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# Retail Space Availability Report

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PREPARED BY:

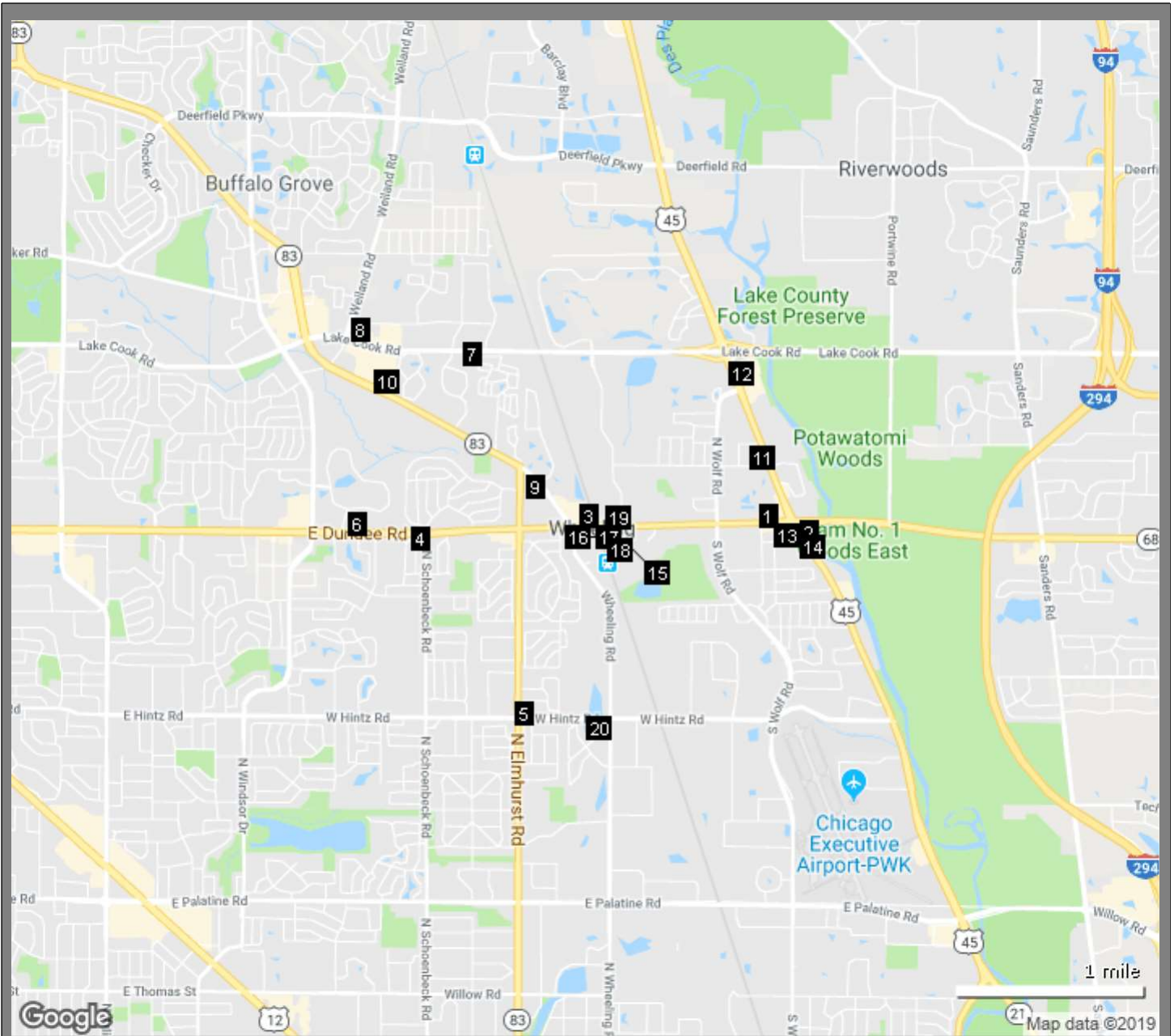


**The Village of Wheeling, Illinois**

2 Community Blvd  
Wheeling, IL 60090

**John C. Melaniphy**

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1



**250-300 E Dundee Rd**

**Wheeling, IL 60090**

**Cook County**

**Central North Submarket**

Building Type: **Retail/Freestanding (Strip Ctr)**

Status: **Built 2003**

Building Size: **7,800 SF**

Land Area: **0.83 AC**

Stories: **1**

Expenses: **2017 Tax @ \$14.70/sf; 2009 Ops @ \$6.80/sf**

Space Avail: **1,091 SF**

Max Contig: **1,091 SF**

Smallest Space: **1,091 SF**

Rent/SF/Yr: **\$25.00**







% Leased: **86.0%**



Please contact John C. Melaniphy, III - Director of Economic Development for more information at (847) 499-9094 or [jmelaniphy@wheelingil.gov](mailto:jmelaniphy@wheelingil.gov)

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Only properties with valid lat/lon display on map

