

849 ELMHURST ROAD | DES PLAINES, IL 60016



DETAILS

Available SF	Up To 5,600 SF
Lease Rate	Negotiable
NNN's	\$13.24 PSF
Lot Size	1.29 Acres
Building Size	8,400 SF
Year Built	2008
Zoning	C-3 (General Commercial)
Cross Streets	Dempster Road & Elmhurst Road
Traffic Count	Approx 18,000 VPD

PROPERTY OVERVIEW

Up to 5,600 SF available at multi-tenant retail center shadow anchored by Jewel-Osco along Elmhurst Road, just south of Dempster Street, in Des Plaines. The center features co-tenants People Ready and NK Hair Salon and is extremely well located along Elmhurst Road with dual-sided monument signage providing visibility to approximately 18,000 VPD. The 6,000 SF space (divisible) is ideal for retail or office/medical use. Additionally, the property features 60 on-site parking spaces and convenient accessibility being just one (1) mile north of Interstate-90 (I-90) and three (3) miles north of O'Hare International Airport. Neighboring retailers: Walmart, Walgreens, Kohl's, Dollar Tree, Advance Auto Parts, Subway, Burger King, among others.

PROPERTY HIGHLIGHTS

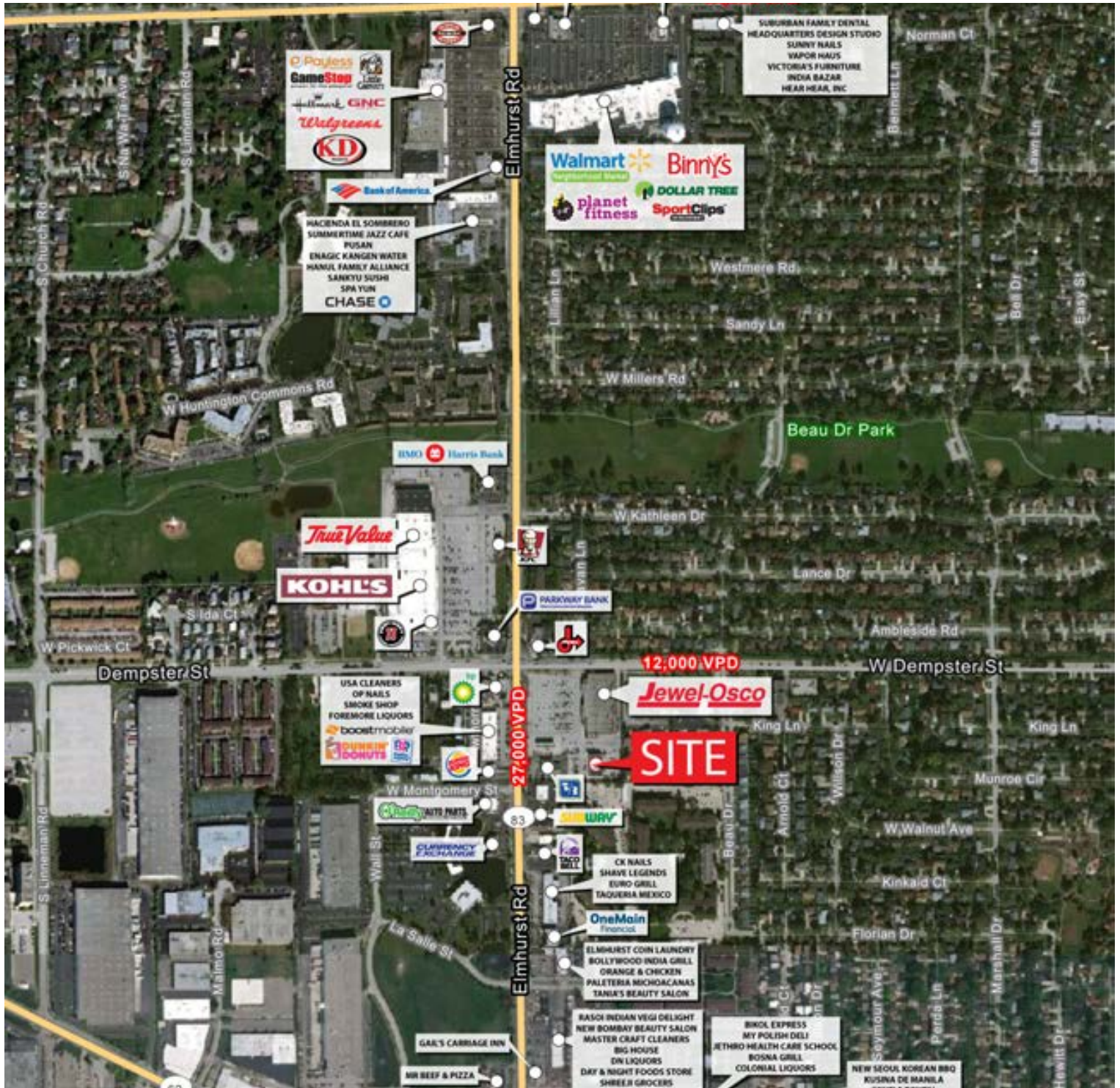
- Shadow anchored by Jewel-Osco, adjacent to the north
- Dual-sided monument signage along Elmhurst Road features visibility to nearly 18,000 VPD
- Neighboring retailers include Walmart, Walgreens, Kohl's, Dollar Tree, Advanc Auto Parts, Subway, and Burger King, among many others

