

1160 W. Lake Cook, Buffalo Grove, IL

**Negotiable**



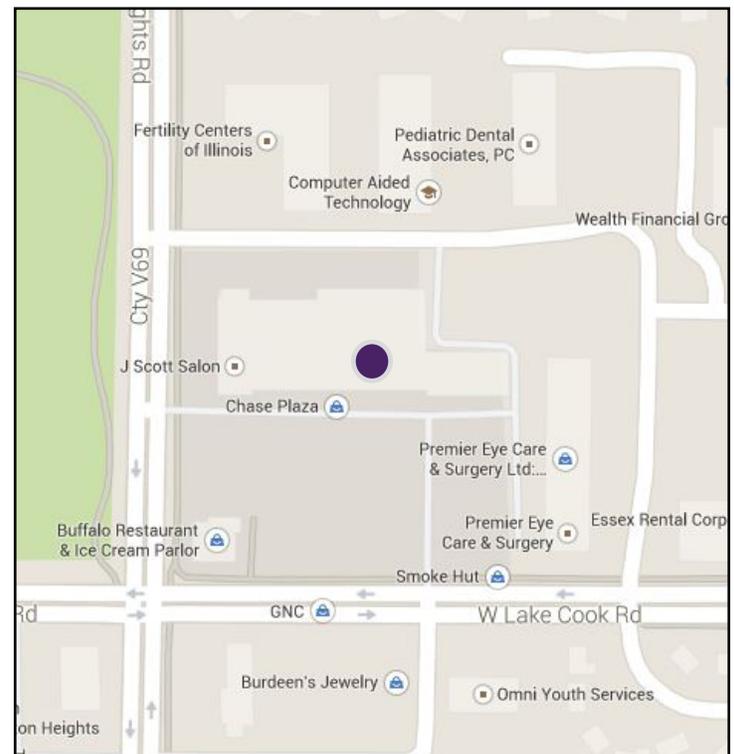
**Property Highlights**

- 61,650 SF big box space
- At the corner of Arlington Heights and Lake Cook Road
- Anchor space in 87,485 SF center
- Potential to subdivide for multiple uses
- 18' clear ceiling heights
- 330' of frontage on Lake Cook
- Traffic Count: 36,600 cars daily on Lake Cook; 19,400 on Arlington Heights Rd.
- 4,300 households within 1 mile radius
- Lot Size: 5.67 acres
- Zoning: B-3 PUD, general business
- Est. CAM/Taxes: \$2.89/SF

**Property Overview**

Located at the corner of Lake Cook and Arlington Heights Rd., this 61,650 square foot big box space is a great opportunity to lease space in a prime retail corridor. The former grocery store is the anchor space for Chase Plaza, an 87,425 square foot center. With approximately 330' of frontage on Lake Cook Rd., the property is highly visible and can be accessed from both Lake Cook and Arlington Heights.

The space can potentially be subdivided for multiple uses. At the west end of Buffalo Grove's retail corridor, this property is in a prime location at the intersection of two major arteries with a large number of potential customers in the immediate area.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	10,937	115,888	234,403
Growth 2014-2019	-0.40%	0.91%	1.10%
Households	53,459	197,039	376,066
Median Income	88,550	\$71,878	\$76,298

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