2		<p><b>321-471 E Dundee Rd</b>  <b>Riverside Plaza</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding (Neighborhood Ctr)</b>  Status: <b>Built 1982</b>  Building Size: <b>29,986 SF</b>  Land Area: <b>5 AC</b>  Stories: <b>2</b>  Expenses: <b>2013 Tax @ \$7.75/sf</b></p>	<p>Space Avail: <b>5,412 SF</b>  Max Contig: <b>3,612 SF</b>  Smallest Space: <b>1,800 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>82.0%</b></p>
3		<p><b>522-600 W Dundee Rd</b>  <b>Lynn Plaza</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>N/E/C</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding (Neighborhood Ctr)</b>  Status: <b>Built 1973, Renov 1987</b>  Building Size: <b>93,550 SF</b>  Land Area: <b>8 AC</b>  Stories: <b>1</b>  Expenses: <b>2017 Tax @ \$5.36/sf; 2011 Ops @ \$2.03/sf</b></p>	<p>Space Avail: <b>21,800 SF</b>  Max Contig: <b>7,300 SF</b>  Smallest Space: <b>3,000 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>100%</b></p>
4		<p><b>1201 W Dundee Rd</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding</b>  Status: <b>Built 1998</b>  Building Size: <b>9,000 SF</b>  Land Area: <b>0.71 AC</b>  Stories: <b>1</b>  Expenses: <b>2017 Tax @ \$6.64/sf</b></p>	<p>Space Avail: <b>2,010 SF</b>  Max Contig: <b>2,010 SF</b>  Smallest Space: <b>1,003 SF</b>  Rent/SF/Yr: <b>\$17.00</b>  % Leased: <b>77.7%</b></p>
5		<p><b>740 W Hintz Rd</b>  <b>Family Video</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding</b>  Status: <b>Built 1990</b>  Building Size: <b>5,865 SF</b>  Land Area: <b>0.78 AC</b>  Stories: <b>1</b>  Expenses: <b>2013 Tax @ \$8.55/sf</b></p>	<p>Space Avail: <b>5,865 SF</b>  Max Contig: <b>5,865 SF</b>  Smallest Space: <b>5,865 SF</b>  Rent/SF/Yr: <b>\$15.00</b>  % Leased: <b>0%</b></p>
6		<p><b>1-49 Huntington Ln</b>  <b>Arlington Club Commons</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding (Neighborhood Ctr)</b>  Status: <b>Built 1985</b>  Building Size: <b>37,035 SF</b>  Land Area: <b>3.69 AC</b>  Stories: <b>1</b>  Expenses: <b>2012 Tax @ \$7.81/sf, 2012 Est Tax @ \$6.63/sf; 2009 Ops @ \$3.34/sf, 2012 Est Ops @ \$3.49/sf</b></p>	<p>Space Avail: <b>24,509 SF</b>  Max Contig: <b>6,951 SF</b>  Smallest Space: <b>800 SF</b>  Rent/SF/Yr: <b>\$12.50</b>  % Leased: <b>40.3%</b></p>
7		<p><b>1035 E Lake Cook Rd</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding</b>  Status: <b>Built 2000</b>  Building Size: <b>9,200 SF</b>  Land Area: <b>0.22 AC</b>  Stories: <b>1</b>  Expenses: <b>2010 Tax @ \$10.52/sf; 2010 Ops @ \$2.66/sf</b></p>	<p>Space Avail: <b>9,200 SF</b>  Max Contig: <b>9,200 SF</b>  Smallest Space: <b>9,200 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>100%</b></p>

