

For Lease

Retail Space Available

1040-1060 S Sutton Rd, Streamwood, IL 60107

$33.00 SF/yr (NNN)

One vacancy remaining at Willow Pond Marketplace, across from the Super Target which sees over 280,000 total visits per month. Position your business for success with a dedicated turn lane into the center and the esteemed company of tenants such as Jimmy John's, Sport Clips, and Kiddie Academy. With 85 parking spaces available, convenience is key for both tenants and patrons. Don't miss out on the chance to make your mark in this thriving commercial hub.

Contact us:

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Executive Summary



Offering Summary

Lease Rate:	$33.00 SF/yr (NNN)
Taxes:	9.12
CAM:	5.88
Building Size:	17,562 SF
Available SF:	1,450 SF
Year Built:	2006
Zoning:	C

Property Overview

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Property Highlights

- 1,450 SF Retail Ready and Recently Occupied
- Join National Tenants; Jimmy Johns, SportClips, Kiddie Academy
- Prominent Pylon Signage Available on S Sutton Rd.
- 85 Parking Spaces
- Across from Super Target Anchored Center
- Over 38,000 Vehicles Per Day on Sutton Rd

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Additional Photos







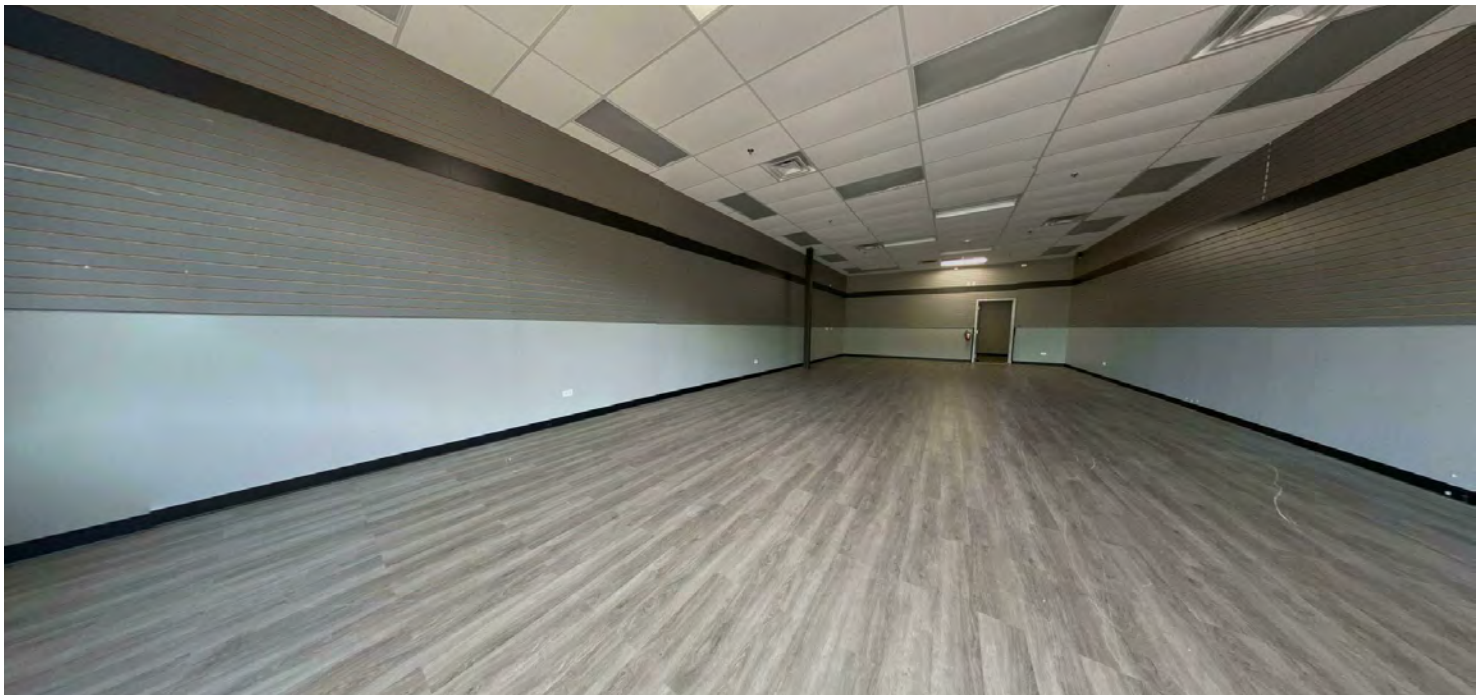
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Retail Interior





