



For Lease

Retail / Office / Cafe / Medical

1459 W Schaumburg Road, Unit B, Schaumburg, IL 60194

\$21.00 SF/yr (NNN)

Prime retail leasing opportunity in Schaumburg, Illinois. Free-standing building with a 1,559 sq ft space, co-tenant with Green Joe Coffee. New construction in 2018, direct access to Schaumburg Road and neighboring properties. Large window frontage for natural light. Locally managed. Don't miss this opportunity for a prime retail space in Schaumburg.

Contact us:

Chris Irwin
Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com

Brad Belden
Senior Vice President
847 698 8232
Brad.Belden@colliers.com

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Executive Summary



Lease Rate	\$21.00 SF NNN
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Offering Summary

Building Size:	3,118 SF
Available SF:	1,559 SF
ASKING Total Rent:	\$5,196.66/month
Taxes:	\$13.00 SF/yr
CAM:	\$6.00 SF/yr
Market:	Chicago
Submarket:	Schaumburg

Property Overview

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Property Highlights

- 3 Miles West of Interstate I-290
- 4 Miles Southwest of I-90
- Direct Access to Schaumburg Road
- Direct access to neighboring properties
- Natural Light with Large Window Frontage
- Locally managed

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Exterior & Interior Photos



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Exterior Photos



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colliers.com/chicago



Space Plan



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Property & Area Details



1,559 SF

Size



\$274K

Median Home Value



94K

Households



327+

Parking Spaces



\$104K

Average HH Income



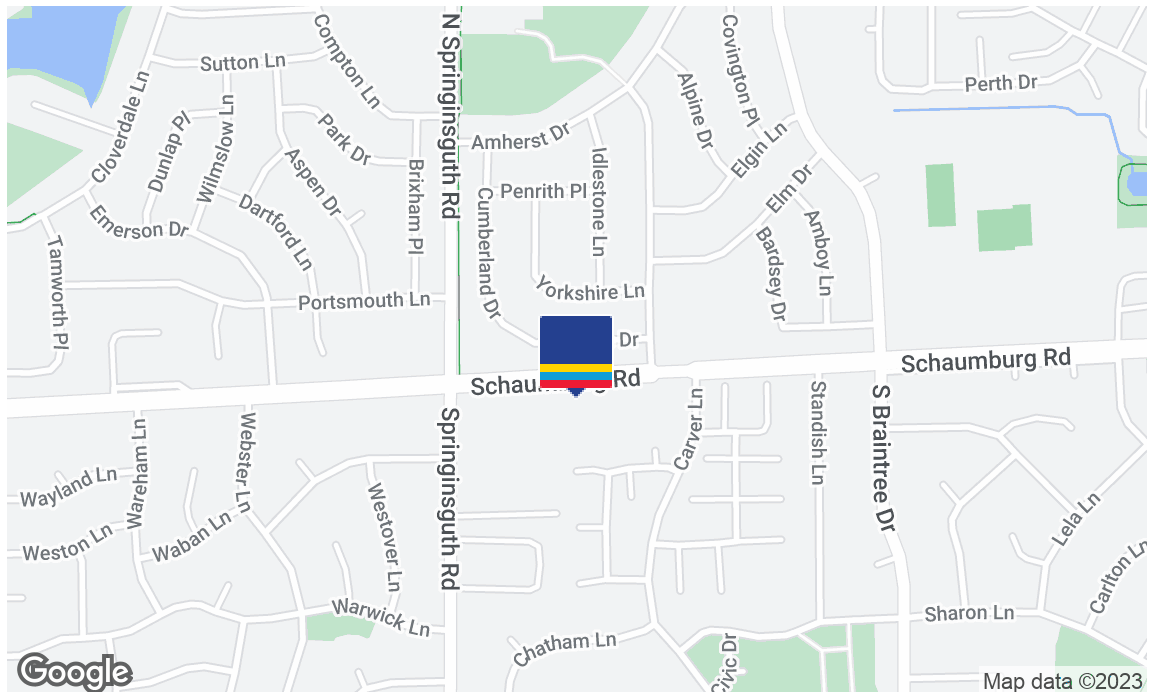
249K

Population



35K ADT

Traffic Counts



Location Overview

Schaumburg is a village located in Cook County, Illinois. Located approximately 30 miles northwest of downtown Chicago. It is known for being a center for business, shopping and entertainment in the suburbs of Chicago. One of its most famous attractions is the Woodfield Mall, which is one of the largest shopping centers in the United States. Additionally, there are numerous restaurants, theaters, and other entertainment venues in and around Schaumburg. The population of Schaumburg is around 75,000 and it is known for having a diverse and educated population. Overall, Schaumburg is a vibrant and lively suburb that offers a lot of opportunities for work, play, and relaxation.

