

Up to 31,401 SF Available For Lease at Highly Trafficked Corner

1473-1521 Schaumburg Rd. | Schaumburg, IL

\$12-\$14/SF NNN

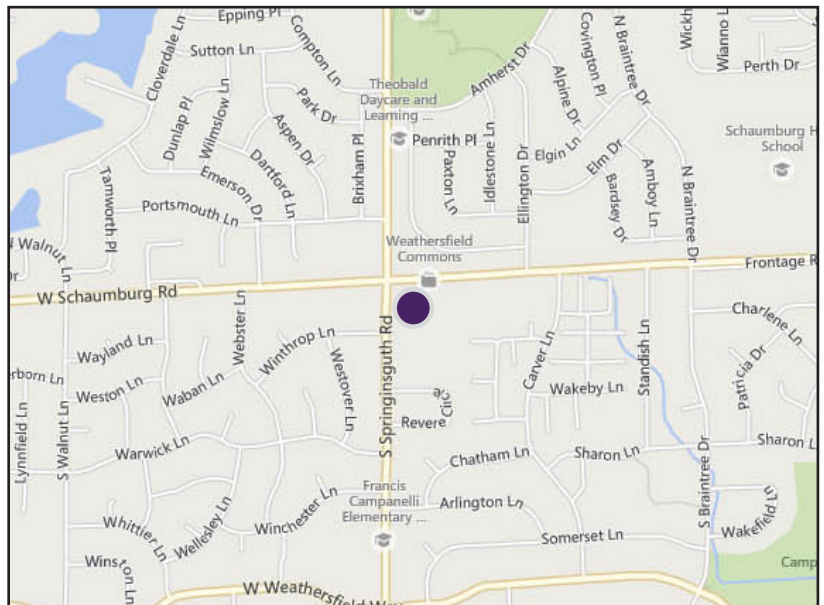
Investment Highlights

- 565 SF to 31,401 SF available for lease
- Located in Weathersfield Commons
- At stoplit corner of Schaumburg Rd. and Springingsuth Rd.
- Co-tenants include Walgreens, Charter Fitness, SuperCuts and more
- Ample customer parking
- Signage available to increase visibility
- Traffic Count: 26,000 cars daily on Schaumburg, 15,200 cars on Springingsuth
- Est. CAM/Taxes: \$6.65/SF
- Zoning: GB, general business

Property Highlights

Located at a highly trafficked stoplit corner, Weathersfield Commons is a retail community center with spaces ranging from 565 to 31,401 square feet available for lease. The units range from vanilla box to finished space. Co-tenants in the center include Walgreens, Cardinal Fitness, SuperCuts and more. The 31,401 square foot unit, one of the two anchor spaces, is built out as a restaurant and banquet hall.

Although principally known for the area around Woodfield Mall, Schaumburg has several retail corridors, including along Schaumburg Rd. and Roselle Rd. Many of these locations are geared towards the needs of Schaumburg's 74,000 residents.



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.