8		<p><b>1550 E Lake Cook Rd</b>  <b>Wheeling, IL 60090</b>  <b>Lake County</b>  <b>NEC Lake Cook &amp; Weiland Central North Submarket</b></p>	<p>Building Type: <b>Retail/(Neighborhood Ctr)</b>  Status: <b>Built 2007</b>  Building Size: <b>45,060 SF</b>  Land Area: <b>4.33 AC</b>  Stories: <b>1</b>  Expenses: <b>2013 Tax @ \$4.90/sf, 2011 Est Tax @ \$3.89/sf; 2011 Est Ops @ \$3.21/sf</b></p>	<p>Space Avail: <b>1,594 SF</b>  Max Contig: <b>1,594 SF</b>  Smallest Space: <b>1,594 SF</b>  Rent/SF/Yr: <b>\$29.00</b>  % Leased: <b>96.5%</b></p>
9		<p><b>200-300 McHenry Rd</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Retail/(Neighborhood Ctr)</b>  Status: <b>Built 1990</b>  Building Size: <b>31,700 SF</b>  Land Area: <b>5.93 AC</b>  Stories: <b>1</b>  Expenses: <b>2010 Tax @ \$5.11/sf</b></p>	<p>Space Avail: <b>2,400 SF</b>  Max Contig: <b>1,200 SF</b>  Smallest Space: <b>1,200 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>92.4%</b></p>
10		<p><b>1055 Mchenry Rd</b>  <b>Sams Club</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Retail</b>  Status: <b>Existing</b>  Building Size: <b>135,440 SF</b>  Land Area: <b>14.04 AC</b>  Stories: <b>1</b>  Expenses: <b>2017 Tax @ \$6.60/sf</b></p>	<p>Space Avail: <b>135,440 SF</b>  Max Contig: <b>135,440 SF</b>  Smallest Space: <b>135,440 SF</b>  Rent/SF/Yr: <b>\$7.00</b>  % Leased: <b>0%</b></p>
11		<p><b>322 N Milwaukee Ave</b>  <b>Hang Outs</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Retail/Restaurant</b>  Status: <b>Built 1925</b>  Building Size: <b>3,200 SF</b>  Land Area: <b>0.33 AC</b>  Stories: <b>2</b>  Expenses: <b>2017 Tax @ \$3.94/sf</b></p>	<p>Space Avail: <b>3,200 SF</b>  Max Contig: <b>3,200 SF</b>  Smallest Space: <b>500 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>100%</b></p>
12		<p><b>751 N Milwaukee Ave</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Retail</b>  Status: <b>Proposed, breaks ground Sep 2019</b>  Building Size: <b>9,500 SF</b>  Land Area: <b>1.38 AC</b>  Stories: <b>1</b>  Expenses: <b>2010 Tax @ \$0.64/sf</b></p>	<p>Space Avail: <b>9,500 SF</b>  Max Contig: <b>9,500 SF</b>  Smallest Space: <b>1,400 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>0%</b></p>
13		<p><b>56-94 S Milwaukee Ave</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding (Neighborhood Ctr)</b>  Status: <b>Built 2011</b>  Building Size: <b>60,709 SF</b>  Land Area: <b>1.58 AC</b>  Stories: <b>1</b>  Expenses: <b>2011 Tax @ \$6.85/sf; 2011 Ops @ \$2.93/sf</b></p>	<p>Space Avail: <b>5,757 SF</b>  Max Contig: <b>2,725 SF</b>  Smallest Space: <b>1,232 SF</b>  Rent/SF/Yr: <b>\$29.00</b>  % Leased: <b>95.0%</b></p>

14		<p><b>141-149 S Milwaukee Ave</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding (Strip Ctr)</b>  Status: <b>Built 1970</b>  Building Size: <b>13,060 SF</b>  Land Area: <b>0.98 AC</b>  Stories: <b>1</b>  Expenses: <b>2017 Tax @ \$5.26/sf</b></p>	<p>Space Avail: <b>5,360 SF</b>  Max Contig: <b>5,360 SF</b>  Smallest Space: <b>5,360 SF</b>  Rent/SF/Yr: <b>\$10.00</b>  % Leased: <b>59.0%</b></p>
15		<p><b>400 Town St</b>  <b>Building C</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding (Neighborhood Ctr)</b>  Status: <b>Under Construction, delivers Jul 2019</b>  Building Size: <b>6,074 SF</b>  Land Area: <b>12.30 AC</b>  Stories: <b>1</b>  Expenses: <b>2011 Est Tax @ \$2.84/sf; 2011 Est Ops @ \$1.70/sf</b></p>	<p>Space Avail: <b>6,074 SF</b>  Max Contig: <b>6,074 SF</b>  Smallest Space: <b>6,074 SF</b>  Rent/SF/Yr: <b>\$32.00</b>  % Leased: <b>0%</b></p>
16		<p><b>400 Town St</b>  <b>Building D</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding</b>  Status: <b>Under Construction, delivers Jul 2019</b>  Building Size: <b>6,309 SF</b>  Land Area: <b>12.81 AC</b>  Stories: <b>1</b>  Expenses: <b>2011 Est Tax @ \$11.11/sf; 2011 Est Ops @ \$6.67/sf</b></p>	<p>Space Avail: <b>6,309 SF</b>  Max Contig: <b>6,309 SF</b>  Smallest Space: <b>6,309 SF</b>  Rent/SF/Yr: <b>\$28.00</b>  % Leased: <b>0%</b></p>
17		<p><b>400 Town St</b>  <b>Building F</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding</b>  Status: <b>Under Construction, delivers Jul 2019</b>  Building Size: <b>9,000 SF</b>  Land Area: <b>12.19 AC</b>  Stories: <b>1</b>  Expenses: <b>2011 Est Tax @ \$12.24/sf; 2011 Est Ops @ \$7.35/sf</b></p>	<p>Space Avail: <b>2,500 SF</b>  Max Contig: <b>2,500 SF</b>  Smallest Space: <b>2,500 SF</b>  Rent/SF/Yr: <b>\$32.00</b>  % Leased: <b>72.2%</b></p>
18		<p><b>400 Town St</b>  <b>Building G</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding</b>  Status: <b>Under Construction, delivers Jul 2019</b>  Building Size: <b>6,254 SF</b>  Land Area: <b>12.28 AC</b>  Stories: <b>1</b>  Expenses: <b>2011 Est Tax @ \$6.40/sf; 2011 Est Ops @ \$3.84/sf</b></p>	<p>Space Avail: <b>1,500 SF</b>  Max Contig: <b>1,500 SF</b>  Smallest Space: <b>1,500 SF</b>  Rent/SF/Yr: <b>\$28.00</b>  % Leased: <b>76.0%</b></p>
19		<p><b>400 Town St</b>  <b>Building I</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding</b>  Status: <b>Under Construction, delivers Jul 2019</b>  Building Size: <b>5,018 SF</b>  Land Area: <b>12.41 AC</b>  Stories: <b>1</b>  Expenses: <b>2011 Tax @ \$9.96/sf; 2011 Ops @ \$5.98/sf</b></p>	<p>Space Avail: <b>5,018 SF</b>  Max Contig: <b>5,018 SF</b>  Smallest Space: <b>5,018 SF</b>  Rent/SF/Yr: <b>\$28.00</b>  % Leased: <b>0%</b></p>