FOR LEASE

Multi-Tenant Retail Center Shadow Anchored By Jewel-Osco - For Lease

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RETAIL AERIAL



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LOCATION MAPS



Frontline Real Estate Partners

Frontline Real Estate Partners
477 Elm Place
Highland Park, IL 60035
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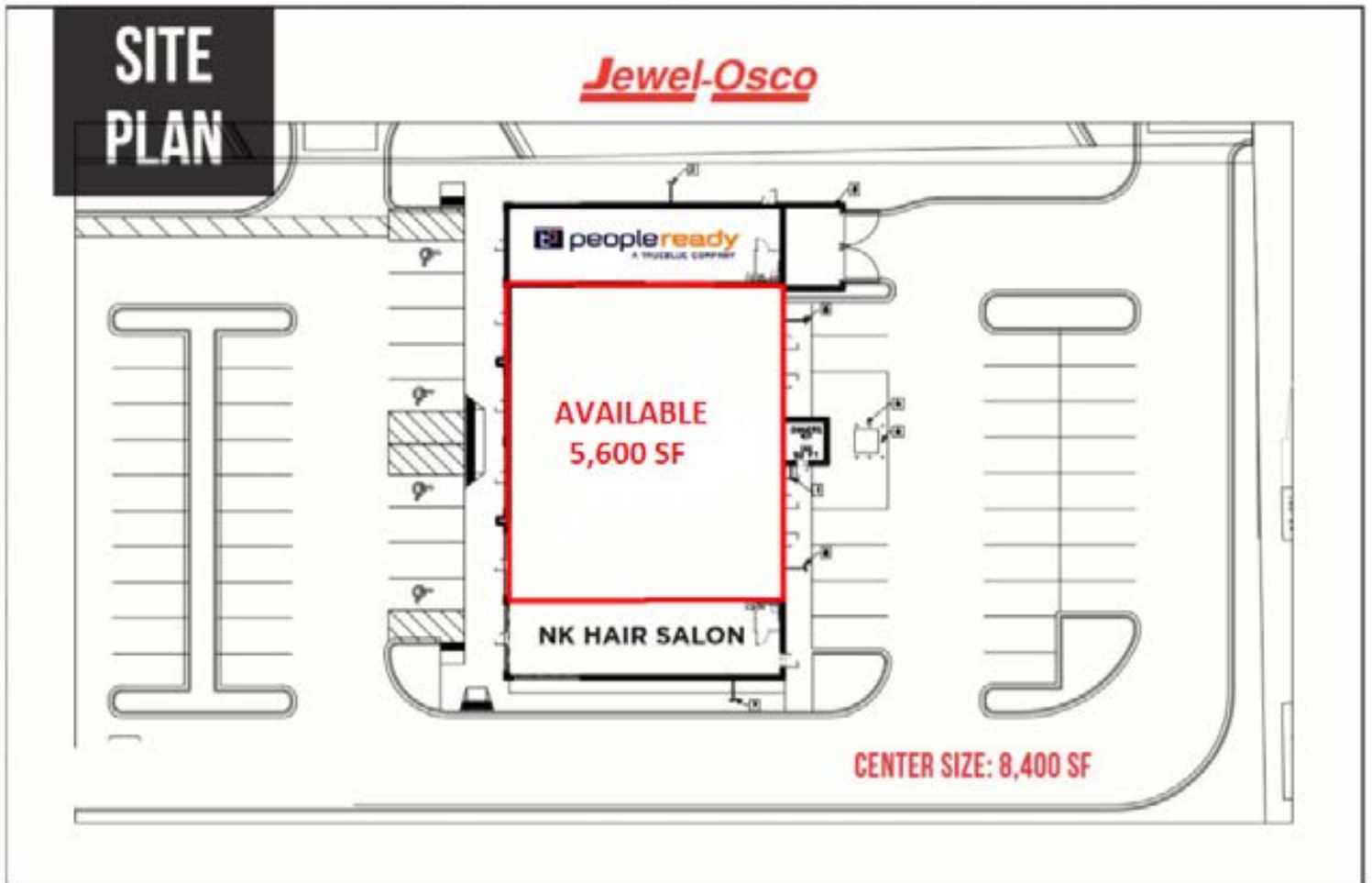
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SITE PLAN

