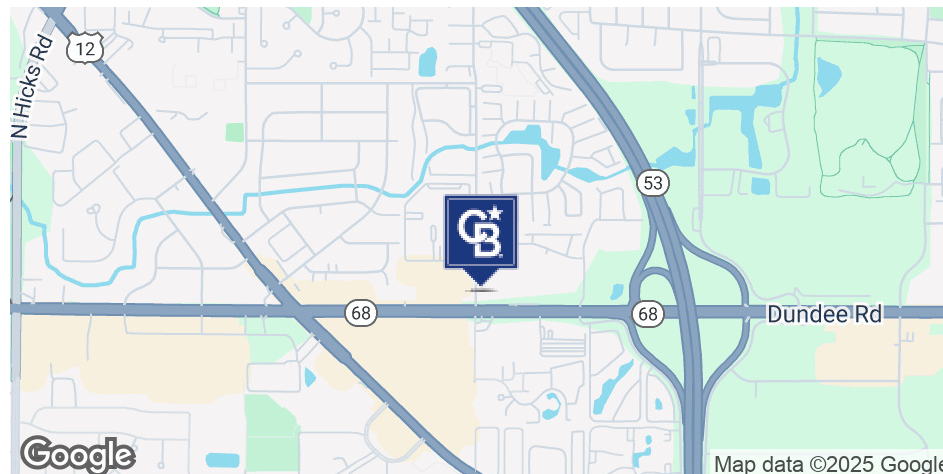


FOR LEASE

1240-1252 E DUNDEE ROAD

1240-1252 E Dundee Road Palatine, IL 60074



PROPERTY DESCRIPTION

Great Leasing Opportunity in Palatine, IL. Available for lease is a 3,500± SF end-cap space, currently used as a dry cleaning business. Space offers an open layout with high ceilings, perfect for another dry cleaner or a variety of other uses. Being located along E Dundee Road offers any user excellent exposure to potential customers, 25,843 vehicles per day. Don't miss this!

PROPERTY HIGHLIGHTS

- Former Dry Cleaner
- Excellent visibility along E Dundee Rd, 25,843 vehicles per day
- Abundant Neighboring Retail

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (Gross)
Available SF:	3,500± SF
Building Size:	14,441 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	672	3,496	9,614
Total Population	1,952	9,729	25,148
Average HH Income	\$78,417	\$76,661	\$91,295

Mike Velasco

Sr. Commercial Executive

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INTERIOR PICTURES

1240-1252 E DUNDEE ROAD
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NEIGHBORING RETAIL

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DEMOGRAPHICS

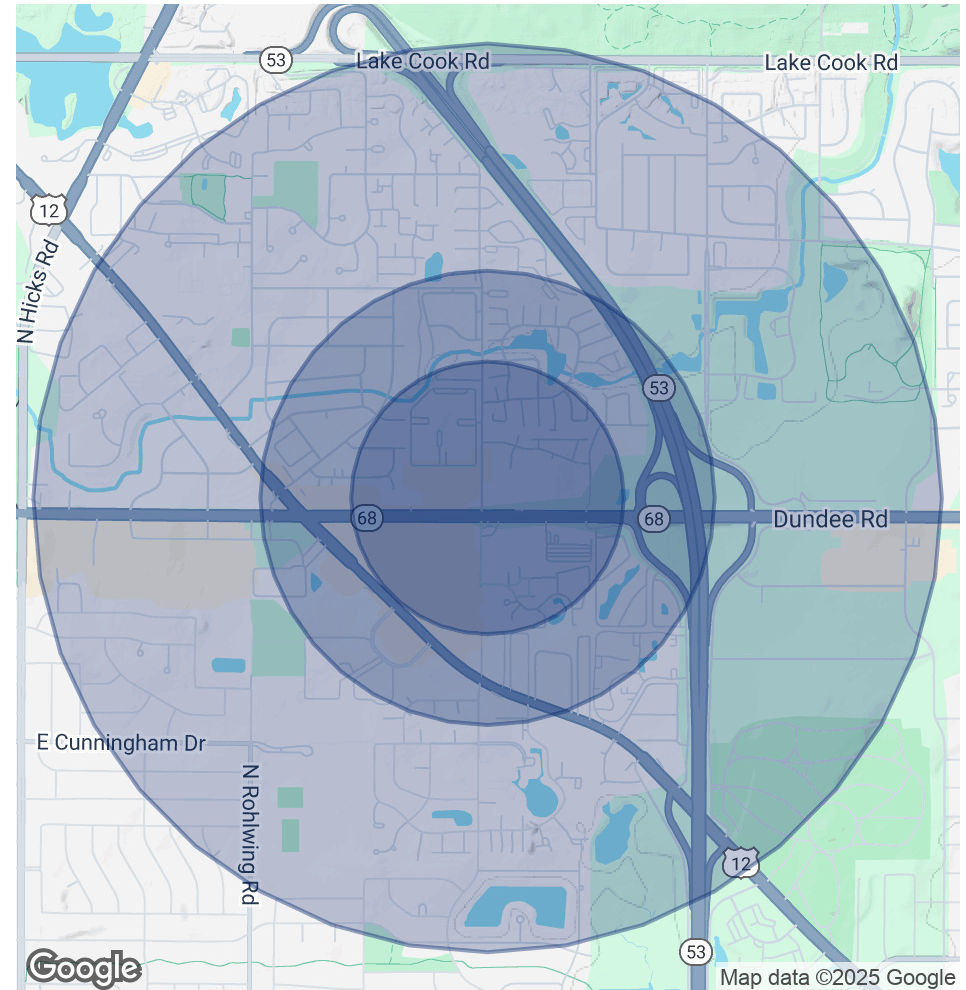
1240-1252 E DUNDEE ROAD

1240-1252 E Dundee Road Palatine, IL 60074

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,952	9,729	25,148
Average Age	35	35	37
Average Age (Male)	34	35	36
Average Age (Female)	35	35	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	672	3,496	9,614
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$78,417	\$76,661	\$91,295
Average House Value	\$331,953	\$298,698	\$300,489

Demographics data derived from AlphaMap



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