

1160 W. Lake Cook, Buffalo Grove, IL

Price Upon Request



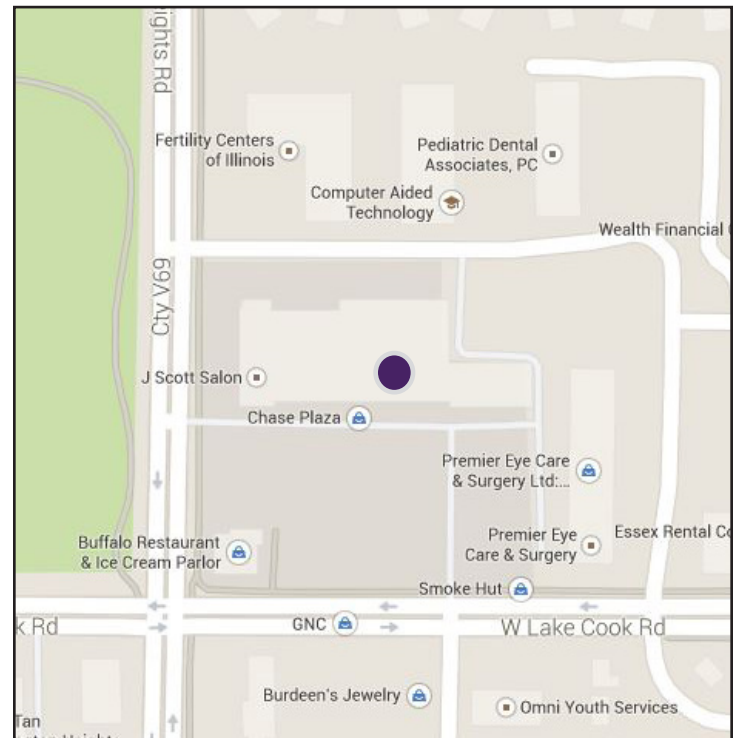
### Property Highlights

- 61,650 SF former grocery store plus ± 26,627 SF vacant land outlot
- Outlot features approximately 145.5' of frontage on Lake Cook Road
- At the corner of Arlington Heights and Lake Cook Road
- Anchor space in 87,485 SF center
- 18' clear ceiling heights
- Traffic Count: 38,158 cars daily on Lake Cook Rd.; 21,967 on Arlington Heights Rd.
- 4,102 households within a 1-mile radius
- Store Lot Size: 5.67 acres
- Zoning: B-3 PUD, general business
- Taxes (2019): \$242,853

### Property Overview

Located at the corner of Lake Cook and Arlington Heights Roads., this 61,650 square foot former grocery store and retail outlot are a great opportunity for a user or investor to add value. The former grocery store is the anchor space for Chase Plaza, an 87,425 square foot center. With approximately 145.5' of frontage on Lake Cook Road., the 26,627 square foot outlot is highly visible and can be developed.

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	10,384	114,691	235,649
Households	4,102	43,449	91,359
Median Income	\$112,939	\$88,830	\$93,235

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