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Retail Map



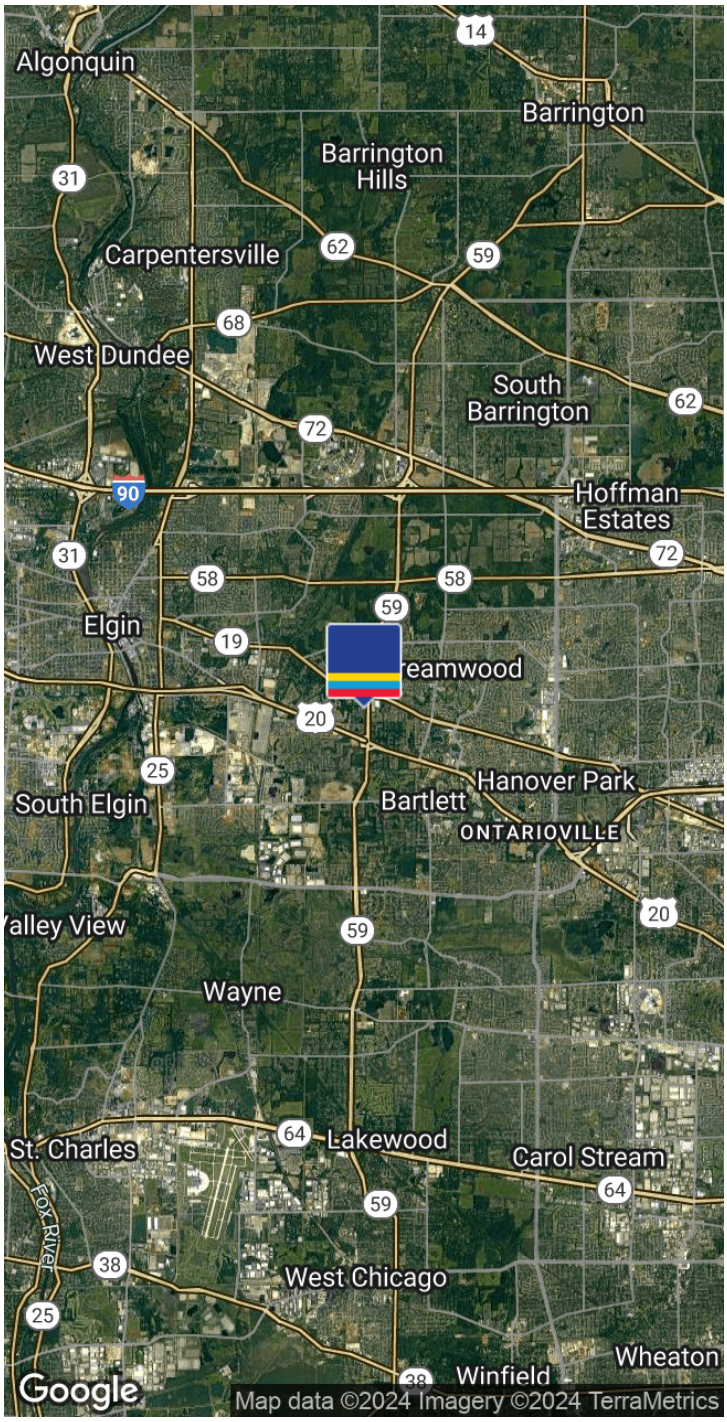
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Location Map





Location Overview

Streamwood, a vibrant village in Cook County, Illinois, sits approximately 30 miles northwest of downtown Chicago. As part of the "Tri Village" area, along with Bartlett and Hanover Park, Streamwood offers a diverse community and a thriving retail sector, exemplified by the Sutton Park Shopping Center.

