

The Colliers logo is a blue rectangle with the word "Colliers" in white serif font, and a horizontal bar with red, yellow, and blue stripes below it.

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An aerial night view of a modern commercial building with a brick and wood facade. The ground floor has large glass windows and doors, with "YOUR LOGO" signs above them. The building is surrounded by a parking lot with several cars, a sidewalk with trees and bicycles, and a few pedestrians. The scene is illuminated by streetlights and building lights.

For Lease

Retail / Restaurant / Office

1425 Ellinwood Ave, Des Plaines, IL 60016

Asking \$28 SF/yr NNN

Last 2,916 SF retail/restaurant space available located in downtown Des Plaines adjacent to the Metra Northwest Line train station. The location has excellent visibility and pedestrian traffic. Multiple configurations and sized spaces are available with a 12:1000 parking ratio. 28' storefront spaces are shaft ready for black iron or any other retail concept. Centrally located at the base of a 212-unit residential building, and has a population of 18k+ within 1 mile and an AHH income of \$90k+ with a combined VPD of over 42K.

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Executive Summary



Lease Rate	\$28.00 SF NNN
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Offering Summary

Size:	11,741 SF
Available:	2,916 SF
Year Built:	2022
Tax:	\$8.00 SF/yr
Expenses:	\$1.50 SF/yr
Zoning:	9C-5
Market:	Chicago
Submarket:	Des Plaines
Traffic Count:	42,168
Walk Score®	Walker's Paradise (91)
Metra:	2 min walk

Property Overview

2,916 SF retail/restaurant space located in downtown Des Plaines adjacent to the Metra Northwest Line train station. The location has excellent visibility and pedestrian traffic. Multiple configurations and sized spaces are available with a 12:1000 parking ratio. 28' storefront spaces are shaft ready for black iron or any other retail concept. Centrally located at the base of a 212-unit residential building, and has a population of 18k+ within 1 mile and an AHH income of \$90k+ with a combined VPD of over 42K.

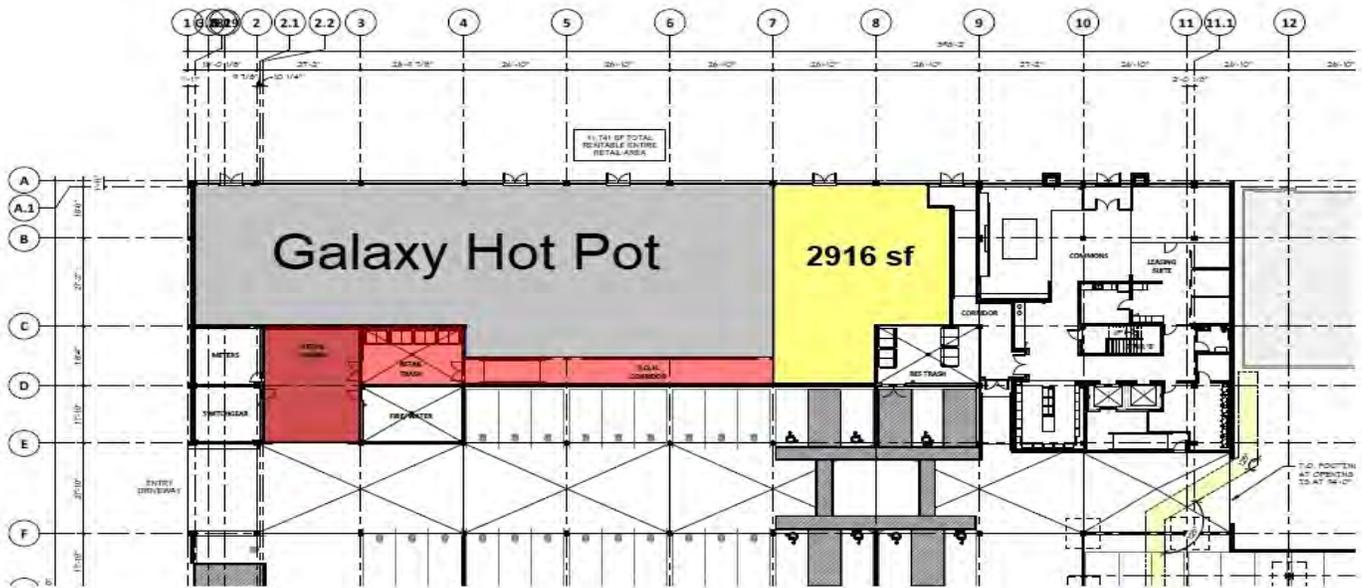
Property Highlights

- Brand new construction with Modern Storefront
- Open Floor Plan with 28' wide storefronts
- Floor-to-ceiling windows and Good Street Frontage
- Located at the base of 212 apartments
- 25-30 to downtown Chicago