Area Tenants

- | | | | |
|----------------|-----------------|-----------------------|-----------------------|
| • Supercuts | • Michael's | • Starbuck's | • Chuck E Cheese |
| • Walgreen's | • Papa John's | • O'Reilly Auto Parts | • Smoothie King |
| • FedEx | • Jewel Osco | • Lou Malnati's | • Tony's Fresh Market |
| • Subway | • Ulta Beauty | • Joann | • American Mattress |
| • Bucky's | • Panda Express | • Poke Bros. | • Dollar Tree |
| • Boost Mobile | • Panera Bread | • Portillo's | • Taco Bell |
| • Dunkin | • McDonald's | • KFC | • American Freight |
| • Sally Beauty | • Sonic | • Esporta | |

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Area Tenant Map



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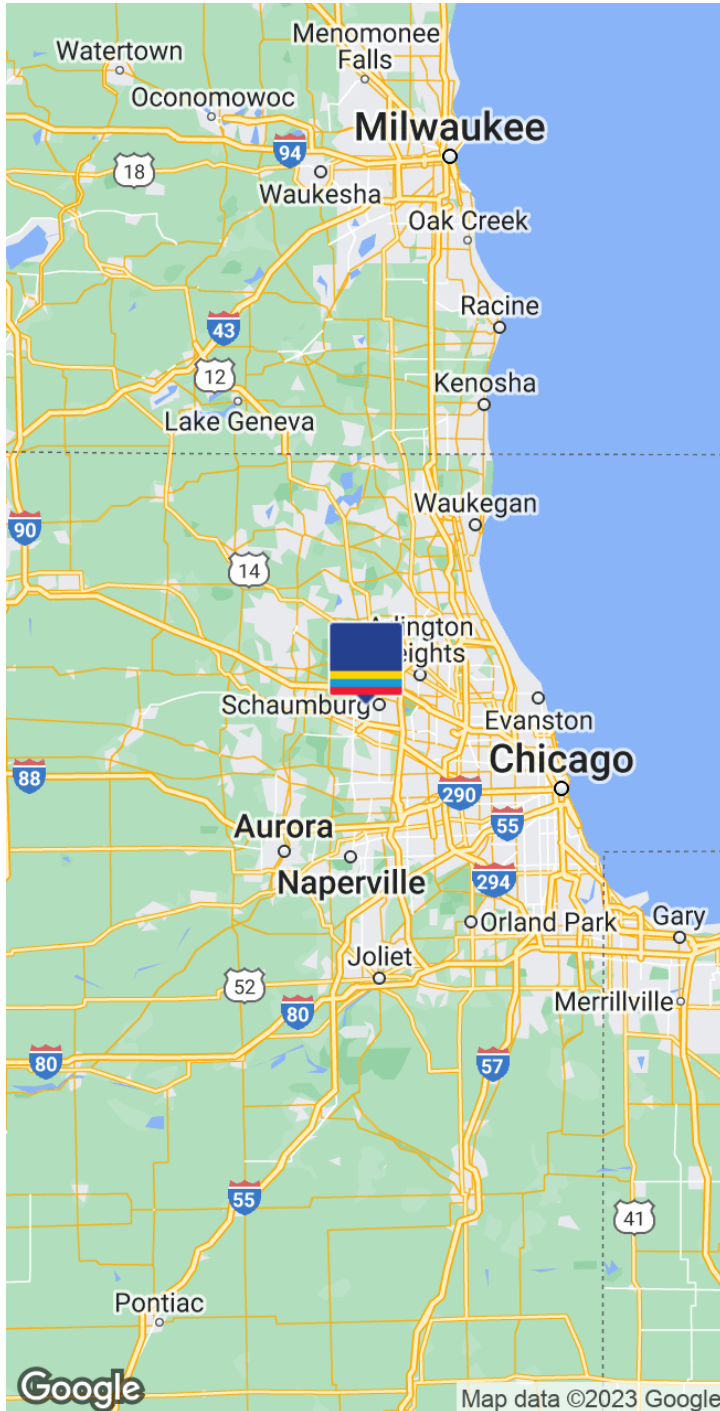
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Location Map & Demographics



Demographics	1 Mile	3 Miles	5 Miles
Total population	15,596	132,719	249,203
Median age	42.4	38.4	39.6
Median age (Male)	42.0	37.8	39.0
Median age (Female)	43.0	39.1	40.1
Total households	5,784	49,149	93,834
Total persons per HH	2.7	2.7	2.7
Average HH income	\$103,498	\$89,859	\$99,564
Average house value	\$274,319	\$229,601	\$255,935

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