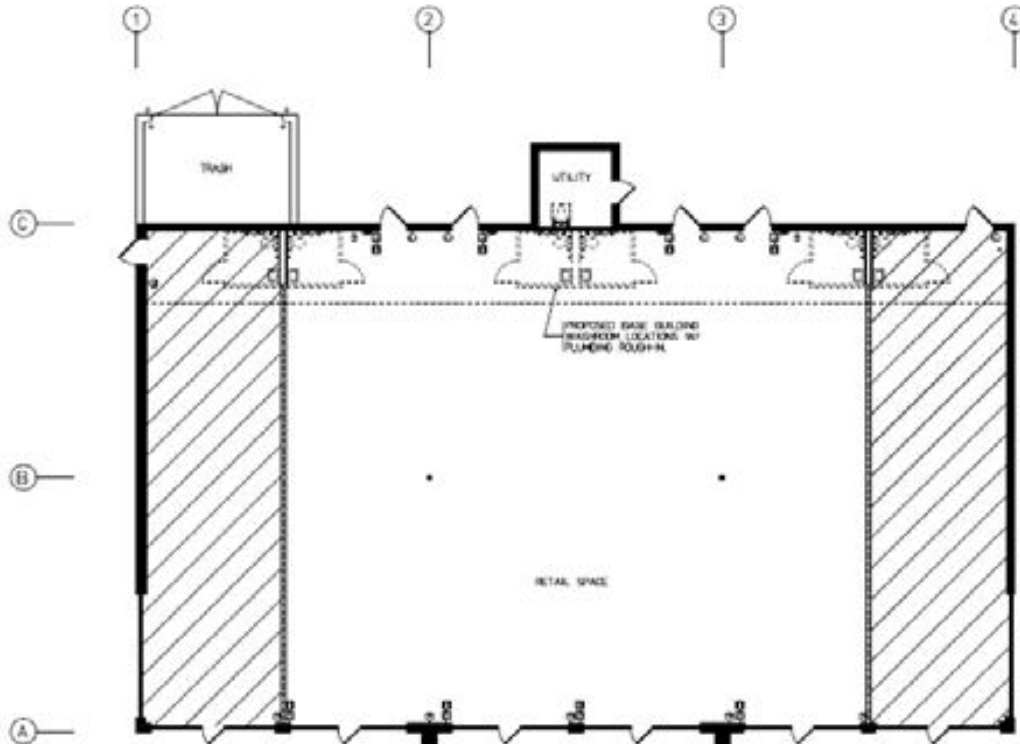


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FLOOR PLAN



PROPOSED TENANT LOCATION
JOB #503-D

CONCEPT #1
8-21-15

849 S. ELMHURST ROAD
DES PLAINES

ILLINOIS

SCALE 1/8" = 1'-0"

