

1557-1589 N. Quentin Road, Palatine, IL

\$1,195,000



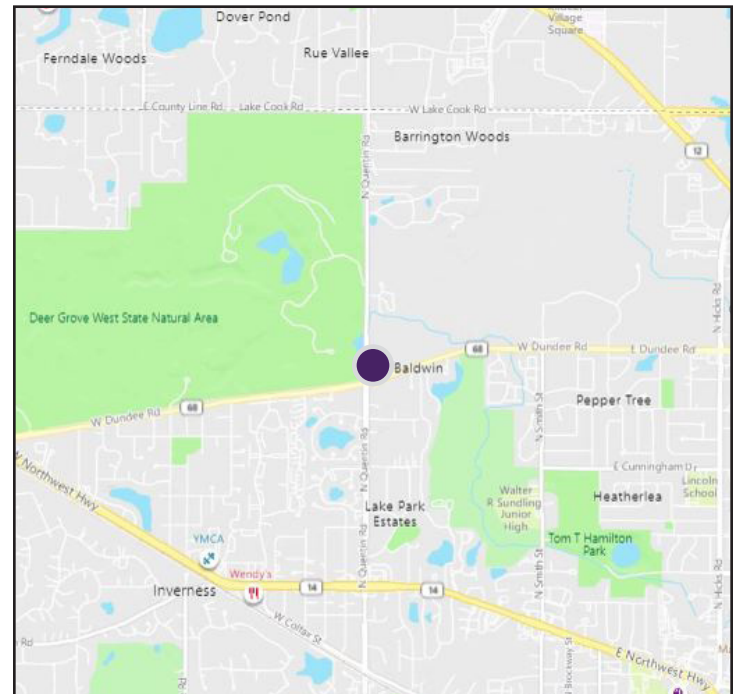
Property Highlights

- 11,833 square foot strip center
- Long-term tenants
- 277' of frontage on N. Quentin and 137' of frontage on Dundee Roads
- Highly visible, traffic-lit corner
- Parking for 50 vehicles
- Upside potential with leasing
- Land area: 40,100 SF
- Zoning: PUD; B-2
- Traffic count: 21,842 vehicles daily
- Nearby retailers include Mariano's, Walgreens, Walmart, TJ Maxx & HomeGoods, CVS, Eurofresh Market, Wendy's, Burger King, McDonald's, Papa John's Pizza and more
- Taxes (2019): \$71,505

Property Overview

An 11,833 square foot retail strip center, Ellen Plaza, is available for sale. Built 17 years ago, the offering is located at the corner of N. Quentin and Dundee Roads. Tenants in the plaza include Deer Grove Animal Hospital, Allstate Insurance Agency, Yarwood Hair Salon, Miracle Nail Spa and Forest Glen Cleaners. Several of the units have been recently remodeled and the exterior has been well-maintained with improvements to the parking lot and landscaping. The property also includes 50 parking spaces and pylon signage.

Part of the northwest suburbs of Chicago, Palatine is the seventh largest city in Cook County. The city's population grew nearly 5% over the last decade to 68,557 residents. Dundee Road is a strong commercial corridor for the city with a number of retail and office properties.



| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|---------------|----------|----------|-----------|
| Population | 7,379 | 79,947 | 194,366 |
| Households | 3,308 | 30,065 | 73,570 |
| Median Income | \$74,289 | \$87,511 | \$102,493 |

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