



**For Lease**

**980 Elk Grove Town Center**  
54,400 SF Former Grocer (26'-22' Clearance)

## Negotiable

Big box former grocer, located at Elk Grove Town Center consisting of 54,400 SF. Set within the affluent and densely populated Elk Grove Village community, the center sits prominently at the heavily trafficked intersection of Biesterfield Road and Arlington Heights Road. Elk Grove Town Center benefits immensely from its strategic location just 1.5 miles east of the 4,000-acre Elk Grove Village Business Park, the largest business park in the country, and less than a five-mile drive from O'Hare International Airport

### Contact us:

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# Executive Summary



## Offering Summary

<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	54,400 SF
<b>Ceiling Heights</b>	26' - 22'
<b>Available SF:</b>	10,000 - 54,400 SF
<b>Year Built:</b>	1998
<b>Zoning:</b>	B2- General Business District
<b>Market:</b>	Chicago
<b>Submarket:</b>	Schaumburg
<b>Traffic Count:</b>	49,281

## Property Overview

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## Property Highlights

- 54,400 sf space available (demisable)
- Ceiling Heights of 26' in front sloping to 22' in back
- Two loading docs
- Located directly in Town Center
- Co-tenants with national credit tenant
- Sees almost 50,000 VPD at cross streets
- Located near multiple highways and O'Hare Airport
- 3 Miles from 4,000 ac Village Business Park with over 100,000 employees

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# Elk Grove Town Center



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# Additional Photos



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# Site Plan

Unit	Tenant	SF
1	Dollar Tree	10,353
4	VanFossen Family Chiropractic	1,777
6	The Nails 4 U	1,264
7	AthletiCo Rehabilitation	3,045
7A	F45 Training	2,999
8	Village Dental	2,000
9	Bobar	1,082
10	Good Tequilas Mexican Grill	5,192
11	Vacant	700
12	Buffalo Wild Wings Grill & Bar	6,152
12A	Chase Bank	2,945
14	Jimmy John's	1,360
15	Prime Star Orthodontics	2,068
16	Brittany's Bistro	2,189
17	Chipotle Mexican Grill	2,378
PAD A	Popeyes Chicken & Biscuits	2,200



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## A satellite map of Itasca, Minnesota, showing a large lake and surrounding roads. The map includes labels for various locations such as Elk Grove Village, Wood Dale, Addison, Itasca, and Medinah. Major roads like I-90, I-290, and I-355 are visible. A red location pin is placed on the lake. The map is credited to Google and TerraMetrics.

