
Retail Space Availability Report

PREPARED BY:

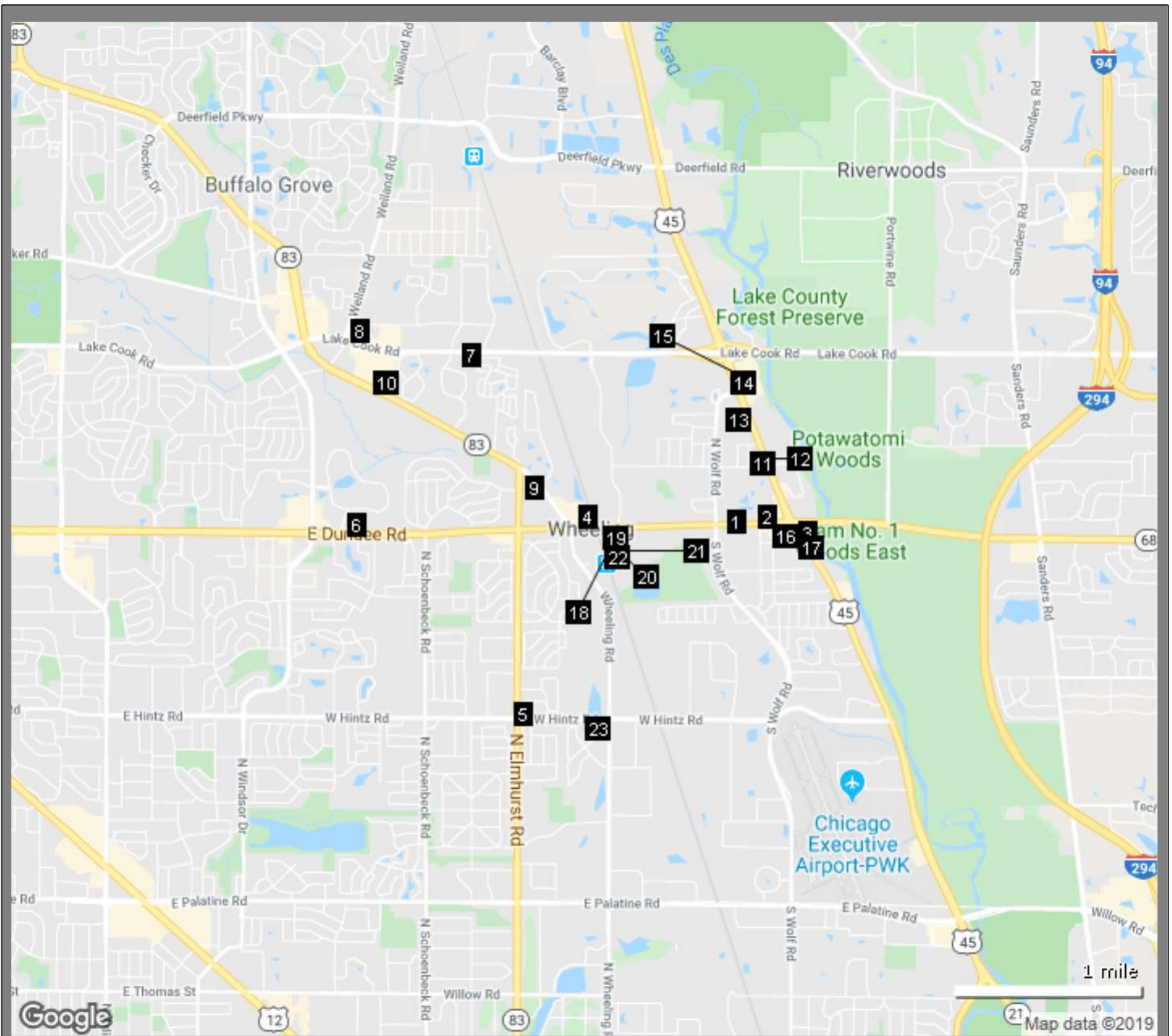


The Village of Wheeling, Illinois

2 Community Blvd
Wheeling, IL 60090

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1









82-106 E Dundee Rd
Wheeling, IL 60090
Cook County
Central North Submarket

Building Type: **Retail/(Strip Ctr)**
 Status: **Built 1965**
 Building Size: **15,940 SF**
 Land Area: **1 AC**
 Stories: **1**
 Expenses: **2017 Tax @ \$1.72/sf, 2012 Est Tax @ \$1.41/sf; 2012 Est Ops @ \$0.66/sf**

