

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:

LEASE RATE: Negotiable

PASS THRU: \$6.93/Sf (2017 Est.)

BUILDING SIZE: 68,604 SF

YEAR BUILT: 1985

ZONING: B-2

MARKET: Chicago

SUB MARKET: Schaumburg

CROSS STREETS: Walnut Ln

TRAFFIC COUNT: 35,000

PROPERTY DESCRIPTION

Busy CVS Pharmacy anchored shopping center on Golf Rd. The center offers a robust selection of restaurants, convenience retail, grocery, education, and childcare. Strong mix of national and local tenants including CVS, Wendy's Subway, LA Tan, H&R Block, Allstate Insurance, Daruma Restaurant, Inchin's Bamboo Garden, Hakka Wok, Rajeshree Grocery, Barber Academy, and many others.

Strong location for service and retail tenants servicing the surrounding community. Ideal fitness center, yoga, martial arts, financial services, medical office, showroom, physical therapy, dialysis center, or other retail, service and medical tenants.

LOCATION OVERVIEW

Poplar Creek Plaza is located in the northwest Chicago suburb of Schaumburg. The property is positioned at the signaled hard corner of Golf Rd & Walnut Dr along the border of Schaumburg and Hoffman Estates and is surrounded by rooftops, offering convenient access to substantial nearby residential population base. The center is positioned on heavily trafficked Golf Rd, just a half mile east of Hoffman Village anchored by Mariano's Fresh Market.