Please contact John C. Melaniphy, III - Director of Economic Development for more information at (847) 499-9094 or [jmelaniphy@wheelingil.gov](mailto:jmelaniphy@wheelingil.gov)  
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Only properties with valid lat/lon display on map



**820-860 Wheeling Rd**  
**First Colonial Commons**  
**Wheeling, IL 60090**  
**Cook County**  
**Central North Submarket**

Building Type: **Retail/(Strip Ctr)**  
 Status: **Built 1990**  
 Building Size: **14,439 SF**  
 Land Area: **3.36 AC**  
 Stories: **1**  
 Expenses: **2017 Tax @ \$7.32/sf, 2006 Est Tax @ \$7.69/sf**

Space Avail: **5,006 SF**  
 Max Contig: **2,019 SF**  
 Smallest Space: **979 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **65.3%**

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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**250-300 E Dundee Rd**  
Wheeling, IL 60090

**1,091 SF**  
**Not For Sale**

**\$25.00/mg**  
**1**

**7,800 SF**  
**0.83 AC**

-  
-

-  
-

-  
-



Expenses: **2017 Tax @ \$14.70/sf; 2009 Ops @ \$6.80/sf**  
 Parking: **47 free Surface Spaces are available; Ratio of 6.03/1,000 SF**  
 Utilities: -

Power: -  
Rail Line: -

Landlord Rep: **Horizon Realty Svc / Stuart Lenhoff (847) 870-8585**

Leasing Company: **Horizon Realty Services, Inc. / Barry Millman (847) 870-8585 George Manos (847) 870-8585 -- 1,091 SF (1,091 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	260	Retail/Direct	Horizon Realty Services, Inc.	1,091 N	1,091	\$25.00/mg	Vacant	Negotiable	-	-

**Building Notes**

Close to Dundee Road. Adjacent to McDonald's and new Walgreens. NOSUB1

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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**321-471 E Dundee Rd**  
Riverside Plaza  
Riverside Plaza  
Wheeling, IL 60090

**5,412 SF**  
**Not For Sale**

**-/nnn**  
**2**

**29,986 SF**  
**5 AC**

-  
-

-  
-

-  
-



Expenses: **2013 Tax @ \$7.75/sf**  
 Parking: **300 Surface Spaces are available; Ratio of 4.62/1,000 SF**  
 Utilities: -

Power: -  
Rail Line: -

Landlord Rep: **Wheeling/Milwaukee LLC / Job Youshaei (847) 962-4956**

Leasing Company: **Wheeling / Milwaukee LLC / Job Youshaei (847) 962-4956 -- 5,412 SF (1,800-3,612 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	79 S Milwaukee	Off/Ret/Direct	Wheeling / Milwaukee LLC	1,800-3,612	3,612	\$16.00/nnn	Vacant	2-10 yrs	-	-



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Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	391 E Dundee Rd	Off/Ret/Direct	Wheeling / Milwaukee LLC	1,800 N	1,800	\$16.00/nnn	Vacant	2-10 yrs	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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**522-600 W Dundee Rd**  
Lynn Plaza  
Lynn Plaza  
Wheeling, IL 60090