Space Avail: **2,000 SF**
 Max Contig: **2,000 SF**
 Smallest Space: **2,000 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **87.5%**















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 Only properties with valid lat/lon display on map

2		<p>250-300 E Dundee Rd Wheeling, IL 60090 Cook County Central North Submarket</p>	<p>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</p>	<p>Space Avail: 1,091 SF Max Contig: 1,091 SF Smallest Space: 1,091 SF Rent/SF/Yr: \$38.50 % Leased: 86.0%</p>
3		<p>321-471 E Dundee Rd Riverside Plaza Wheeling, IL 60090 Cook County Central North Submarket</p>	<p>Building Type: Retail/Freestanding (Neighborhood Ctr) Status: Built 1982 Building Size: 29,986 SF Land Area: 5 AC Stories: 2 Expenses: 2013 Tax @ \$7.75/sf</p>	<p>Space Avail: 5,412 SF Max Contig: 3,612 SF Smallest Space: 1,800 SF Rent/SF/Yr: Withheld % Leased: 82.0%</p>
4		<p>522-600 W Dundee Rd Lynn Plaza Wheeling, IL 60090 Cook County N/E/C Central North Submarket</p>	<p>Building Type: Retail/Freestanding (Neighborhood Ctr) Status: Built 1973, Renov 1987 Building Size: 93,550 SF Land Area: 8 AC Stories: 1 Expenses: 2017 Tax @ \$5.36/sf; 2011 Ops @ \$2.03/sf</p>	<p>Space Avail: 21,800 SF Max Contig: 7,300 SF Smallest Space: 3,000 SF Rent/SF/Yr: Withheld % Leased: 100%</p>
5		<p>740 W Hintz Rd Family Video Wheeling, IL 60090 Cook County Central North Submarket</p>	<p>Building Type: Retail/Freestanding Status: Built 1990 Building Size: 5,865 SF Land Area: 0.78 AC Stories: 1 Expenses: 2013 Tax @ \$8.55/sf</p>	<p>Space Avail: 5,865 SF Max Contig: 5,865 SF Smallest Space: 5,865 SF Rent/SF/Yr: \$15.00 % Leased: 100%</p>
6		<p>1-49 Huntington Ln Arlington Club Commons Wheeling, IL 60090 Cook County Central North Submarket</p>	<p>Building Type: Retail/Freestanding (Neighborhood Ctr) Status: Built 1985 Building Size: 37,035 SF Land Area: 3.69 AC Stories: 1 Expenses: 2012 Tax @ \$7.81/sf, 2012 Est Tax @ \$6.63/sf; 2009 Ops @ \$3.34/sf, 2012 Est Ops @ \$3.49/sf</p>	<p>Space Avail: 25,751 SF Max Contig: 11,085 SF Smallest Space: 800 SF Rent/SF/Yr: \$12.50 % Leased: 36.9%</p>
7		<p>1035 E Lake Cook Rd Wheeling, IL 60090 Cook County Central North Submarket</p>	<p>Building Type: Retail/Freestanding Status: Built 2000 Building Size: 9,200 SF Land Area: 0.22 AC Stories: 1 Expenses: 2010 Tax @ \$10.52/sf; 2010 Ops @ \$2.66/sf</p>	<p>Space Avail: 9,200 SF Max Contig: 9,200 SF Smallest Space: 9,200 SF Rent/SF/Yr: Withheld % Leased: 100%</p>



