

MILLENNIUM
PROPERTIES R/E



315-345 W Northwest Hwy

Palatine, IL

Retail and Office Suites for Lease

Susan B. Silver | Executive Director
(312) 338-3001 | ssilver@mpirealestate.com

PROPERTY OVERVIEW









314-345 W Northwest Highway

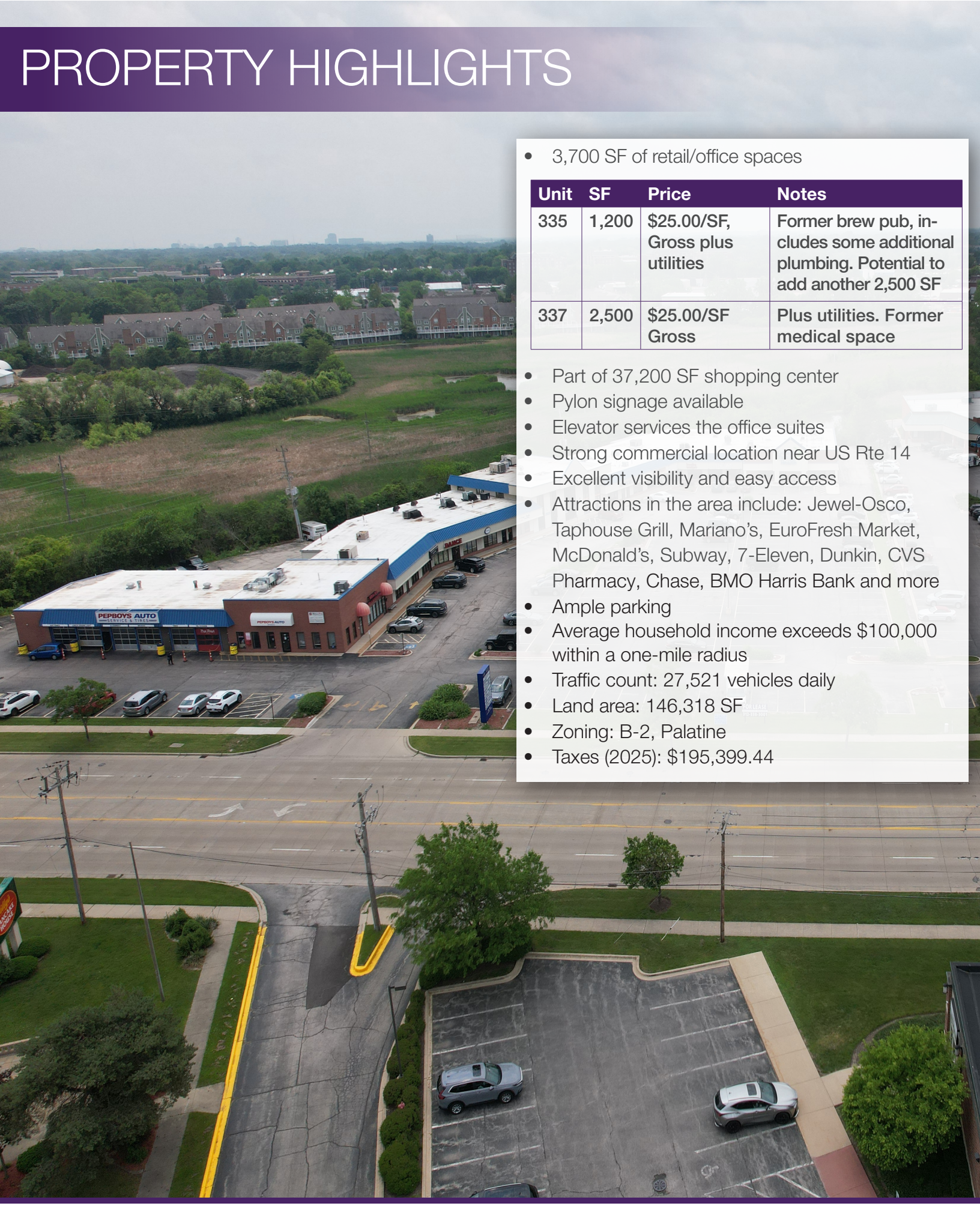
A total of 3,700 square feet of both retail and small office suites are available in a 37,200 square foot neighborhood shopping center in Palatine, Illinois. The property, Stevens Pointe Center, is situated on Northwest Highway, one of the main commercial arteries in the area. With easy access to Route 53/I-90, this is the perfect opportunity for a retail, service or office user. Tenants include MocaFit gym, Wine Cellar, Best Brains Learning Center, One Taco Dos Tequilas, Hot Pockets Sports Bar, Born 2 Dance, Inc and more. The property also includes 190 parking spaces for customers and employees.

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. Northwest Highway is a strong commercial corridor for the city with a number of retail and office properties. There are over 256,000 consumers within a five-mile radius. In addition, the rapid expansion of the nearby high-tech corridor has spurred significant growth resulting in the planning and construction of thousands of new homes and apartments in the immediate area.

MILLENNIUM PROPERTIES R/E

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation.

PROPERTY HIGHLIGHTS



- 3,700 SF of retail/office spaces

Unit	SF	Price	Notes
335	1,200	$25.00/SF, Gross plus utilities	Former brew pub, includes some additional plumbing. Potential to add another 2,500 SF
337	2,500	$25.00/SF Gross	Plus utilities. Former medical space

- Part of 37,200 SF shopping center
- Pylon signage available
- Elevator services the office suites
- Strong commercial location near US Rte 14
- Excellent visibility and easy access
- Attractions in the area include: Jewel-Osco, Taphouse Grill, Mariano's, EuroFresh Market, McDonald's, Subway, 7-Eleven, Dunkin, CVS Pharmacy, Chase, BMO Harris Bank and more
- Ample parking
- Average household income exceeds $100,000 within a one-mile radius
- Traffic count: 27,521 vehicles daily
- Land area: 146,318 SF
- Zoning: B-2, Palatine
- Taxes (2025): $195,399.44

MILLENNIUM PROPERTIES R/E

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation.