

# 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:**

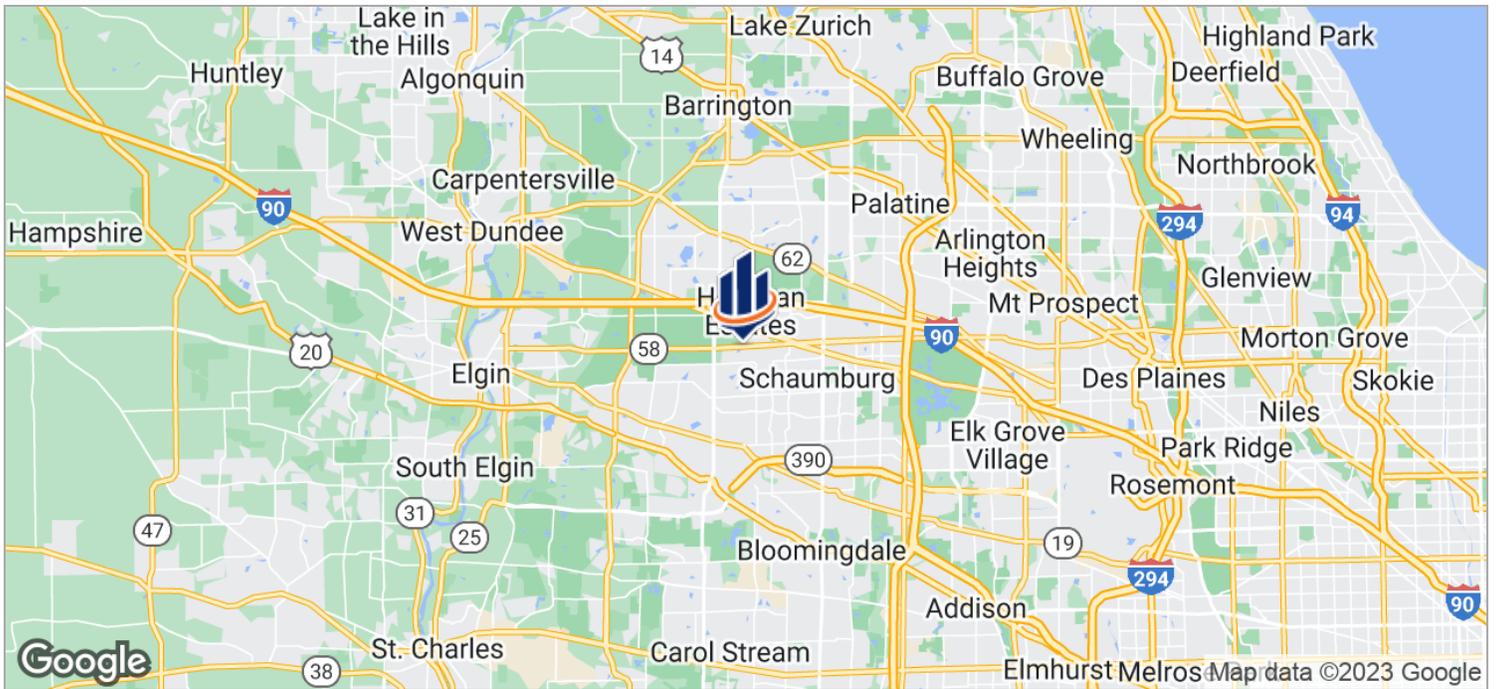
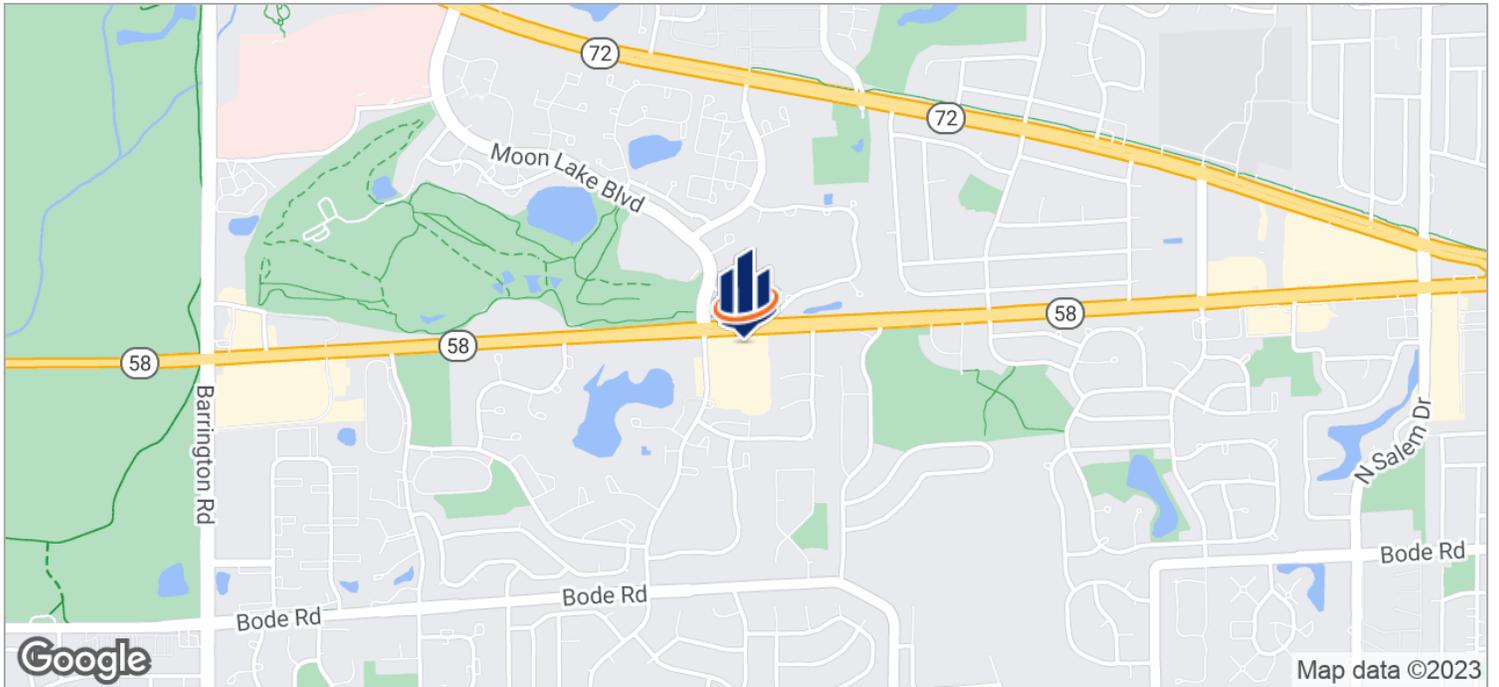
**Lease Term:**

