



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.

Contact us:

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Executive Summary



| | |
|-------------------|-----------------------|
| Lease Rate | \$28.00 SF NNN |
|-------------------|-----------------------|

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

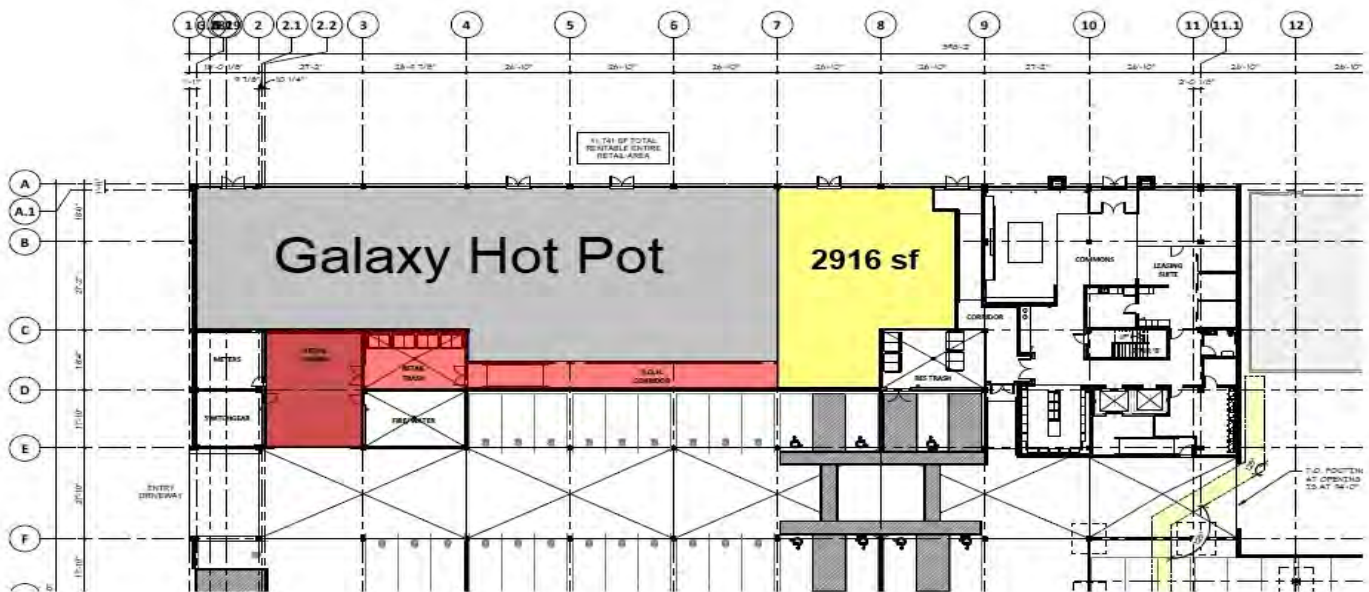
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Lobby & Floor Plan



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Exterior

- [View Online](#)
- [View Video](#)
- [Take A Tour](#)