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8		<p>1550 E Lake Cook Rd Wheeling, IL 60090 Lake County NEC Lake Cook & Weiland Central North Submarket</p>	<p>Building Type: Retail/(Neighborhood Ctr) Status: Built 2007 Building Size: 45,060 SF Land Area: 4.33 AC Stories: 1 Expenses: 2013 Tax @ \$4.90/sf, 2011 Est Tax @ \$3.89/sf; 2011 Est Ops @ \$3.21/sf</p>	<p>Space Avail: 1,594 SF Max Contig: 1,594 SF Smallest Space: 1,594 SF Rent/SF/Yr: \$29.00 % Leased: 96.5%</p>
9		<p>200-300 McHenry Rd Wheeling, IL 60090 Cook County Central North Submarket</p>	<p>Building Type: Retail/(Neighborhood Ctr) Status: Built 1990 Building Size: 31,640 SF Land Area: 5.93 AC Stories: 1 Expenses: 2010 Tax @ \$5.12/sf</p>	<p>Space Avail: 3,600 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/Yr: Withheld % Leased: 88.6%</p>
10		<p>1055 Mchenry Rd Sams Club Wheeling, IL 60090 Cook County Central North Submarket</p>	<p>Building Type: Retail Status: Existing Building Size: 135,440 SF Land Area: 14.04 AC Stories: 1 Expenses: 2017 Tax @ \$6.60/sf</p>	<p>Space Avail: 135,440 SF Max Contig: 135,440 SF Smallest Space: 135,440 SF Rent/SF/Yr: Withheld % Leased: 0%</p>
11		<p>318 N Milwaukee Ave Wheeling, IL 60090 Cook County Central North Submarket</p>	<p>Building Type: Retail Status: Built 1988 Building Size: 5,412 SF Land Area: 0.48 AC Stories: 1 Expenses: 2017 Tax @ \$6.34/sf</p>	<p>Space Avail: 5,412 SF Max Contig: 5,412 SF Smallest Space: 5,412 SF Rent/SF/Yr: \$23.95 % Leased: 100%</p>
12		<p>322 N Milwaukee Ave Hang Outs Wheeling, IL 60090 Cook County Central North Submarket</p>	<p>Building Type: Retail/Restaurant Status: Built 1925 Building Size: 3,200 SF Land Area: 0.33 AC Stories: 2 Expenses: 2017 Tax @ \$3.94/sf</p>	<p>Space Avail: 3,200 SF Max Contig: 3,200 SF Smallest Space: 500 SF Rent/SF/Yr: Withheld % Leased: 0%</p>
13		<p>516 N Milwaukee Ave Wheeling, IL 60090 Cook County Central North Submarket</p>	<p>Building Type: Retail/Freestanding Status: Built 1970 Building Size: 2,441 SF Land Area: 1 AC Stories: 1 Expenses: 2014 Est Tax @ \$14.63/sf; 2014 Est Ops @ \$2.46/sf</p>	<p>Space Avail: 2,441 SF Max Contig: 2,441 SF Smallest Space: 2,441 SF Rent/SF/Yr: Withheld % Leased: 0%</p>