**21,800 SF**  
**Not For Sale**

-  
**1**

**93,550 SF**  
**8 AC**

-  
-

-  
-

-  
-

Expenses: **2017 Tax @ \$5.36/sf; 2011 Ops @ \$2.03/sf**

Power: -

Parking: **450 Surface Spaces are available; Ratio of 4.74/1,000 SF**

Rail Line: -

Utilities: -

Landlord Rep: **Metro Commercial Real Estate / Sharon Bar-Shalom (847) 412-9898 X5007 / Gary A. Greenfield (847) 412-9898 -- 21,800 SF (3,000-7,300 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	538	Retail/Direct	Metro Commercial Real Estate	3,000 N	3,000	Withheld	30 Days	Negotiable	-	-
P 1st	540	Retail/Direct	Metro Commercial Real Estate	3,000 N	3,000	Withheld	30 Days	Negotiable	-	-
P 1st	548B	Retail/Direct	Metro Commercial Real Estate	7,300 N	7,300	Withheld	30 Days	Negotiable	-	-
P 1st	532	Retail/Direct	Metro Commercial Real Estate	3,000 N	3,000	Withheld	30 Days	Negotiable	-	-
P 1st		Retail/Direct	Metro Commercial Real Estate	5,500 N	5,500	Withheld	30 Days	Negotiable	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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**1201 W Dundee Rd**  
Wheeling, IL 60090

**2,010 SF**  
**Not For Sale**

**\$17.00/nnn**  
**1**

**9,000 SF**  
**0.71 AC**

-  
-

-  
-

-  
-

Expenses: **2017 Tax @ \$6.64/sf**

Power: -

Parking: **35 free Surface Spaces are available; Ratio of 3.89/1,000 SF**

Rail Line: -

Utilities: -


Landlord Rep: **Frontline Real Estate Partners / Zack Pearlstein (847) 780-8067 / Andrew Rubin (847) 780-8062 / Matt Tarshis (847) 780-8063 -- 2,010 SF (1,003-1,007 SF)**



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Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	B	Retail/Direct	Frontline Real Estate Partners	1,003 N	2,010	\$17.00/nnn	Vacant	Negotiable	-	-
P 1st	C	Retail/Direct	Frontline Real Estate Partners	1,007 N	2,010	\$17.00/nnn	Vacant	Negotiable	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p><b>740 W Hintz Rd</b> Family Video Wheeling, IL 60090</p>	<b>5,865 SF</b> <b>Not For Sale</b>	<b>\$15.00/mg</b> <b>1</b>	<b>5,865 SF</b> <b>0.78 AC</b>	- -	- -	- -
<p>Expenses: <b>2013 Tax @ \$8.55/sf</b> Parking: - Utilities: -</p>				<p>Power: - Rail Line: -</p>		
<p>Landlord Rep: <b>Legacy Commercial Property / Sam Stilp (847) 904-9200 -- 5,865 SF (5,865 SF)</b></p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Retail/Direct	Legacy Commercial Property Berkshire Hathaway Home Services Koenig Rubloff	5,865 N	5,865	\$15.00/mg	Vacant	Negotiable	-	-

**Building Notes**

Free standing building at the hard corner of Hintz and Route 83. 38 car parking on site. Currently occupied by Family Video, owner will lease entire building or will divide down to 2000 SF (lease rate reflects entire space). DO NOT DISTURB CURRENT OCCUPANT

NE corner of Hintz and Route 83



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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**1-49 Huntington Ln**  
Arlington Club Commons  
Arlington Club Commons  
Wheeling, IL 60090

**24,509 SF**  
**Not For Sale**

**\$12.50/nnn**  
**1**

**37,035 SF**  
**3.69 AC**

Expenses: **2012 Tax @ \$7.81/sf, 2012 Est Tax @ \$6.63/sf; 2009 Ops @ \$3.34/sf, 2012 Est Ops @ \$3.49/sf**

Parking: **178 free Surface Spaces are available; Ratio of 4.39/1,000 SF**

Utilities: -

Power: -  
Rail Line: -



Landlord Rep: **Imperial Realty Company / Theron May (773) 736-6461 / Hunter Gleber (773) 736-6563 -- 24,509 SF (800-6,951 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P GRND	23	Retail/Direct	Imperial Realty Company	6,951 N	6,951	\$12.50/nnn	Vacant	Negotiable	-	-
P GRND	43	Retail/Direct	Imperial Realty Company	1,193 N	1,193	\$12.50/nnn	Vacant	Negotiable	-	-
P GRND	9	Retail/Direct	Imperial Realty Company	1,433 N	1,433	\$12.50/nnn	Vacant	Negotiable	-	-
P GRND	29	Retail/Direct	Imperial Realty Company	1,120 N	1,120	\$12.50/nnn	Vacant	Negotiable	-	-
P GRND	13	Retail/Direct	Imperial Realty Company	4,085 N	4,085	\$12.50/nnn	Vacant	Negotiable	-	-
P GRND	33	Retail/Direct	Imperial Realty Company	1,193 N	1,193	\$12.50/nnn	30 Days	Negotiable	-	-
P GRND	1	Retail/Direct	Imperial Realty Company	4,341 N	4,341	\$12.50/nnn	Vacant	Negotiable	-	-
P GRND	37	Retail/Direct	Imperial Realty Company	1,193 N	1,193	\$12.50/nnn	30 Days	Negotiable	-	-
P GRND	outlot	Retail/Direct	Imperial Realty Company	800-3,000	3,000	Withheld	Vacant	Negotiable	-	-