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Interior Photos



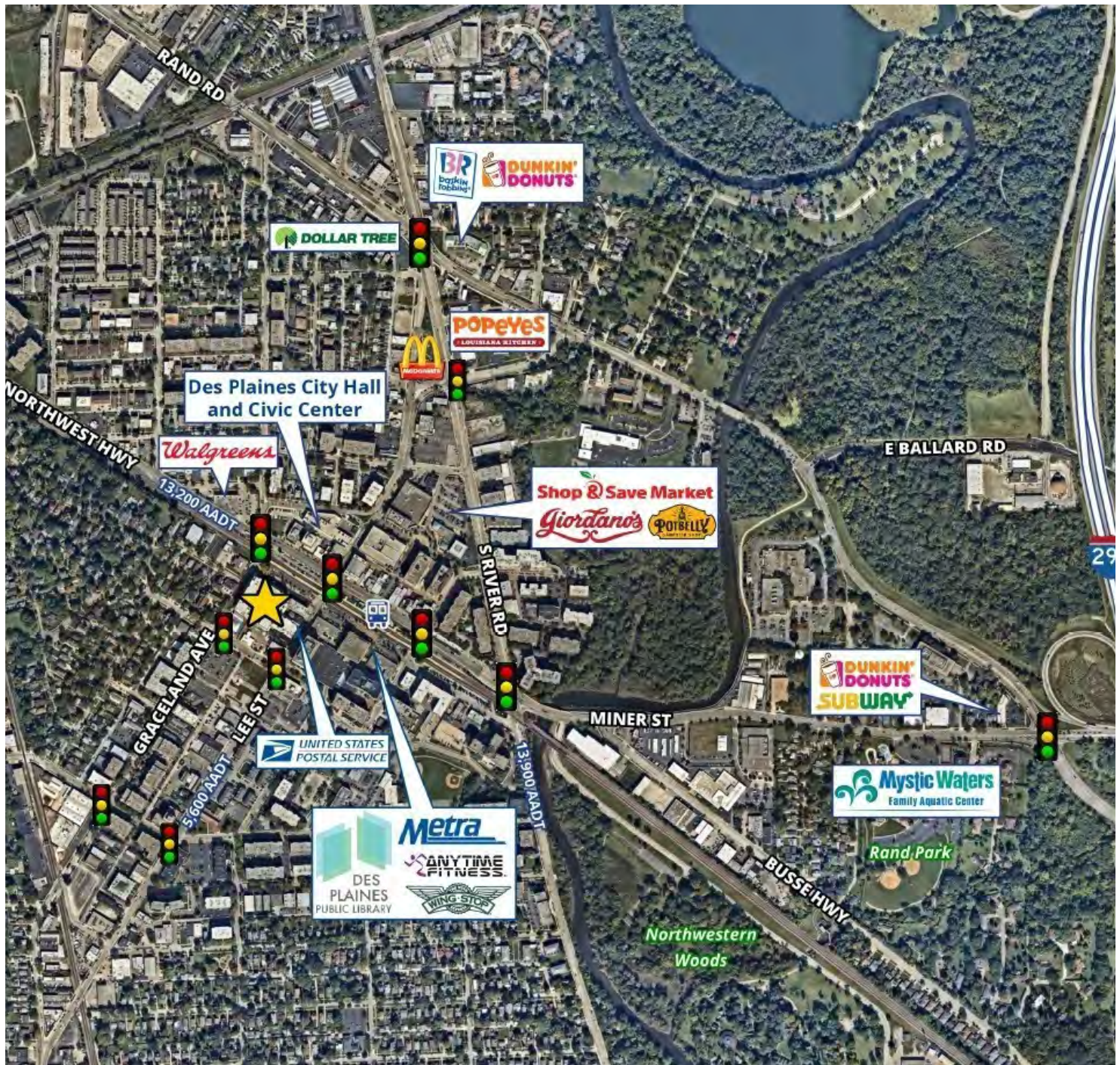
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Area Tenants



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Aerial



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A satellite map of the Chicago metropolitan area, specifically focusing on the Des Plaines, Illinois region. A blue and red flag icon is placed in the center of the map, directly over Des Plaines. The map shows a dense network of roads and highways. Major highways are labeled with their respective numbers: 83, 12, 14, 21, 45, 58, 72, 90, 190, and 294. Some of these are marked with blue and red shields, indicating they are part of the Interstate system. Geographical labels include 'Prospect Heights' in the top left, 'Mt Prospect' in the middle left, 'Des Plaines' in the center, 'Park Ridge' in the middle right, 'Rosemont' in the bottom right, and 'O'Hare International Airport' in the bottom left. The map also shows various urban areas, green spaces, and water bodies. The Google logo is visible in the bottom left corner, and the text 'Map data ©2023 Imagery ©2023 TerraMetrics' is at the bottom center.