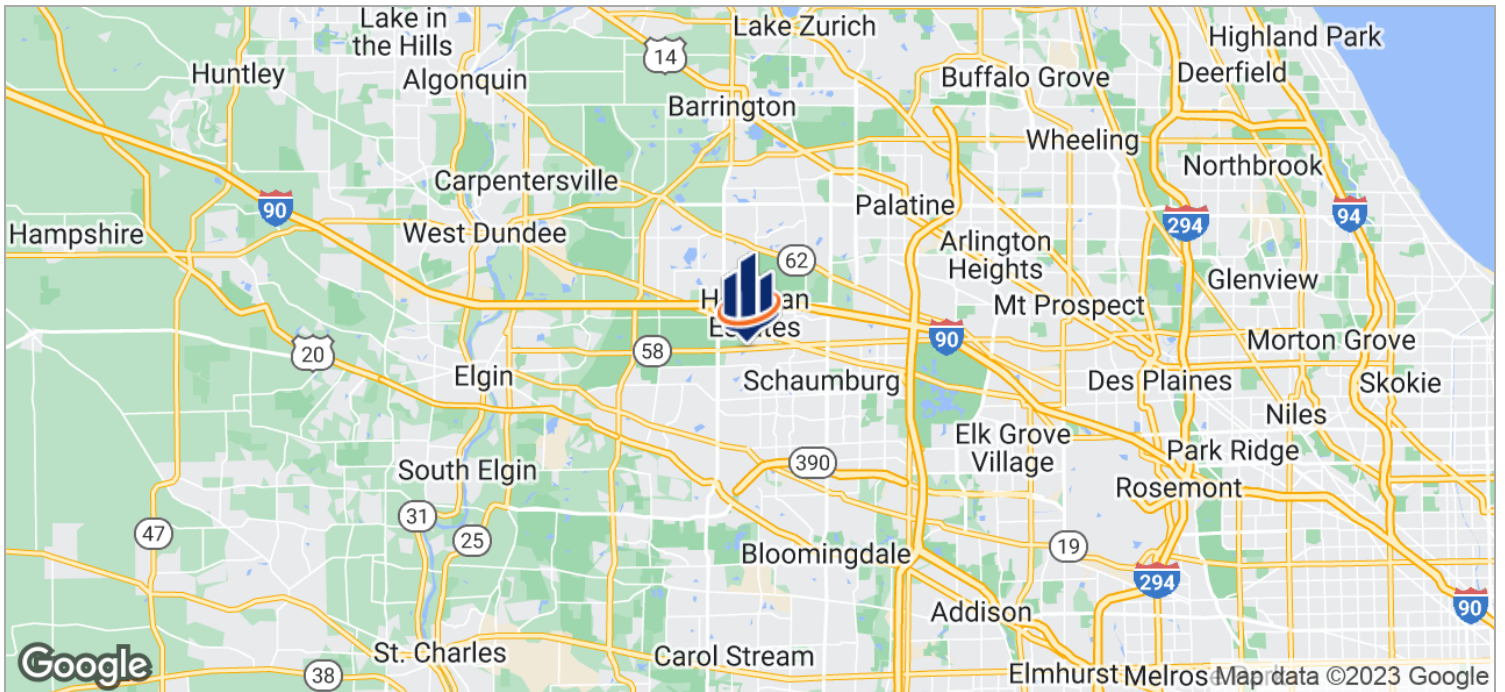
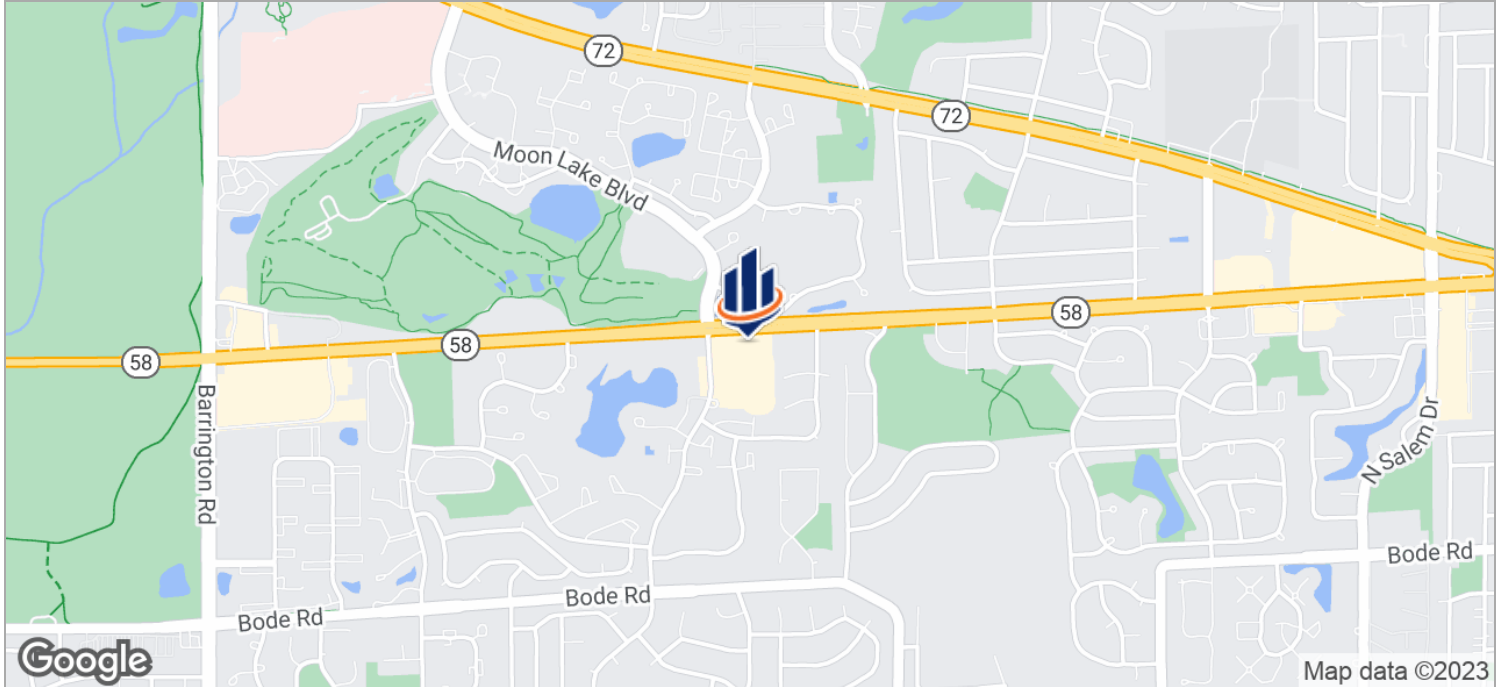
Available Spaces

Lease Rate:		NEGOTIABLE		Total Space		
Lease Type:				Lease Term:		
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1825	Neighborhood Center	\$14.00 SF/YR	NNN	3,600 SF	Negotiable	Retail space adjacent to Daruma Restaurant. Space offers 40' of frontage.
1827	Neighborhood Center	\$14.00 SF/YR	NNN	2,494 - 6,094 SF	Negotiable	Former Kids Club space adjacent to Allstate Insurance. Space offers 40' of frontage and can be combined with adjacent unit for up to 6,094 SF.
1837	Neighborhood Center	\$14.00 SF/YR	NNN	2,389 SF	Negotiable	Retail Space adjacent to H&R Block. Space to be delivered in vanilla box condition.
1847	Neighborhood Center	\$22.00 SF/YR	NNN	1,200 SF	60 months	Small shop space. \$2,879/mo including pass thru.

