



# Well-established strong-anchored center

ARLINGTON HEIGHTS ROAD

**BEST BUY**

**Burlington**  
COMING SOON



**JOANN**



**amazon**  
**grocery store**  
OPENING  
SUMMER 2024



**verizon**



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: 333,538 square feet
- » This regional location serves a trade area population in excess of 300,000 people

**MAJOR TENANTS**

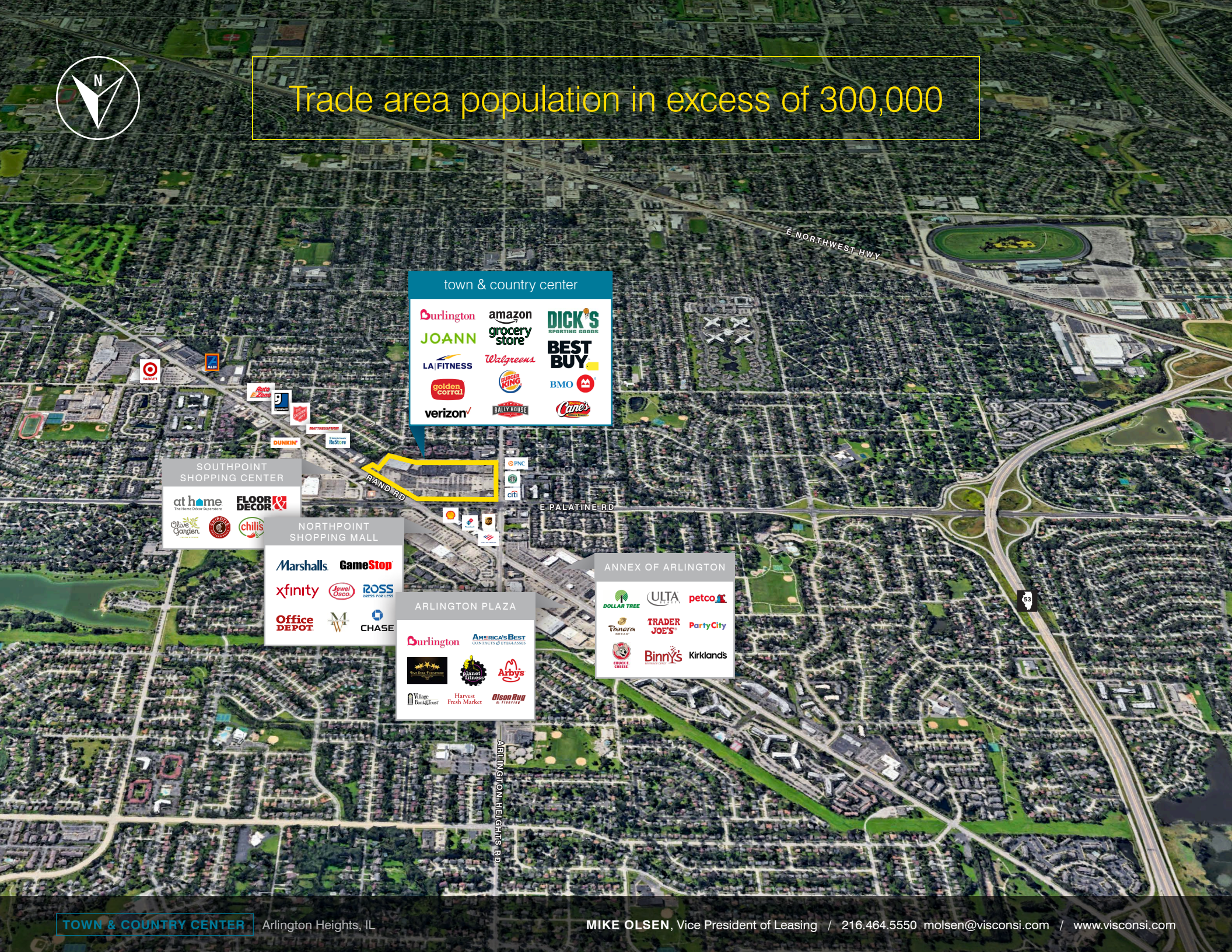
- » Burlington
- » Best Buy
- » Amazon Grocery Store
- » Dick's Sporting Goods
- » LA Fitness
- » JOANN

**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**

- Durlington
- amazon
- DICK'S SPORTING GOODS
- JOANN
- grocery store
- BEST BUY
- LA FITNESS
- Walgreens
- BMO
- golden corral
- BURGER KING
- verizon
- DAILY HOUSE
- Cane's

**SOUTHPOINT SHOPPING CENTER**

- at home
- FLOOR DECOR
- Olive Garden
- chilis

**NORTHPOINT SHOPPING MALL**

- Marshalls
- GameStop
- xfinity
- Lowe's
- ROSS
- Office DEPOT
- M
- CHASE

**ARLINGTON PLAZA**

- Durlington
- AMERICA'S BEST CONTRACTORS OF ILLINOIS
- Harvest Fresh Market
- Arby's
- Village Bank & Trust
- Olson Rag

**ANNEX OF ARLINGTON**

- DOLLAR TREE
- ULTA
- petco
- Tanera
- TRADER JOE'S
- Party City
- Binny's
- Kirklands

**SITE PLAN**



**LEASE PLAN**

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)	Amazon Grocery Store (Opening Summer 2024)
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 Bank
65	375	1.26	4,220	(59.00x59.00)+(13.5x6.0)+(7.33x32.83)+(10.00x3)	Verizon Wireless
66A	601	10.58	31,515	(120x210) +/-	Burlington (Coming Soon)
66B	531	1.91	9,912	(60x167)	Available
67	401	15.37	51,235	(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	333,538		
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.