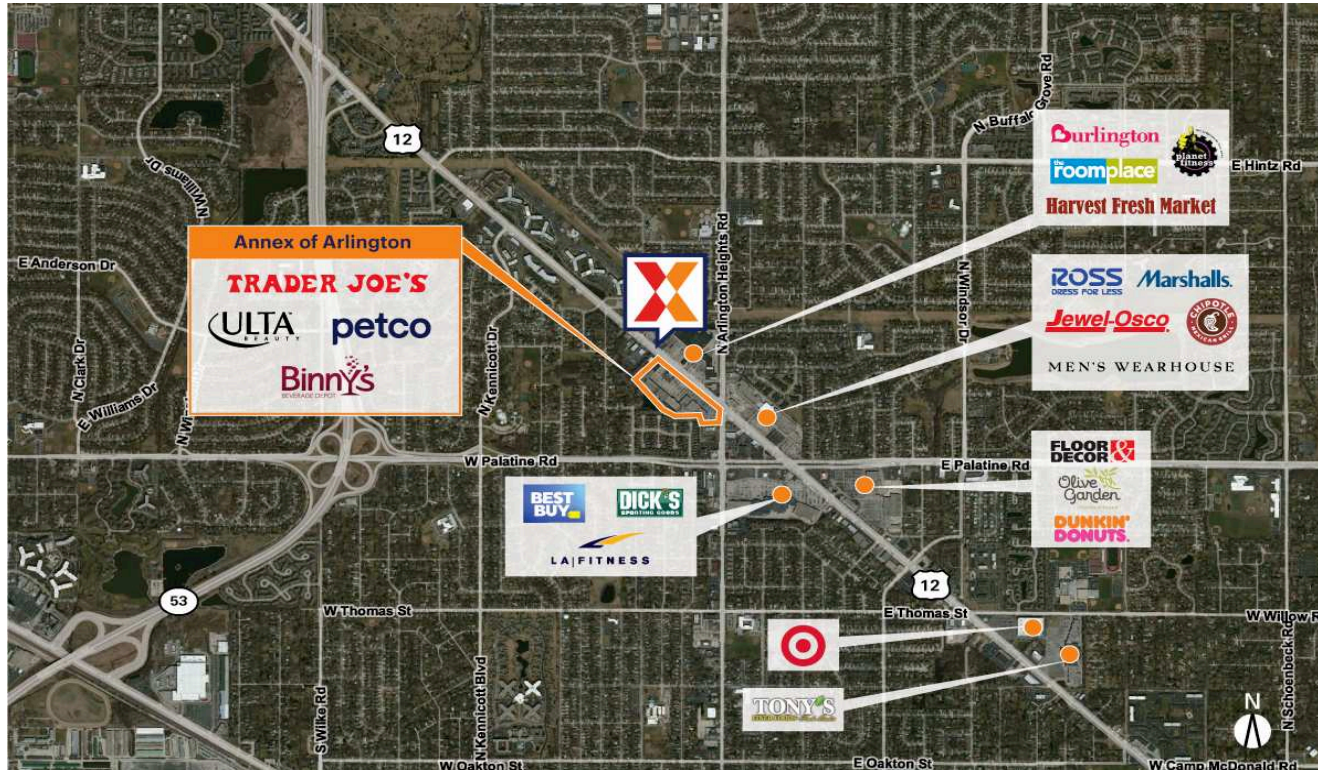


Annex of Arlington

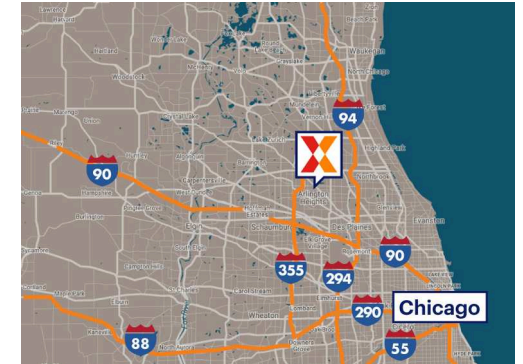
Chicago-Naperville-Elgin, IL-IN

42.1135, -87.9834

1-115 West Rand Road | Arlington Heights, IL 60004



Center Size: 199,663 SF



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------|-----------|-----------|-----------|
| | 14,277 | 137,060 | 319,524 |
| | 5,241 | 54,556 | 126,706 |
| | \$164,225 | \$131,141 | \$133,477 |

Diverse mix of best-in-class regional and national tenants including Trader Joe's, Ulta Beauty, Petco & Binny's Beverage Depot, drawing an estimated 8K+ visits daily and 3M+ annually (Placer.ai 2024)

Surrounded by an affluent, dense population of 137K+ residents with an average household income of \$131K+ within 3 miles

Excellent visibility with four access points (including a signalized entrance), with 38K+ vehicles daily on Palatine Rd, 24K+ on Arlington Heights Rd and 24K+ on US-12 (Kalibrate 2021)

Annex of Arlington

Chicago-Naperville-Elgin, IL-IN

42.1135, -87.9834

1-115 West Rand Road | Arlington Heights, IL 60004

Available Space

| | |
|-----|-----------|
| 17G | 3,418 SF |
| 19 | 1,800 SF |
| 21 | 12,050 SF |

Current Retailers

| | | |
|------|-----------------------------------|-----------|
| FS1 | FedEx | 4,320 SF |
| FS2 | Sport Clips | 1,440 SF |
| 01 | Arlington Heights Garibaldi's | 4,000 SF |
| 02 | Fyzical Therapy & Balance Centers | 3,500 SF |
| 03 | For Eyes Optical | 2,500 SF |
| 04 | Red Wing Shoes | 2,338 SF |
| 05 | The Vitamin Shoppe | 4,881 SF |
| 06 | Crumbl Cookies | 1,417 SF |
| 07 | Panera Bread | 4,000 SF |
| 08 | Hallmark | 6,500 SF |
| 09 | Kirkland's | 10,569 SF |
| 09A | Ulta Beauty | 13,297 SF |
| 10 | Trader Joe's | 12,960 SF |
| 12 | Options Medical Weight Loss | 1,700 SF |
| 13 | Life Source | 2,832 SF |
| 14 | Binny's Beverage Depot | 33,932 SF |
| 15 | Petco | 13,518 SF |
| 15A | Chuck E. Cheese's | 13,263 SF |
| 16 | Goldfish Swim School | 8,336 SF |
| 17A | Bach to Rock | 2,890 SF |
| 17B | Which Wich | 2,000 SF |
| 17C | Code Ninjas | 3,000 SF |
| 17D | D1 Fitness Training | 4,000 SF |
| 17E | Pho Spot 102 | 2,554 SF |
| 17F | 312 Nails | 4,146 SF |
| 18 | Dollar Tree | 12,729 SF |
| 22-A | Starbucks | 2,099 SF |
| 22-B | Tropical Smoothie Cafe | 1,473 SF |
| 22-C | Dave's Hot Chicken | 2,201 SF |



1356