#### Building Notes

:: 37,146 square feet  
 :: 1,120 SF to 13,013 SF plus a 3,517 SF end cap space available  
 :: Primary Tenants include Chiro One, Cosmo Prof, and I Am Siam  
 :: Monument signage available  
 :: Over 26,000 vehicles per day  
 :: Traffic light at corner of Dundee and Huntington  
 This center is ideally located in a dense trade area surrounded by residential homes, rental properties and retail. It is highly visible from Dundee Road with ample parking. Strong demographics and household income.  
 Traffic Counts on Dundee Rd are 26,500 VPD.  
 NEC Dundee Road and Huntington Lane in Wheeling, IL



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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1035 E Lake Cook Rd  
Wheeling, IL 60090

9,200 SF  
For Sale - Active

For Sale Only  
1

9,200 SF  
0.22 AC

-  
-

-  
-

-  
-



Expenses: 2010 Tax @ \$10.52/sf; 2010 Ops @ \$2.66/sf  
Parking: 37 Surface Spaces are available; Ratio of 4.02/1,000 SF  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: Mass Realty LLC / William Mass (847) 221-3799 -- 9,200 SF (9,200 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st		Retail/Direct	Mass Realty LLC	9,200 N	9,200	Withheld	60 Days	Negotiable	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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1550 E Lake Cook Rd  
Schwind Crossings  
Wheeling, IL 60090

1,594 SF  
Not For Sale

\$29.00/n  
1

45,060 SF  
4.33 AC

-  
-

-  
-

-  
-



Expenses: 2013 Tax @ \$4.90/sf, 2011 Est Tax @ \$3.89/sf; 2011 Est Ops @ \$3.21/sf  
Parking: 272 Surface Spaces are available; Ratio of 6.04/1,000 SF  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: Forefront Properties, LLC. / David LeCavalier (847) 272-4030 X11 / Joshua Lapins (224) 436-4557 -- 1,594 SF (1,594 SF)


Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	1566	Retail/Direct	Forefront Properties, LLC.	1,594 N	1,594	\$29.00/n	Vacant	Negotiable	-	-

**Building Notes**


Across the street from Wal-Mart and Sam's Club. Able to draw from over 100,000 people within a 3 mile radius.



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p><b>200-300 McHenry Rd</b> Creekside Plaza Wheeling, IL 60090</p>	<b>2,400 SF</b> <b>Not For Sale</b>	- 1	<b>31,700 SF</b> <b>5.93 AC</b>	- -	- -	- -
Expenses: <b>2010 Tax @ \$5.11/sf</b> Parking: <b>175 free Surface Spaces are available; Ratio of 10.00/1,000 SF</b> Utilities: -				Power: - Rail Line: -		
Landlord Rep: <b>Edgemark Commercial Real Estate Services LLC / Joanne Sutryk (630) 572-5609 / Michael R. Wesley (630) 572-5610 -- 2,400 SF (1,200 SF)</b>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	286	Retail/Direct	Edgemark Commercial Real Estate Services LLC	1,200 N	1,200	Withheld	Vacant	Negotiable	-	-
P 1st	274	Retail/Direct	Edgemark Commercial Real Estate Services LLC	1,200 N	1,200	Withheld	Vacant	Negotiable	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p><b>1055 McHenry Rd</b> Sams Club Wheeling, IL 60090</p>	<b>135,440 SF</b> <b>Not For Sale</b>	<b>\$7.00/n</b> 1	<b>135,440 SF</b> <b>14.04 AC</b>	- -	- -	- -
Expenses: <b>2017 Tax @ \$6.60/sf</b> Parking: <b>350 Surface Spaces are available; Ratio of 2.95/1,000 SF</b> Utilities: -				Power: - Rail Line: -		
Landlord Rep: <b>CBRE / Jim Sakanich (312) 297-7690 / Joseph C. Parrott (312) 297-7680 / Sean McCourt (312) 297-7688 -- 135,440 SF (135,440 SF)</b>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Retail/Direct	CBRE	135,440 N	135,440	\$7.00/n	Vacant	Negotiable	-	-



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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**322 N Milwaukee Ave**  
Hang Outs  
Wheeling, IL 60090

**3,200 SF**  
**For Sale at \$649,900**  
**(\$203.09/SF) - Active**

**For Sale Only**  
**2**

**3,200 SF**  
**0.33 AC**

-  
-

-  
-

-  
-

Expenses: **2017 Tax @ \$3.94/sf**

Parking: **40 Surface Spaces are available; Ratio of 10.00/1,000 SF**

Utilities: -

Power: -

Rail Line: -

Landlord Rep: **Arnold S. Newman & Associates / Arnold Newman (312) 877-5502 -- 3,200 SF (500-1,500 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E	BSMT	Retail/Direct	Arnold S. Newman & Associates	500 N	3,200	Withheld	30 Days	Negotiable	-	-
E	1st	Office/Direct	Arnold S. Newman & Associates	1,500 N	3,200	Withheld	30 Days	Negotiable	-	-
E	2nd	Retail/Direct	Arnold S. Newman & Associates	1,200 N	3,200	Withheld	30 Days	Negotiable	-	-