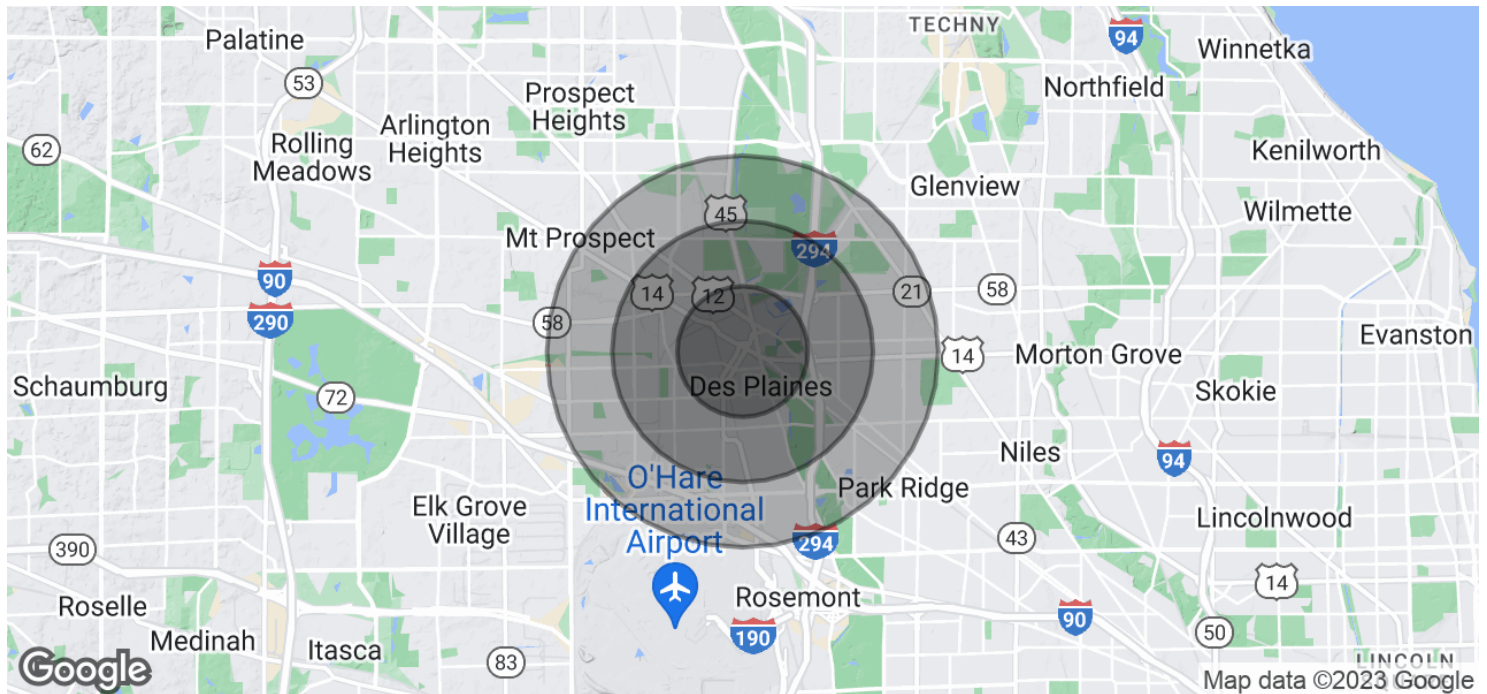
Des Plaines is a city in Cook County, Illinois, United States. Per the 2020 census, the population was 60,675. The city is a suburb of Chicago and is located just north of O'Hare International Airport. Living in Des Plaines offers residents an urban-suburban mix feel and most residents own their homes.

In Des Plaines, there are a lot of restaurants, coffee shops, and parks. Many young professionals and retirees live in Des Plaines.

Des Plaines has access to superior transportation (by air, rail, and roads), award-winning schools and parks, a vibrant downtown and newly renovated Des Plaines Theatre, a world-class gaming experience at Rivers Casino, 100+ restaurants, a strong, local economy, and job market, and safe, welcoming neighborhoods.

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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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