

511-581 Dundee Ave., East Dundee, IL

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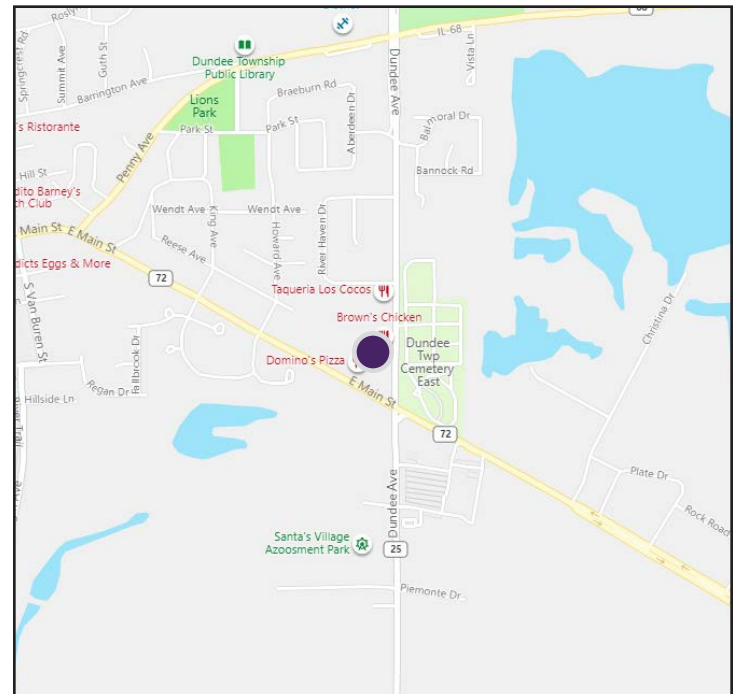
## Property Highlights

- 93,683 SF retail center
- Portion of River Valley Square Mall including anchor space
- Potential to reposition center
- Several long-term tenants
- 63,346 SF anchor space available
- Highly visible on Dundee & Higgins
- Located at hard corner
- Tenants include Domino's and medical users
- Potential to add value thru leasing
- Current Income: \$215,892
- Land Area: 8.52 acres
- Zoning: Commercial
- Taxes (2019): \$131,708

## Property Overview

A value-add retail center at the corner of Higgins and Dundee is available for sale. The 93,683 center includes a 63,346 square foot former Dominick's location that can be subdivided. The center is leased to several long-term tenants including Domino's and medical users. Located at a hard corner, the center is highly visible from both Dundee and Higgins.

In the northwest suburbs of Chicago, East Dundee is a largely residential community with a significant number of homes a short drive from the River Valley Square. Higgins and Dundee are major thoroughfares for East Dundee and the neighboring communities.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	3,504	54,061	147,127
Growth 2019-2024	2.97%	1.43%	0.84%
Households	1,429	17,121	47,314
Median Income	\$70,193	\$58,067	\$67,689

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