**Building Notes**

2 Story Free-Standing Building Located on Busy Milwaukee Ave. North of Dundee Rd.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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**751 N Milwaukee Ave**  
Prairie Crossings  
Wheeling, IL 60090

**9,500 SF**  
**For Sale - Active**

**For Sale Only**  
**1**

**9,500 SF**  
**1.38 AC**

-  
-

-  
-

-  
-

Expenses: **2010 Tax @ \$0.64/sf**

Parking: -

Utilities: -

Power: -


Rail Line: -

Landlord Rep: **CBRE / Les Kristof (630) 573-1282 -- 9,500 SF (1,400-9,500 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
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Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	Space 1	Retail/Direct	CBRE	1,400-9,500	9,500	Withheld	30 Days	Negotiable	-	-
<b>Building Notes</b>										
<p>Newly constructed retail center in front of Westin Chicago North Shore Hotel which has 400+ hotel rooms</p> <ul style="list-style-type: none"> <li>• 14,348 sf retail center with current occupancy at 21% - 11,179 sf of available contiguous space</li> <li>• Great access and visibility on Milwaukee Ave at signalized intersection</li> <li>• Strong traffic counts with Milwaukee Ave exceeding 28,200 vehicles per day and Lake Cook Road exceeding 48,800 vehicles per day</li> <li>• Co-Tenants include Massage Envy, Cooper's Hawk Winery &amp; Restaurant, Saranello's Restaurant, Twin Peaks and Devon Bank</li> </ul>										
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		<b>56-94 S Milwaukee Ave</b> Fresh Farms Plaza Wheeling, IL 60090	<b>5,757 SF</b> <b>Not For Sale</b>	<b>\$29.00/nnn</b> <b>1</b>	<b>60,709 SF</b> <b>1.58 AC</b>	- -	- -	- -		
		<p>Expenses: <b>2011 Tax @ \$6.85/sf; 2011 Ops @ \$2.93/sf</b>            Parking: <b>228 free Surface Spaces are available; Ratio of 3.77/1,000 SF</b>            Utilities: -</p>				<p>Power: - Rail Line: -</p>				
		<p>Landlord Rep: <b>Svigos Asset Management / Nick Vittore (847) 960-5283 / Matt Lefko (847) 735-1146 -- 5,757 SF (1,232-2,725 SF)</b></p>								
										
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	259	Retail/Direct	Svigos Asset Management	1,232 N	1,232	\$29.00/nnn	Vacant	1 yr	-	-
P 1st	82-88	Retail/Direct	Svigos Asset Management	1,350-2,725	2,725	\$29.00/nnn	60 Days	Negotiable	-	-
P 1st	94	Retail/Direct	Svigos Asset Management	1,800 N	1,800	\$29.00/nnn	Vacant	Negotiable	-	-



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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**141-149 S Milwaukee Ave**  
Wheeling, IL 60090

**5,360 SF**  
**Not For Sale**

**\$10.00/mg**  
**1**

**13,060 SF**  
**0.98 AC**

-  
-

-  
-

-  
-

Expenses: **2017 Tax @ \$5.26/sf**  
Parking: **40 Surface Spaces are available; Ratio of 3.06/1,000 SF**  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: **McKenzie Management / Pam Bennett (847) 813-5939 X123 -- 5,360 SF (5,360 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	141	Retail/Direct	McKenzie Management	5,360 N	5,360	\$10.00/mg	Vacant	Negotiable	-	-

**Building Notes**

Property Description: STRIP RETAIL BUILDING

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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**400 Town St**  
Wheeling Town Center  
Building C  
Wheeling, IL 60090

**6,074 SF**  
**Not For Sale**

**\$32.00/nnn**  
**1**

**6,074 SF**  
**12.30 AC**

-  
-

-  
-

-  
-

Expenses: **2011 Est Tax @ \$2.84/sf; 2011 Est Ops @ \$1.70/sf**  
Parking: -  
Utilities: -

Power: -  
Rail Line: -



Landlord Rep: **Newmark Knight Frank Retail / N.Mitchell N. Friedel (212) 372-0719**

Leasing Company: **Newmark Knight Frank / James E. Schutter (312) 224-3210 Terry Alexa (312) 224-3103 -- 6,074 SF (6,074 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Retail/New	Newmark Knight Frank	6,074 N	6,074	\$32.00/nnn	07/2019	Negotiable	-	-