14		<p>701-749 N Milwaukee Ave Wheeling, IL 60090 Cook County Central North Submarket</p>	<p>Building Type: Retail/Freestanding Status: Built 2007 Building Size: 14,061 SF Land Area: 1.39 AC Stories: 1 Expenses: 2010 Tax @ \$5.80/sf; 2010 Ops @ \$2.15/sf</p>	<p>Space Avail: 1,039 SF Max Contig: 1,039 SF Smallest Space: 1,039 SF Rent/SF/Yr: Withheld % Leased: 92.6%</p>
15		<p>751 N Milwaukee Ave Wheeling, IL 60090 Cook County Central North Submarket</p>	<p>Building Type: Retail Status: Proposed, breaks ground Dec 2019 Building Size: 9,500 SF Land Area: 1.38 AC Stories: 1 Expenses: 2010 Tax @ \$0.64/sf</p>	<p>Space Avail: 9,500 SF Max Contig: 9,500 SF Smallest Space: 1,400 SF Rent/SF/Yr: Withheld % Leased: 0%</p>
16		<p>56-94 S Milwaukee Ave Wheeling, IL 60090 Cook County Central North Submarket</p>	<p>Building Type: Retail/Freestanding (Neighborhood Ctr) Status: Built 2011 Building Size: 60,709 SF Land Area: 1.58 AC Stories: 1 Expenses: 2011 Tax @ \$6.85/sf; 2011 Ops @ \$2.93/sf</p>	<p>Space Avail: 5,757 SF Max Contig: 2,725 SF Smallest Space: 1,232 SF Rent/SF/Yr: \$29.00 % Leased: 95.0%</p>
17		<p>141-149 S Milwaukee Ave Wheeling, IL 60090 Cook County Central North Submarket</p>	<p>Building Type: Retail/Freestanding (Strip Ctr) Status: Built 1970 Building Size: 13,060 SF Land Area: 0.98 AC Stories: 1 Expenses: 2017 Tax @ \$5.26/sf</p>	<p>Space Avail: 6,860 SF Max Contig: 5,360 SF Smallest Space: 1,500 SF Rent/SF/Yr: \$10.00 % Leased: 47.5%</p>
18		<p>400 Town St Building C Wheeling, IL 60090 Cook County Central North Submarket</p>	<p>Building Type: Retail/Freestanding Status: Built Oct 2019 Building Size: 6,074 SF Land Area: 12.30 AC Stories: 1 Expenses: 2011 Est Tax @ \$2.84/sf; 2011 Est Ops @ \$1.70/sf</p>	<p>Space Avail: 6,074 SF Max Contig: 6,074 SF Smallest Space: 6,074 SF Rent/SF/Yr: Withheld % Leased: 0%</p>
19		<p>400 Town St Building D Wheeling, IL 60090 Cook County Central North Submarket</p>	<p>Building Type: Retail/Freestanding Status: Built Oct 2019 Building Size: 6,309 SF Land Area: 12.81 AC Stories: 1 Expenses: 2011 Est Tax @ \$11.11/sf; 2011 Est Ops @ \$6.67/sf</p>	<p>Space Avail: 6,309 SF Max Contig: 6,309 SF Smallest Space: 6,309 SF Rent/SF/Yr: Withheld % Leased: 0%</p>

20



400 Town St
Building F
Wheeling, IL 60090
Cook County
Central North Submarket

Building Type: **Retail/Freestanding**
Status: **Built Oct 2019**
Building Size: **9,000 SF**
Land Area: **12.19 AC**
Stories: **1**
Expenses: **2011 Est Tax @ \$12.24/sf; 2011 Est Ops @ \$7.35/sf**

Space Avail: **2,500 SF**
Max Contig: **2,500 SF**
Smallest Space: **2,500 SF**
Rent/SF/Yr: **Withheld**
% Leased: **72.2%**

21



400 Town St
Building G
Wheeling, IL 60090
Cook County
Central North Submarket

Building Type: **Retail/Freestanding**
Status: **Built Oct 2019**
Building Size: **6,254 SF**
Land Area: **12.28 AC**
Stories: **1**
Expenses: **2011 Est Tax @ \$6.40/sf; 2011 Est Ops @ \$3.84/sf**

Space Avail: **1,500 SF**
Max Contig: **1,500 SF**
Smallest Space: **1,500 SF**
Rent/SF/Yr: **Withheld**
% Leased: **76.0%**

22



400 Town St
Building I
Wheeling, IL 60090
Cook County
Central North Submarket

Building Type: **Retail/Freestanding**
Status: **Built Oct 2019**
Building Size: **5,018 SF**
Land Area: **12.41 AC**
Stories: **1**
Expenses: **2011 Tax @ \$9.96/sf; 2011 Ops @ \$5.98/sf**

Space Avail: **5,018 SF**
Max Contig: **5,018 SF**
Smallest Space: **5,018 SF**
Rent/SF/Yr: **Withheld**
% Leased: **0%**

23



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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82-106 E Dundee Rd
Wheeling, IL 60090

2,000 SF
Not For Sale

-/mg
1

15,940 SF
1 AC

-
-

-
-

-
-



Expenses: **2017 Tax @ \$1.72/sf, 2012 Est Tax @ \$1.41/sf; 2012 Est Ops @ \$0.66/sf** Power: -
 Parking: **25 Surface Spaces are available; Ratio of 1.67/1,000 SF** Rail Line: -
 Utilities: -

Landlord Rep: **Imperial Realty Company / Josh Hergott (847) 452-9931 / Theron May (773) 736-6461 -- 2,000 SF (2,000 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	Imperial Realty Company	2,000 N	2,000	\$15.00/mg	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
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250-300 E Dundee Rd
Wheeling, IL 60090