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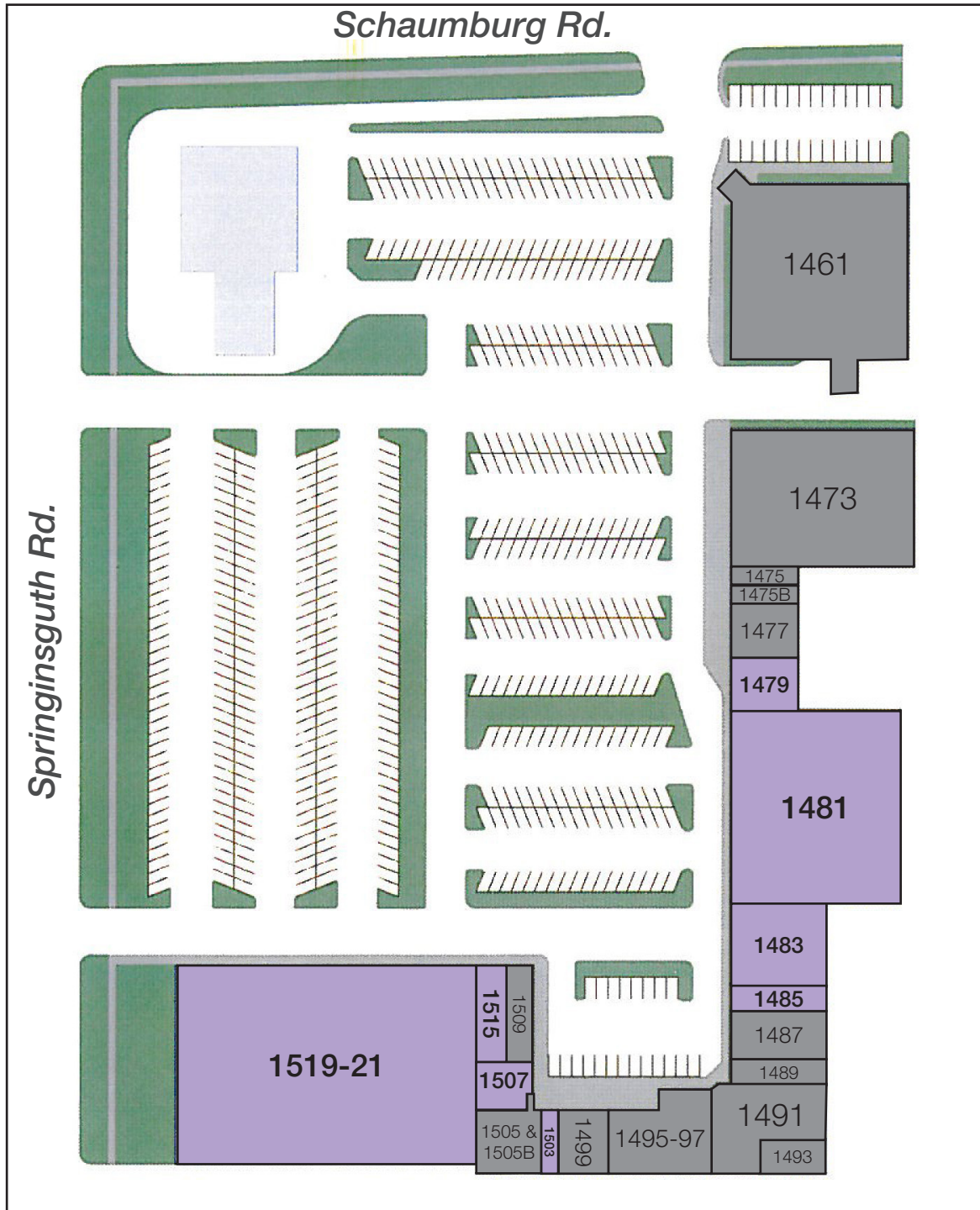
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**MILLENNIUM
PROPERTIES R/E**

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Available Units



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Available Units

Unit	Tenant	SF	Description of Space
1461	Walgreens	13,650	–
1473	Charter Fitness	11,205	–
1475	Alpine Cleaners	630	–
1475B	D&D Barber Shop	630	–
1477	Schaumburg Restaurant	1,852	–
1479	Available	1,900	Vanilla box condition
1481	Available	16,100	Includes second floor, former day care and children's play center, very high ceilings, two small offices
1483	Available	4,221	Vanilla box showroom with two offices and storage room
1485	Available	1,417	Vanilla box condition with storage room
1487	Baptist Church	2,995	–
1489	Edward Jones	1,260	–
1491-93	RMS Properties	5,229	–
1495-97	Dept. of Armed Services	3,938	–
1499	State Farm	1,580	–
1503	Available	585	Vanilla box condition
1505 & B	Dr. Antonio Romano	2,280	–
1507	Available	988	Vanilla box, former medical office
1509	SuperCuts	1,400	–
1515	Available	1,400	Vanilla box unit with storage area
1519-21	Available	31,401	Former restaurant/banquet hall, end cap space, built out with grand entrance, coat check, office, banquet hall with two bars and stage, separate bar/restaurant, large commercial kitchen, drive-in door

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Aerial



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