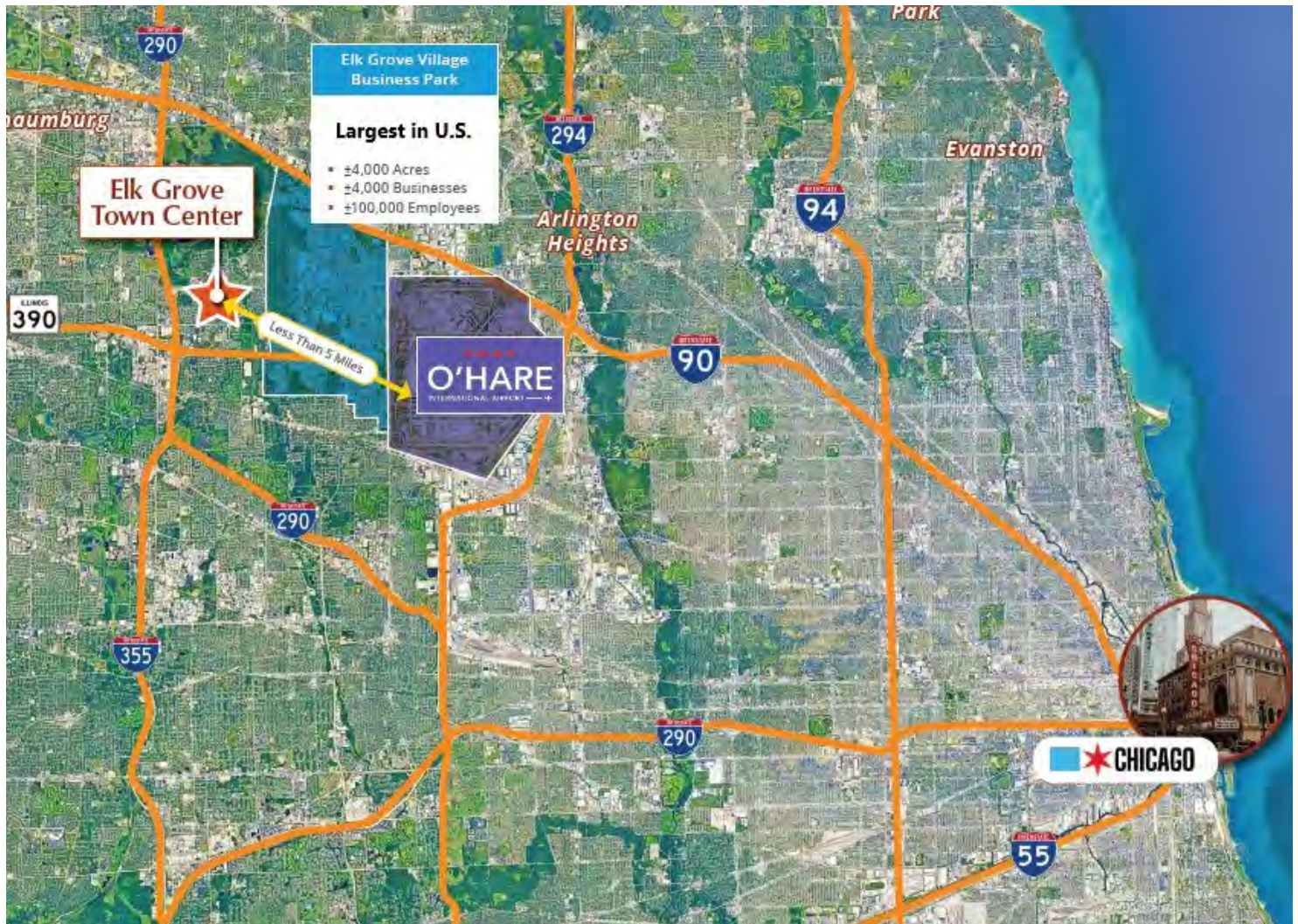


Elk Grove Village is a village in Cook and DuPage counties in the U.S. state of Illinois. Per the 2020 census, the population was 32,812. Located 20 miles (32 km) northwest of Chicago along the Golden Corridor, the Village of Elk Grove Village was incorporated on July 17, 1956. Elk Grove Village is home to the largest consolidated business park in North America. There are nearly 3,600 businesses operating in the Village's 5.9-square-mile (15 km<sup>2</sup>) business park along the western edge of O'Hare International Airport, employing nearly 100,000 persons. Elk Grove Village is a vibrant and diverse community with a lot to offer its residents. The village is home to a mix of businesses, schools, and parks, and it is located just minutes from O'Hare International Airport, making it a convenient place to live, work, and raise a family.





# Proximity Aerial



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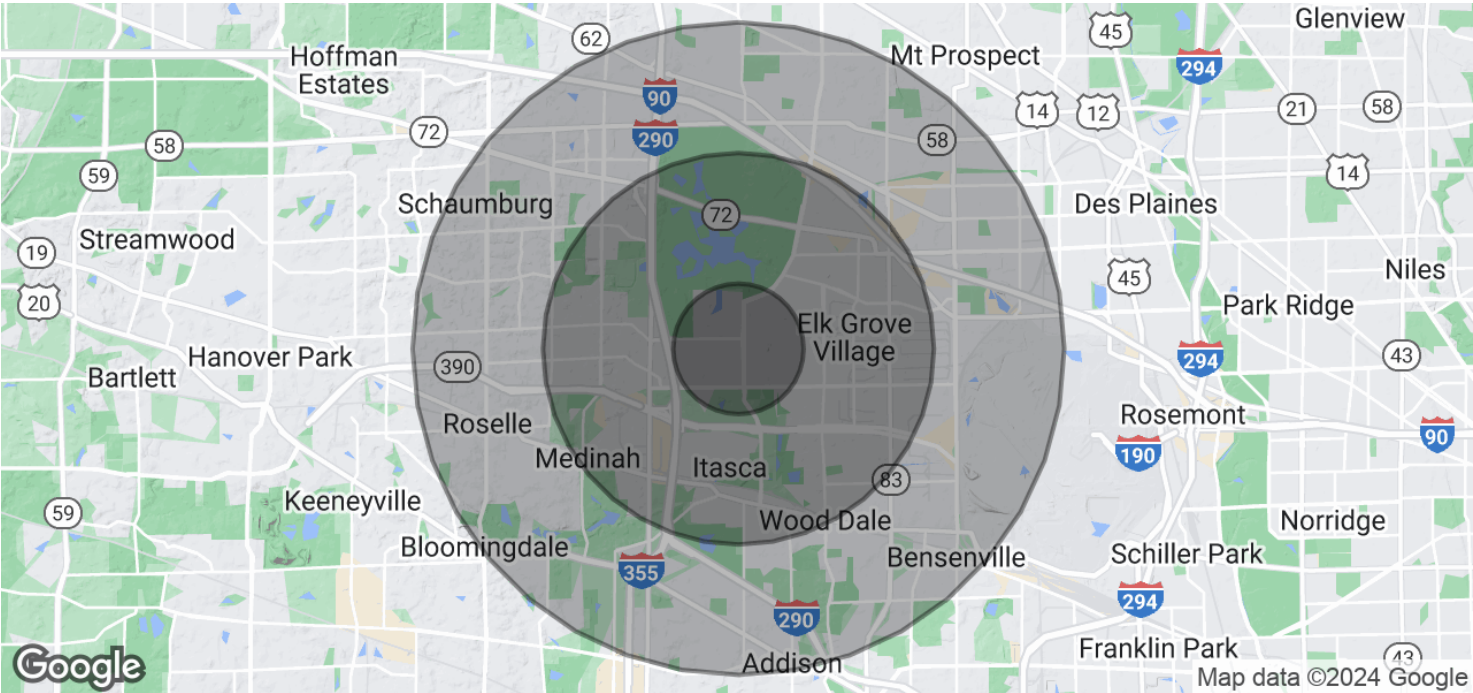
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# Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	10,181	58,278	220,329
Average Age	44.5	43.1	42.1
Average Age (Male)	40.8	41.3	40.3
Average Age (Female)	45.1	43.5	43.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,455	24,020	90,122
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$89,670	\$102,390	\$92,636
Average House Value	\$286,926	\$286,340	\$265,220

\* Demographic data derived from 2020 ACS - US Census

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