1,091 SF
Not For Sale

\$38.50/mg
1

7,800 SF
0.83 AC

-
-

-
-

-
-



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

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

Leasing Company: **Horizon Realty Services, Inc. / Barry Millman (847) 870-8585 Ilija Pod (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	\$38.50/mg	Vacant	Negotiable	-	-

Building Notes


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



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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>321-471 E Dundee Rd Riverside Plaza Riverside Plaza Wheeling, IL 60090</p> <p>Expenses: 2013 Tax @ \$7.75/sf Parking: 300 Surface Spaces are available; Ratio of 4.62/1,000 SF Utilities: -</p> <p>Power: - Rail Line: -</p> <p>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)</p>	5,412 SF Not For Sale	-/nnn 2	29,986 SF 5 AC	- -	- -	- -

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	-	-
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
 <p>522-600 W Dundee Rd Lynn Plaza Lynn Plaza Wheeling, IL 60090</p> <p>Expenses: 2017 Tax @ \$5.36/sf; 2011 Ops @ \$2.03/sf Parking: 450 Surface Spaces are available; Ratio of 4.74/1,000 SF Utilities: -</p> <p>Power: - Rail Line: -</p> <p>Landlord Rep: Metro Commercial Real Estate / Sharon Bar-Shalom (847) 412-9898 X5007 Leasing Company: Research in Progress / -- 21,800 SF (3,000-7,300 SF)</p>	21,800 SF Not For Sale	- 1	93,550 SF 8 AC	- -	- -	- -

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



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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	532	Retail/Direct	Research in Progress	3,000 N	3,000	Withheld	30 Days	Negotiable	-	-
P 1st		Retail/Direct	Research in Progress	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
740 W Hintz Rd Family Video Wheeling, IL 60090	5,865 SF Not For Sale	\$15.00/mg 1	5,865 SF 0.78 AC	- -	- -	- -
Expenses: 2013 Tax @ \$8.55/sf				Power: -		
Parking: -				Rail Line: -		
Utilities: -						
Landlord Rep: Legacy Commercial Property / Sam Stilp (847) 904-9200 -- 5,865 SF (5,865 SF)						



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	30 Days	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
 Wheeling Commons
 Arlington Club Commons
 Wheeling, IL 60090

25,751 SF
Not For Sale

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: -

37,035 SF
3.69 AC

-
 -

Power: -
 Rail Line: -



Landlord Rep: **Imperial Realty Company / Theron May (773) 736-6461 / Hunter Gleber (773) 736-6563 -- 25,751 SF (800-11,085 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
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	2,243-11,085	11,085	\$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	-	-
P GRND	35	Retail/Direct	Imperial Realty Company	1,193 N	1,193	\$12.50/nnn	Vacant	Negotiable	-	-
P GRND	35	Retail/Direct	Imperial Realty Company	1,193 N	1,193	\$12.50/nnn	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	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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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
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200-300 McHenry Rd
Creekside Plaza
Wheeling, IL 60090

3,600 SF
For Sale at \$3,625,000
(\$114.57/SF) - Active

For Sale Only
1

31,640 SF
5.93 AC

-
-

-
-

-
-

Expenses: **2010 Tax @ \$5.12/sf**
Parking: **175 free Surface Spaces are available; Ratio of**
10.00/1,000 SF
Utilities: -

Power: -
Rail Line: -

Landlord Rep: **Edgemark Commercial Real Estate Services LLC / Joanne Sutryk (630) 572-5609 / Michael R. Wesley (630) 572-5610 -- 3,600 SF (1,200 SF)**

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	-	-
P 1st	216	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
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1055 McHenry Rd
Sams Club
Wheeling, IL 60090

135,440 SF
Not For Sale

-
1

135,440 SF
14.04 AC

-
-

-
-

-
-

Expenses: **2017 Tax @ \$6.60/sf**
Parking: **350 Surface Spaces are available; Ratio of 2.95/1,000**
SF
Utilities: -


Power: -
Rail Line: -

Landlord Rep: **CBRE / Jim Sakanich (312) 297-7690 / Joseph C. Parrott (312) 297-7680 / Sean McCourt (312) 297-7688 -- 135,440 SF (135,440 SF)**