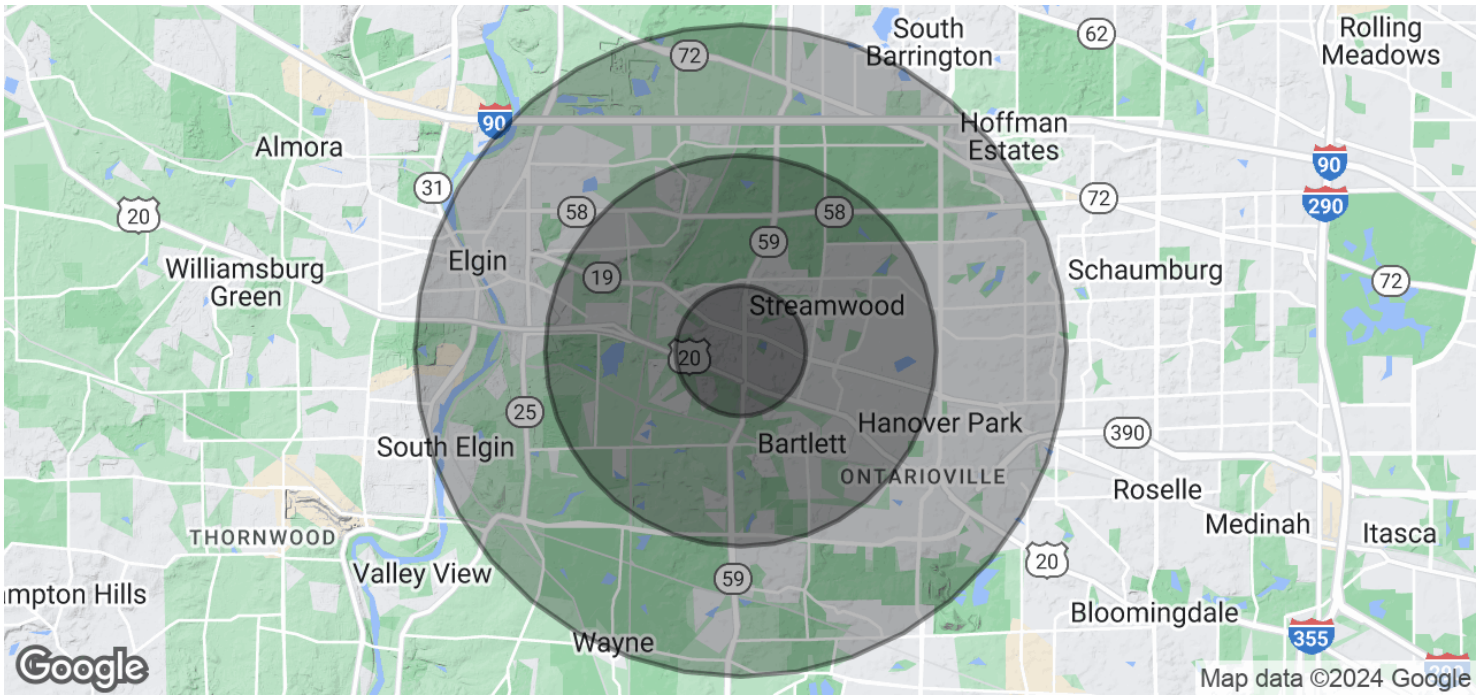
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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	11,148	78,365	218,383
Average Age	42	40	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,988	26,649	75,210
# of Persons per HH	2.8	2.9	2.9
Average HH Income	$147,513	$118,112	$114,994
Average House Value	$349,358	$305,762	$304,534

Demographics data derived from AlphaMap

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