

# MILLENNIUM *Freestanding Building on Hard Corner in Arlington Heights*

1000 W. Northwest Hwy., Arlington Heights, IL

**\$1,399,000**



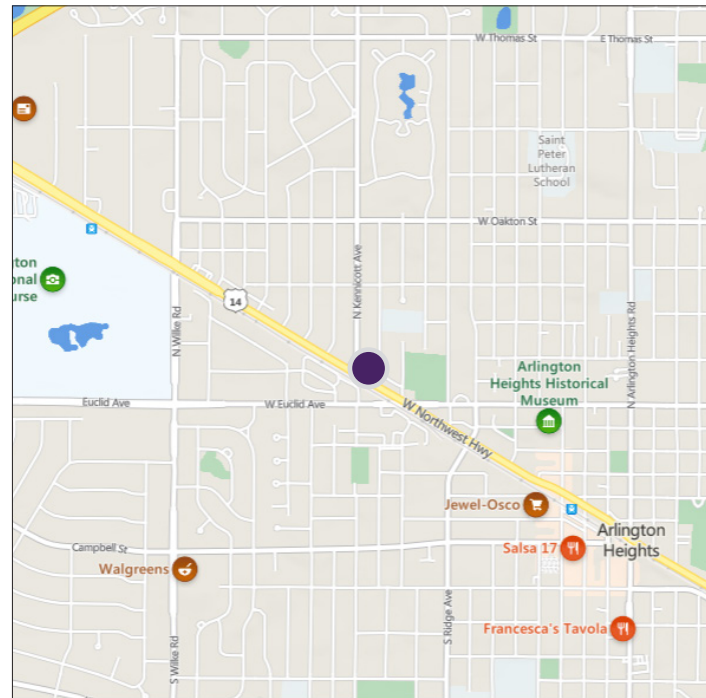
## Property Highlights

- 12,320 SF single-story building
- Bow truss construction with large, open floor plan
- Ceiling heights: 15' clear
- 600 AMP, 120/240 volt, 3 phase 4 wire service
- Fully sprinklered
- Large 75+ car parking lot
- Perfect user or development opportunity
- Close proximity to Downtown Arlington Heights and the Chicago Bears future stadium
- Businesses in the area: Dunkin', McDonald's, Jewel-Osco, Mariano's, Egg Harbor Cafe, and several restaurants and shops
- Land area: 49,223 SF
- Traffic count: 15,271 vehicles daily
- Zoning: B-2 and R-7
- Taxes (2022): \$73,165.47

## Property Overview

Situated at 1000 West Northwest Highway in Arlington Heights, is a freestanding 12,320 square foot commercial building available for sale. Formerly a roller rink, this property has a barrel vault roof truss system that allows for a large open floor area and no vertical supports. The building has parking for 75+ vehicles. Improvements include central air conditioning via a roof mounted unit and boiler heat supplied by a Crane model 10-400 gas. This location benefits from excellent visibility, dense residential surroundings, and close proximity to the Chicago Bears future stadium.

Located on Northwest Highway or Route 14, one of the primary corridors with a strong retail presence, this artery also connects the city of Crystal Lake to Chicago. With its close proximity to Arlington Heights Road, this location benefits from easy access to major thoroughfares, including I-90/I-290, Route 53 interchange, downtown Arlington Heights, the Union Pacific/Northwest line train station and O'Hare Airport.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	16,810	117,806	293,870
Households	7,248	47,426	116,285
Median Income	\$110,803	\$98,885	\$89,925

**Susan B. Silver**  
Executive Director  
(312) 338 - 3001  
ssilver@mpirealestate.com

**mpirealestate.com**

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