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	Withheld	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
318 N Milwaukee Ave Wheeling, IL 60090	5,412 SF Not For Sale	\$23.95/mg 1	5,412 SF 0.48 AC	- -	- -	- -
		Expenses: 2017 Tax @ \$6.34/sf Parking: - Utilities: -		Power: - Rail Line: -		
Landlord Rep: McLennan Commercial Properties, Inc. / P.James P. Conrad (847) 655-3383 -- 5,412 SF (5,412 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Retail/Direct	McLennan Commercial Properties, Inc.	5,412 N	5,412	\$23.95/mg	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
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		Off/Med/Direct	Arnold S. Newman & Associates	500 N	3,200	\$14.06/fs	Vacant	1-5 yrs	-	-
E 1st		Off/Ret/Direct	Arnold S. Newman & Associates	1,500 N	3,200	\$14.06/fs	Vacant	1-5 yrs	-	-
E 2nd		Office/Direct	Arnold S. Newman & Associates	1,200 N	3,200	\$14.06/fs	Vacant	1-5 yrs	-	-



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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
516 N Milwaukee Ave Wheeling, IL 60090	2,441 SF Not For Sale	-/nnn 1	2,441 SF 1 AC	- -	- -	- -
Expenses: 2014 Est Tax @ \$14.63/sf; 2014 Est Ops @ \$2.46/sf Parking: 60 free Surface Spaces are available; Ratio of 10.00/1,000 SF Utilities: -				Power: - Rail Line: -		
Landlord Rep: @properties / Len Zlatnikov (847) 477-8928 Leasing Company: Core Realty / art khechyan (224) 226-7570 -- 2,441 SF (2,441 SF)						



Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Flex/Direct	Core Realty	2,441 N	2,441	\$12.29/nnn	Vacant	1-5 yrs	-	-

Building Notes

Property has two buildings.
 Front building is currently a show room / office (2,500 SF)
 Back building is being used as warehouse/storage (4,200 SF)



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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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701-749 N Milwaukee Ave
Prairie Crossings
Wheeling, IL 60090

1,039 SF
Not For Sale

-/fs
1

14,061 SF
1.39 AC

-
-

-
-

-
-



Expenses: **2010 Tax @ \$5.80/sf; 2010 Ops @ \$2.15/sf**
Parking: -
Utilities: -

Power: -
Rail Line: -

Landlord Rep: **Baum Realty Group, LLC / Mark Fredericks (312) 275-3109 X3109 / Douglas S. Renner (312) 275-3137 -- 1,039 SF (1,039 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	735	Retail/Direct	Baum Realty Group, LLC	1,039 N	1,039	Withheld	Vacant	Negotiable	-	-

Building Notes

The subejct property is a portfolio sale of four (4) newly constructed outlots to the new Westin Chicago North shore Hotel in Wheeling, Illinois. The outlot parcels include a Claim Jumper and Devon Bank Ground Lease, a Cooper's Hawk Restaurant & Winery, and a Multi-Tenant Retail Building. Three of the parcels, Claim Jumper's, Cooper's Hawk, and the Multi-Tenant Retail Building, can be sold separately while Devon Bank must be sold in conjunction with one of the other three parcels. This investment is a unique opportunity to acquire well-located assets in an estbalished retail/commercial corridor. The subject properties are outltos to the 412 room, 15-story 4-star Westin Hotel that offers a 40,000 SF convention center and upscale restuarants.

The subejct properties are located on Milwaukee Avenue (US Route 45) just south of Lake Cook Road. Both Milwaukee Avenue and Lake Cook Road are major commercial thoroughfares throughout Wheeling and the northwest suburbs as evidenced by the high traffic counts of 38,000 and 45,000 vehicles per day respectively, on each artery. These roads also allow quick and easy acces to Interstate 294 and 94. A densley populated, high traffic region northwest of Chicago, the Village of Wheeling is known for its mix of commercial and retail uses within newly developed retail buidings and centers.