| 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.  |

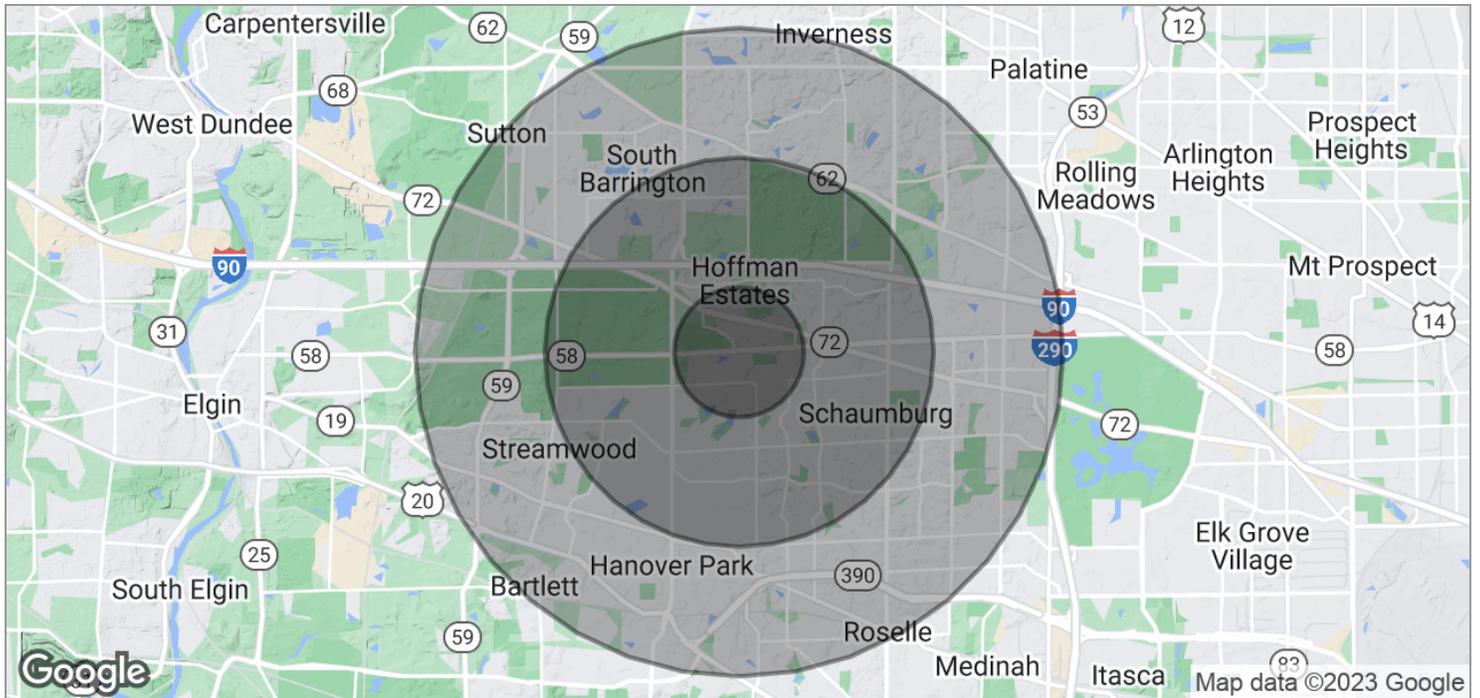
# Additional Photos



# Location Maps



# Demographics Map



| <b>POPULATION</b>   | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|---------------------|---------------|----------------|----------------|
| 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           |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| 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      |