



Well-established strong-anchored center



ARLINGTON HEIGHTS ROAD

RAND ROAD

E PALATINE ROAD

town & country center

ARLINGTON HEIGHTS, IL



VISCONSI
COMPANIES LTD

building your future on our history



PROPERTY HIGHLIGHTS

- » Well-established strong-anchored center
- » GLA: 333,928 square feet
- » This regional location serves a trade area population in excess of 300,000 people

MAJOR TENANTS

- » Dick's Sporting Goods
- » LA Fitness
- » Best Buy
- » JOANN

DEMOGRAPHICS

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Population	13,129	134,289	330,411
Households	5,043	54,677	132,958
Average Income	\$129,044	\$110,459	\$106,363



Trade area population in excess of 300,000

town & country center

BEST BUY **DICK'S SPORTING GOODS** **Cane's**
LA FITNESS **JOANN** **SPICE KING**
golden corral **Walgreens** **BMO** **verizon** **BALLY HOUSE** **at&t**

SOUTHPOINT SHOPPING CENTER
olive Garden **FLOOR DECOR** **chili's**

NORTHPOINT SHOPPING MALL
Marshall's **GameStop** **xfinity** **Jewel Deco** **ROSS**
CHASE **Tuesday Morning**

ARLINGTON PLAZA
Burlington **AMERICA'S BEST CONTACTS & EYE GLASSES**
Village Bank & Trust **Harvest Fresh Market** **Arby's** **Olson Rug & Flooring**

ANNEX OF ARLINGTON
DOLLAR TREE **ULTA** **petco** **TRADER JOE'S** **Party City** **Binny's** **Kirklands**

RAVENS

E. NORTHWEST HWY
E. PALATINE RD
ARLINGTON HEIGHTS RD

SITE PLAN



LEASE PLAN

0' 50' 100'



- 1 Building Number
13 Number of Parking Spaces

Latitude: 42.1089 Longitude: -87.9778

TENANT INFORMATION

UNIT #	STREET #	%	LEASABLE SQ. FT.	DIMENSIONS	LESSEE
52	445 E. Palatine Rd	3.18	10,618	(99.16x81 .45)+.5(99.16x34)+ .5(104.5x8.58)+(5.95x38.125)+(12.5x7.58)	Golden Corral
53	423/425	1.82	6,073	(49.63x131.9)-{5.95x38.12}- (12.5x7.58)-.5(6.25x2.54)-.5(26.75x10.45)	Rally House
55	511/517	1.06	3,528	(38.83x88.5)+(5.67x9.99)+ (0.5x9.99x12.5)	Visionworks
56	615	13.28	44,365	(194.83x212.25)+(11.00x166.92)+ (12.0x36.17)+.5(34.92x36.17)	Best Buy
58	345	14.96	49,969	(250.0x199.0)+(41.25x5.83)	L.A. Fitness
59	325	14.99	50,041	(235.5+201.08)+(10.00x51.67)+ (84.67x10.00)+{20.25x49.71 }+ (30.0x12.0)+(8.33x7.00)	Grocery Store (Coming Soon)
60	235	5.24	17,498	(120.33x112.16)-(29.0x4.33)+ (69.66x59.00)	Walgreens
62	1761 Arlington Hts. Rd.	0.39	1,294	(69.66x20.66)-.5(12x12)	Available
63	675 E. Rand St.	0.90	2,995	(9.00x31.83)+(31.33x84.33)+ (16.00x4.00)	Burger King
64	215 E. Palatine Rd	1.24	4,146	(16.17x7.33)+(12.33x41.50)+ (54.33x54.17)+(12.33x41.5)+ (12.33x41.5)+2(10x3)	BMO Harris Bank
65	375	1.26	4,220	(59.00x59.00)+(13.5x6.0)+ (7.33x32.83)+(10.00x3)	Verizon Wireless
66	601	12.49	41,722	(189.83x213.50)+(46.08x11.00)+ (25.00x27.33)	Available
67	401	15.37	51,330	(26.00x2.33)+(26.00x2.33)+ (200x250)+(43.67x26.00)+ (.50x40.00)+(0.50x59.5)	Dick's Sporting Goods
68	373	11.02	36,796	[(139.3x174.75)-(5.0x2.91)]+ [(71.33x30.1)+.5{39.36x71.3}-287 LL2]+ (131.16x52.75)+[(100.66x20.5)- (25.83x6.66)-(18.66x10.33)]+(10.83x10.0)	JOANN
70A	379	0.59	1,965	(30.67x64.42)-(2.0x5.0)	Sally Beauty
70B	383	0.78	2,602	(39.60x64.30)-(2.0x5.0)	Palm Beach Tan
72	377	0.32	1,056	(15x70.00)	Great Clips
73	225	1.11	3,710	approximately (78.1x72.8)	Raising Cane's
TOTAL		100.00	333,928		
LL-1		Excluded	Excluded	(1,500 s.f.)	Access Corridor
LL-2		Excluded	Excluded	(+/- 287 s.f.)	Utility Room
LL-3		Excluded	Excluded	(2,400 s.f.)	Mgmt. Office/ Maint. Garage

Total parking spaces provided: 1,665

All aspects of the above lease plan, including access points, dimensions, addresses, trade names, etc. are believed to be accurate but remain subject to change at any time without notice.