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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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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
P 1st	Space 1	Retail/Direct	CBRE	1,400-9,500	9,500	Withheld	30 Days	Negotiable	-	-

Building Notes

Newly constructed retail center in front of Westin Chicago North Shore Hotel which has 400+ hotel rooms

- 14,348 sf retail center with current occupancy at 21% - 11,179 sf of available contiguous space
- Great access and visibility on Milwaukee Ave at signalized intersection
- Strong traffic counts with Milwaukee Ave exceeding 28,200 vehicles per day and Lake Cook Road exceeding 48,800 vehicles per day
- Co-Tenants include Massage Envy, Cooper's Hawk Winery & Restaurant, Saranello's Restaurant, Twin Peaks and Devon Bank



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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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56-94 S Milwaukee Ave
Fresh Farms Plaza
Wheeling, IL 60090

5,757 SF
Not For Sale

\$29.00/nnn
1

60,709 SF
1.58 AC

-
-

-
-

-
-



Expenses: **2011 Tax @ \$6.85/sf; 2011 Ops @ \$2.93/sf**
Parking: **228 free Surface Spaces are available; Ratio of 3.77/1,000 SF**
Utilities: -

Power: -
Rail Line: -

Landlord Rep: **Svigos Asset Management / Nick Vittore (847) 960-5283 / Matt Lefko (312) 203-6303 -- 5,757 SF (1,232-2,725 SF)**

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	94	Retail/Direct	Svigos Asset Management	1,800 N	1,800	\$29.00/nnn	Vacant	Negotiable	-	-
P 1st	82-88	Retail/Direct	Svigos Asset Management	1,350-2,725	2,725	\$29.00/nnn	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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141-149 S Milwaukee Ave
Wheeling, IL 60090

6,860 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 -- 6,860 SF (1,500-5,360 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	3,860-5,360	5,360	\$10.00/mg	Vacant	Negotiable	-	-
P 1st	141A	Retail/Direct	McKenzie Management	1,500 N	1,500	\$10.00/mg	Vacant	Negotiable	-	-



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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
 <p>400 Town St Wheeling Town Center Building C Wheeling, IL 60090</p>	6,074 SF	-/nnn	6,074 SF	-	-	-
	Not For Sale	1	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	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>400 Town St Wheeling Town Center Building D Wheeling, IL 60090</p>	6,309 SF	-	6,309 SF	-	-	-
	Not For Sale	1	12.81 AC	-	-	-
Expenses: 2011 Est Tax @ \$11.11/sf; 2011 Est Ops @ \$6.67/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 -- 6,309 SF (6,309 SF)						

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	Withheld	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		
		400 Town St Wheeling Town Center Building F Wheeling, IL 60090	2,500 SF Not For Sale	- 1	9,000 SF 12.19 AC	- -	- -	- -		
Expenses: 2011 Est Tax @ \$12.24/sf; 2011 Est Ops @ \$7.35/sf						Power: -				
Parking: -						Rail Line: -				
Utilities: -										
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 -- 2,500 SF (2,500 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	2,500 N	2,500	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		
		400 Town St Wheeling Town Center Building G Wheeling, IL 60090	1,500 SF Not For Sale	-/nnn 1	6,254 SF 12.28 AC	- -	- -	- -		
Expenses: 2011 Est Tax @ \$6.40/sf; 2011 Est Ops @ \$3.84/sf						Power: -				
Parking: -						Rail Line: -				
Utilities: -										
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 -- 1,500 SF (1,500 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	1,500 N	1,500	Withheld	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
 <p>400 Town St Wheeling Town Center Building I Wheeling, IL 60090</p> <p>Expenses: 2011 Tax @ \$9.96/sf; 2011 Ops @ \$5.98/sf Parking: - Utilities: -</p> <p>Power: - Rail Line: -</p> <p>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 -- 5,018 SF (5,018 SF)</p>	5,018 SF Not For Sale	-/nnn 1	5,018 SF 12.41 AC	- -	- -	- -

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	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>820-860 Wheeling Rd First Colonial Commons First Colonial Commons Wheeling, IL 60090</p> <p>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: -</p> <p>Power: - Rail Line: -</p> <p>Landlord Rep: Mon Ami Realty / Patrick Lockman (312) 589-5797 X3 / Tom Wagner (312) 589-5797 -- 5,006 SF (979-2,019 SF)</p>	5,006 SF Not For Sale	-/nnn 1	14,439 SF 3.36 AC	- -	- -	- -

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	-	-



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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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