Featherstone Consulting, Inc.
Architects & Planners
30 Fern Ridge Drive
Des Plaines, IL 60018
847-652-8320 Fax 847-652-6099

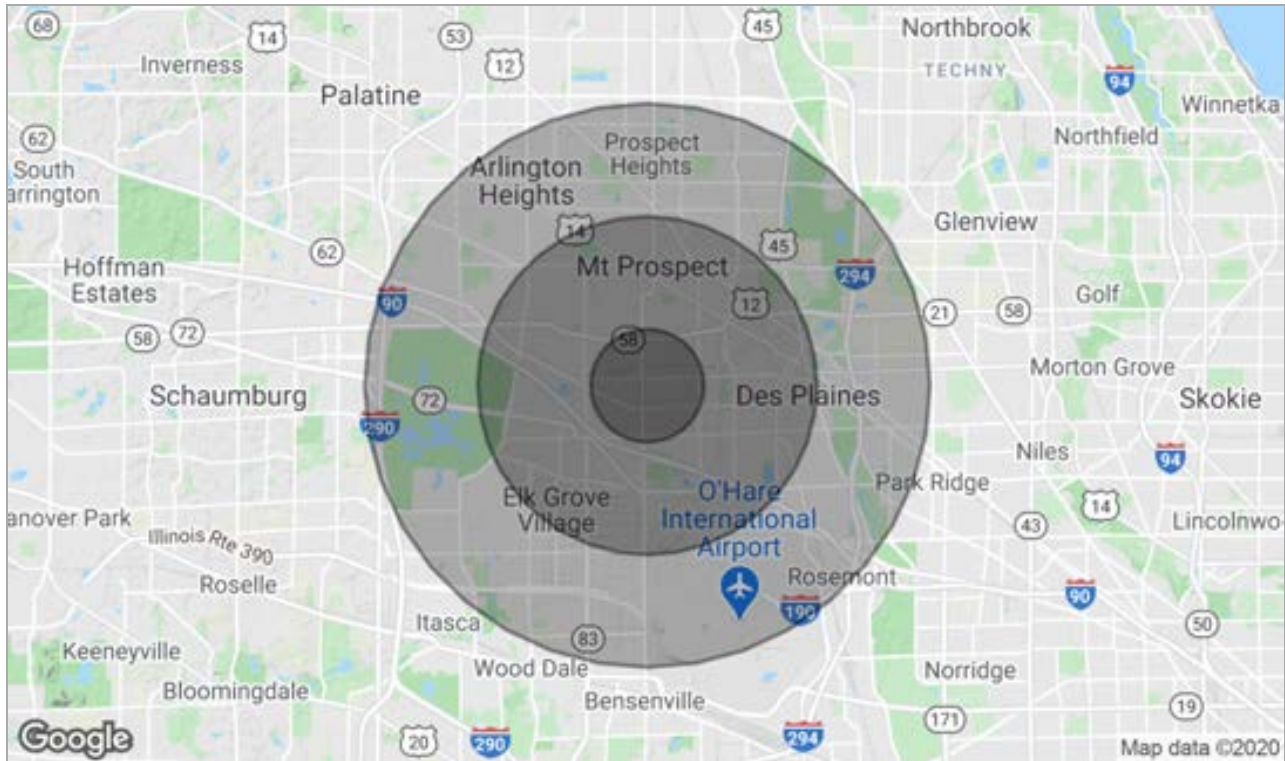
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DEMOGRAPHICS MAP



	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	17,359	110,823	249,276
POPULATION DENSITY	17,359	110,823	249,276
MEDIAN AGE	36.9	38.9	40.1
MEDIAN AGE (MALE)	37.1	37.9	38.5
MEDIAN AGE (FEMALE)	37.4	39.9	41.3
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	6,978	41,714	96,023
# OF PERSONS PER HH	2.5	2.7	2.6
AVERAGE HH INCOME	\$69,107	\$78,048	\$80,217
AVERAGE HOUSE VALUE	\$291,493	\$314,721	\$326,016

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[ADDITIONAL PHOTOS](#)