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Lobby & Floor Plan



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Exterior



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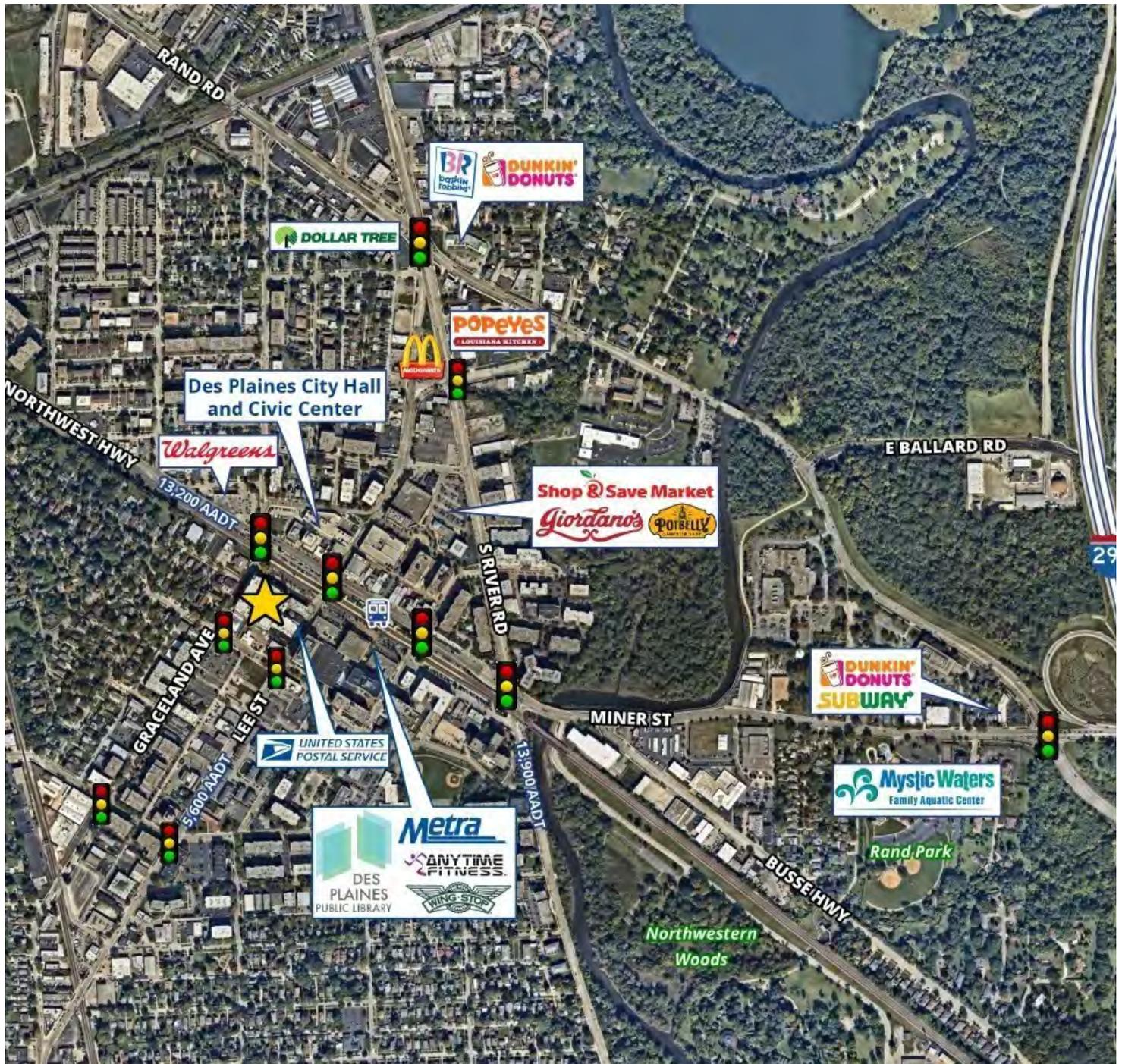
Interior Photos



