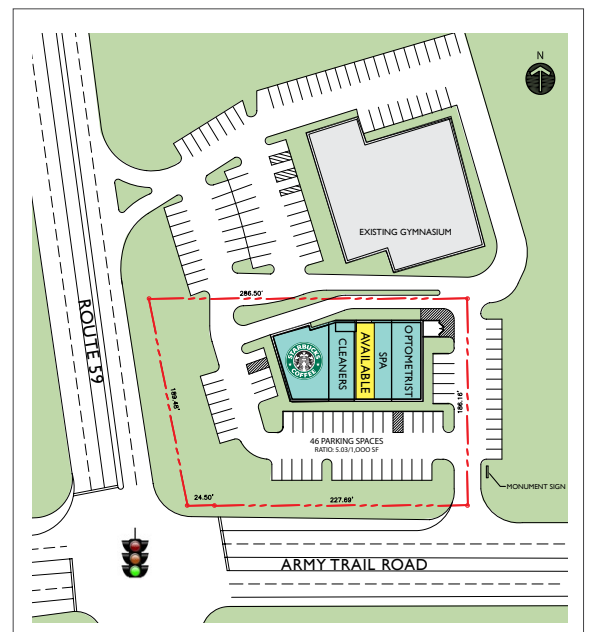




PROPERTY DESCRIPTION

Busy & attractive Starbucks anchored strip center at the NEC of Route 59 & Army Trail Road. Located in an affluent area at a traffic-lighted intersection. Space is currently built out as a salon.

- **AREA TENANTS**
Starbucks, CVS, Bartlett Gymnastics
- **GLA**
9,005 SF
- **AVAILABLE SF**
1,800 SF
- **TRAFFIC COUNT**
50,300 VPD
- **PARKING RATIO**
5.03/1,000 SF
- **SIGNAGE**
Highly visible storefront sign available
Pylon sign available



LOCATION AERIAL



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
■ POPULATION	2,180	45,946	162,010
■ HOUSEHOLDS	703	14,397	52,145
■ AVG. HH INCOME	\$137,501	\$111,624	\$99,579

CONTACT INFORMATION

Joe Goodman
Director of Leasing
Direct: 847-906-5023
jgoodman@terraco realestate.com

Terraco Real Estate Development & Management
3201 Old Glenview Road | Suite 300
Wilmette, Illinois 60091
www.terraco realestate.com