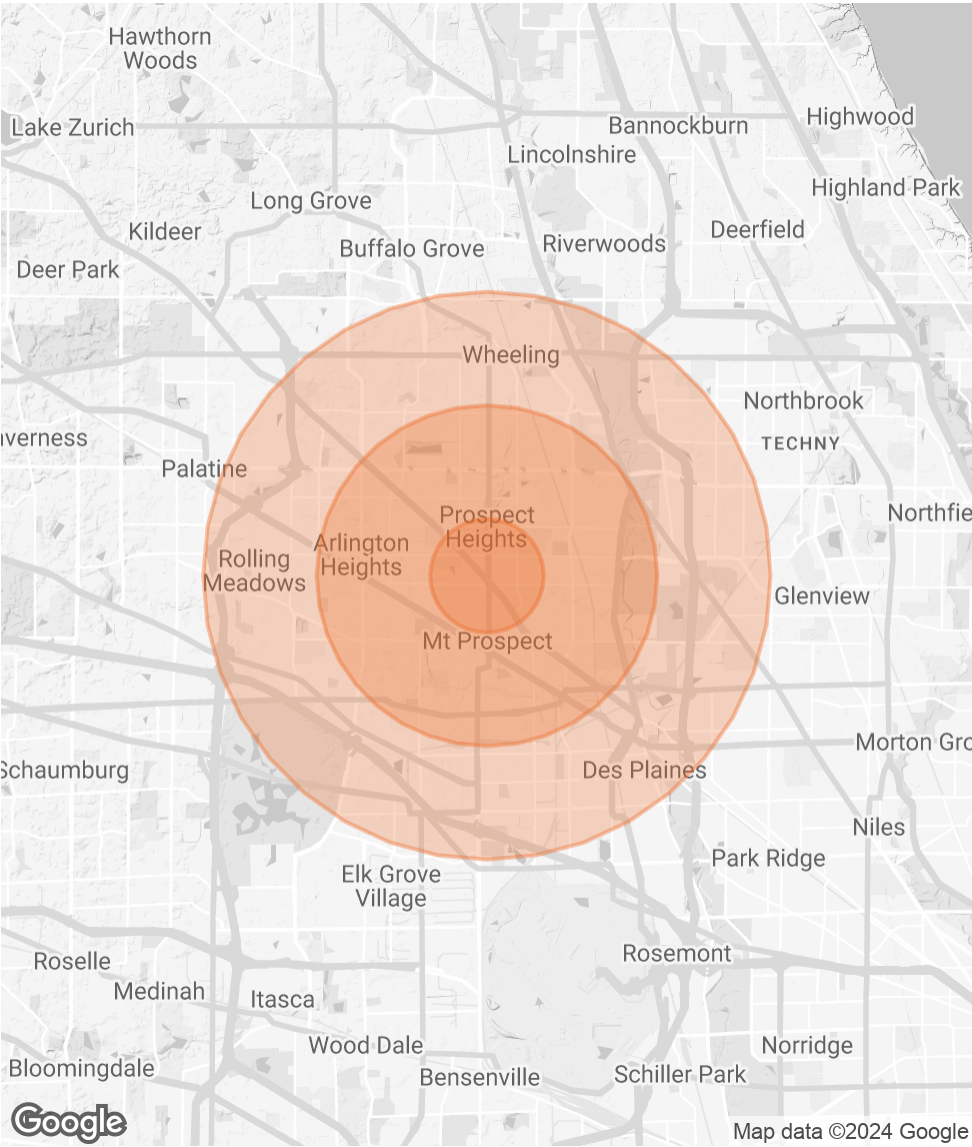
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,507	121,795	331,220
AVERAGE AGE	42.4	42.0	40.3
AVERAGE AGE (MALE)	41.0	40.8	38.8
AVERAGE AGE (FEMALE)	43.5	42.9	41.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,643	47,349	130,039
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$88,644	\$91,122	\$82,654
AVERAGE HOUSE VALUE	\$436,137	\$366,119	\$330,933

* Demographic data derived from 2020 ACS - US Census



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