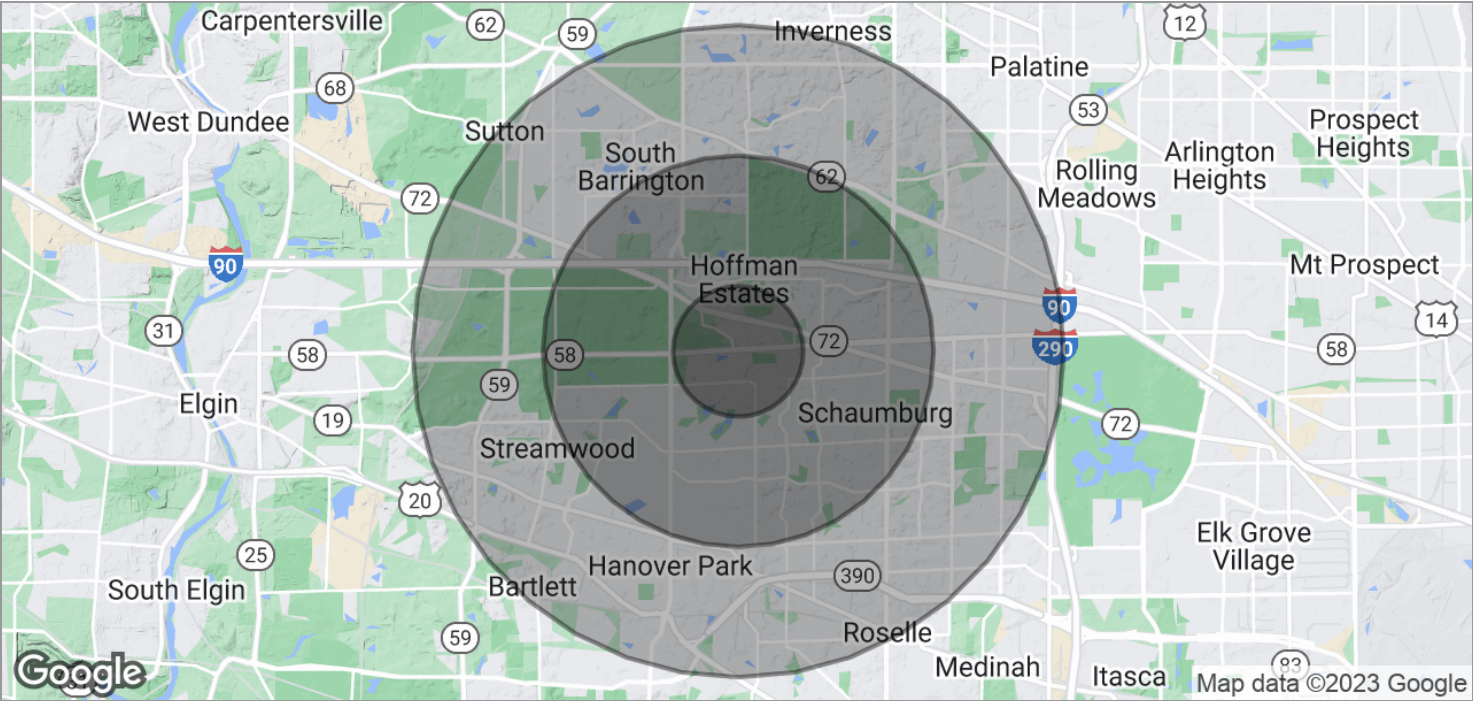
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,491	113,215	247,610
MEDIAN AGE	36.3	36.0	36.2
MEDIAN AGE (MALE)	34.7	34.1	34.9
MEDIAN AGE (FEMALE)	38.2	38.3	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,489	41,334	88,992
# OF PERSONS PER HH	2.8	2.7	2.8
AVERAGE HH INCOME	\$94,925	\$83,914	\$86,267
AVERAGE HOUSE VALUE	\$321,650	\$270,727	\$302,481