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		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		<b>400 Town St</b> Wheeling Town Center Building D Wheeling, IL 60090	<b>6,309 SF</b> <b>Not For Sale</b>	<b>\$28.00/nnn</b> <b>1</b>	<b>6,309 SF</b> <b>12.81 AC</b>	- -	- -	- -		
Expenses: <b>2011 Est Tax @ \$11.11/sf; 2011 Est Ops @ \$6.67/sf</b>						Power: -				
Parking: -						Rail Line: -				
Utilities: -										
Landlord Rep: <b>Newmark Knight Frank Retail / N.Mitchell N. Friedel (212) 372-0719</b>										
Leasing Company: <b>Newmark Knight Frank / James E. Schutter (312) 224-3210 Terry Alexa (312) 224-3103 -- 6,309 SF (6,309 SF)</b>										
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E	1st	Retail/New	Newmark Knight Frank	6,309 N	6,309	\$28.00/nnn	07/2019	Negotiable	-	-
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		<b>400 Town St</b> Wheeling Town Center Building F Wheeling, IL 60090	<b>2,500 SF</b> <b>Not For Sale</b>	<b>\$32.00/nnn</b> <b>1</b>	<b>9,000 SF</b> <b>12.19 AC</b>	- -	- -	- -		
Expenses: <b>2011 Est Tax @ \$12.24/sf; 2011 Est Ops @ \$7.35/sf</b>						Power: -				
Parking: -						Rail Line: -				
Utilities: -										
Landlord Rep: <b>Newmark Knight Frank Retail / N.Mitchell N. Friedel (212) 372-0719</b>										
Leasing Company: <b>Newmark Knight Frank / James E. Schutter (312) 224-3210 Terry Alexa (312) 224-3103 -- 2,500 SF (2,500 SF)</b>										
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P	1st	Retail/New	Newmark Knight Frank	2,500 N	2,500	\$32.00/nnn	07/2019	Negotiable	-	-



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		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		<b>400 Town St</b> Wheeling Town Center Building G Wheeling, IL 60090	<b>1,500 SF</b> <b>Not For Sale</b>	<b>\$28.00/nnn</b> <b>1</b>	<b>6,254 SF</b> <b>12.28 AC</b>	- -	- -	- -		
Expenses: <b>2011 Est Tax @ \$6.40/sf; 2011 Est Ops @ \$3.84/sf</b>						Power: -				
Parking: -						Rail Line: -				
Utilities: -										
Landlord Rep: <b>Newmark Knight Frank Retail / N.Mitchell N. Friedel (212) 372-0719</b>										
Leasing Company: <b>Newmark Knight Frank / James E. Schutter (312) 224-3210 Terry Alexa (312) 224-3103 -- 1,500 SF (1,500 SF)</b>										
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Retail/New	Newmark Knight Frank	1,500 N	1,500	\$28.00/nnn	07/2019	Negotiable	-	-
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		<b>400 Town St</b> Wheeling Town Center Building I Wheeling, IL 60090	<b>5,018 SF</b> <b>Not For Sale</b>	<b>\$28.00/nnn</b> <b>1</b>	<b>5,018 SF</b> <b>12.41 AC</b>	- -	- -	- -		
Expenses: <b>2011 Tax @ \$9.96/sf; 2011 Ops @ \$5.98/sf</b>						Power: -				
Parking: -						Rail Line: -				
Utilities: -										
Landlord Rep: <b>Newmark Knight Frank Retail / N.Mitchell N. Friedel (212) 372-0719</b>										
Leasing Company: <b>Newmark Knight Frank / James E. Schutter (312) 224-3210 Terry Alexa (312) 224-3103 -- 5,018 SF (5,018 SF)</b>										
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st		Retail/New	Newmark Knight Frank	5,018 N	5,018	\$28.00/nnn	07/2019	Negotiable	-	-



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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**820-860 Wheeling Rd**  
 First Colonial Commons  
 First Colonial Commons  
 Wheeling, IL 60090

**5,006 SF**  
**Not For Sale**

-/nnn  
 1

14,439 SF  
 3.36 AC

Expenses: **2017 Tax @ \$7.32/sf, 2006 Est Tax @ \$7.69/sf**  
 Parking: **113 Surface Spaces are available; Ratio of 2.50/1,000 SF**  
 Utilities: -

-  
 -  
 -

Power: -  
 Rail Line: -



Landlord Rep: **Mon Ami Realty / Patrick Lockman (312) 589-5797 X3 / Tom Wagner (312) 589-5797 -- 5,006 SF (979-2,019 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Off/Ret/Direct	Mon Ami Realty	979 N	979	\$15.00/nnn	Vacant	Negotiable	-	-
P 1st		Off/Ret/Direct	Mon Ami Realty	1,002 N	1,002	\$15.00/nnn	Vacant	Negotiable	-	-
P 1st		Off/Ret/Direct	Mon Ami Realty	1,006 N	1,006	\$15.00/nnn	Vacant	Negotiable	-	-
P 1st		Off/Ret/Direct	Mon Ami Realty	2,019 N	2,019	\$15.00/nnn	Vacant	Negotiable	-	-

**Building Notes**

Extremely busy retail center located on the corner of Wheeling and Hintz. The property is just outside of a residential development and is in close proximity to State Highway 83 and State Highway 68.



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