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Area Tenants



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Aerial



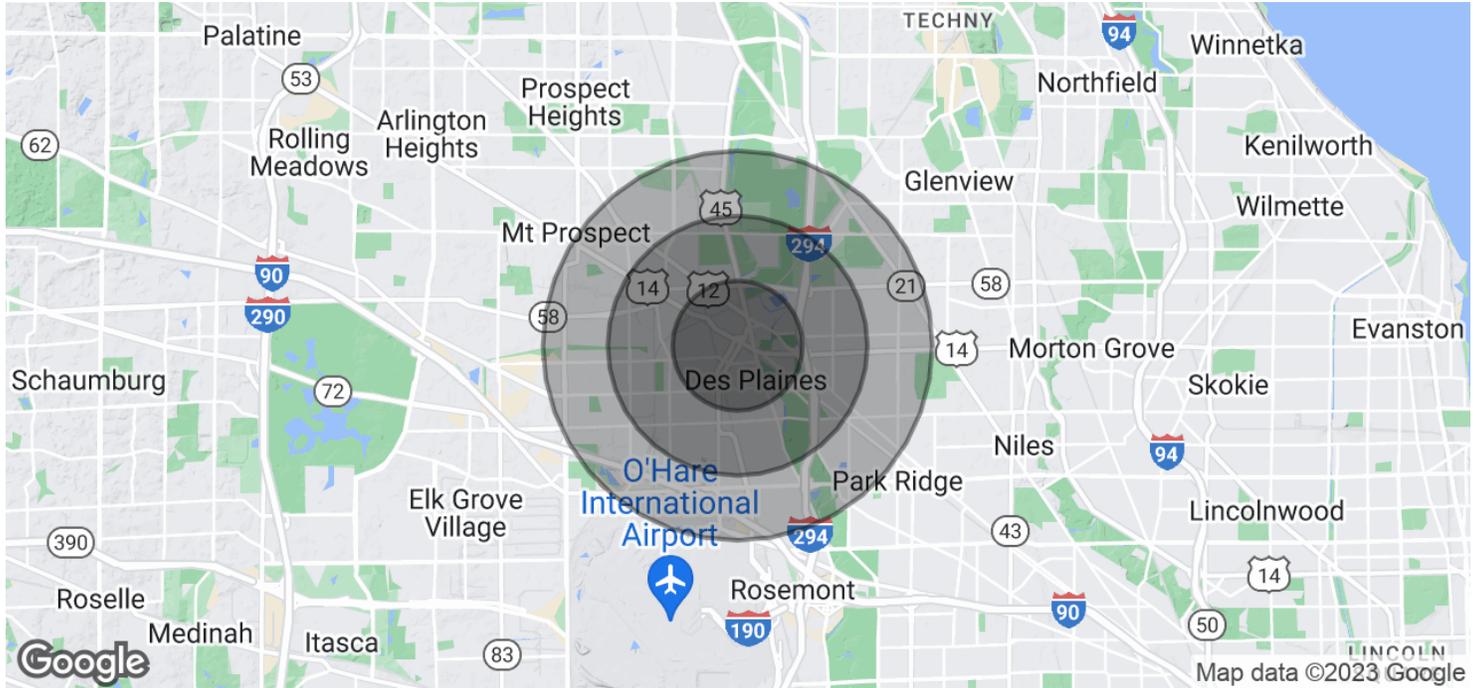
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Demographics Map & Report



Population	1 Mile	2 Miles	3 Miles
Total Population	18,937	57,059	130,424
Average Age	43.1	43.9	43.5
Average Age (Male)	40.7	41.1	41.5
Average Age (Female)	44.9	45.7	45.0
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	8,625	23,545	52,810
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$85,840	\$88,776	\$90,246
Average House Value	\$237,824	\$253,553	\$273,628

* Demographic data derived from 2020 ACS - US Census

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