

# Retail Outlot Ground Lease at Hard Corner in Northbrook

4105 W. Dundee Rd. | Northbrook, IL

\$ 125,000/Yr. NNN

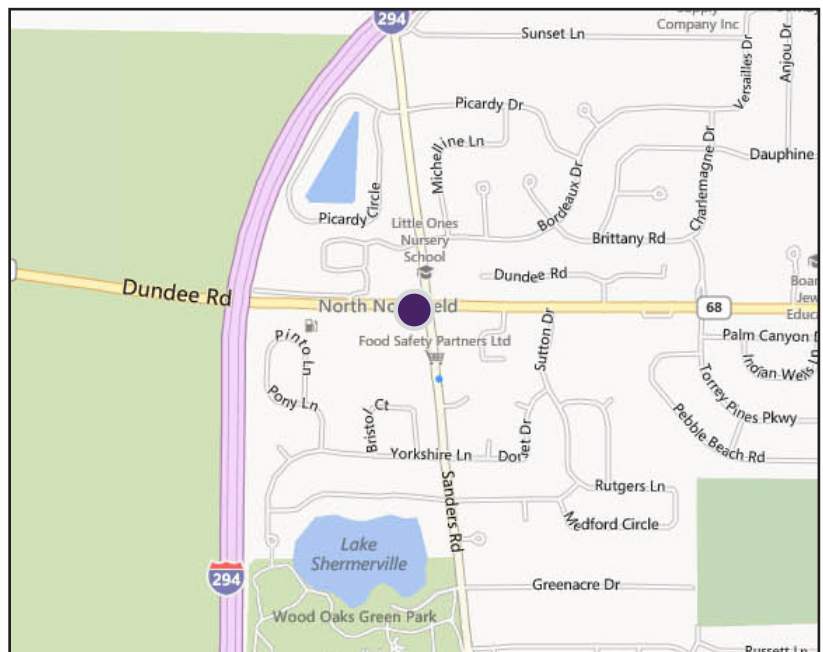
## Investment Highlights

- ± 26,270 SF outlot ground lease at grocery-anchored retail center
- Stop-lit corner
- Graded and ready for development
- All utilities available to site
- Adjacent to Caputo & Sons Fruit Market, Goodwill, Subway, Sally Beauty Supply
- 190' of frontage on Dundee Rd.
- Excellent visibility
- Traffic Count: 32,400 on Dundee Rd., 13,900 on Sanders Rd.
- Zoning: C2, neighborhood commercial
- Taxes (2015): \$8,971

## Property Highlights

This 26,270 square foot development site is an outlot for a grocery-anchored retail center with a new Caputo & Sons Fruit Market, a Goodwill store, Subway, Sally Beauty Supply and more. The center is located at the southwest corner of Dundee and Sanders, a stoplit corner. With 190' of frontage on Dundee, this parcel is highly visible and has a great deal of potential for a gas station or other retail development.

Located in the northern suburbs of Chicago, Northbrook is a great location for residents and businesses. Dundee Rd. is one of the busiest thoroughfares in Northbrook as one of the few streets in the area that crosses I-294 and the Potawatomi Woods in Wheeling.



Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

**Susan B. Silver**

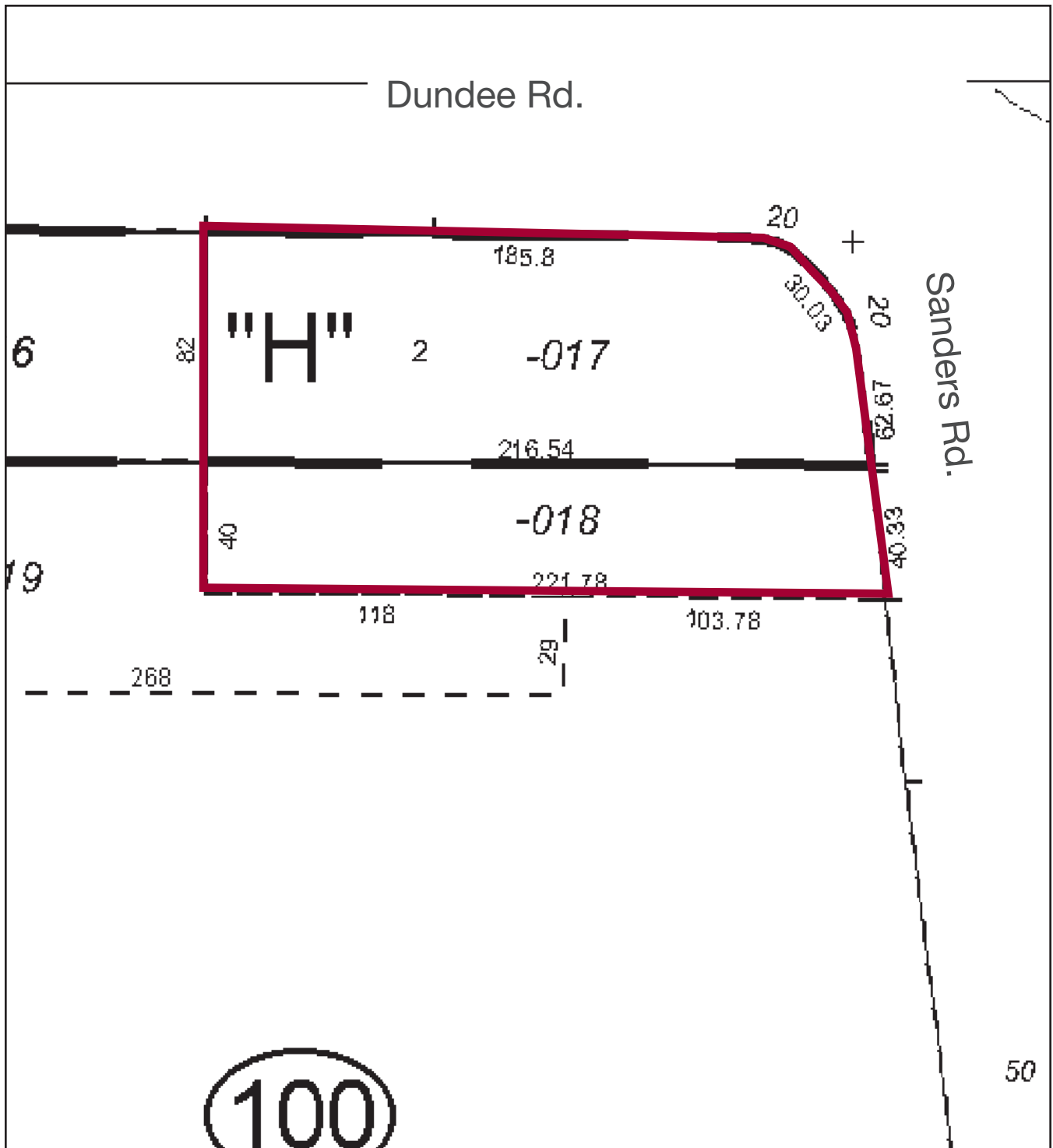
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### Survey



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