

# Annex of Arlington

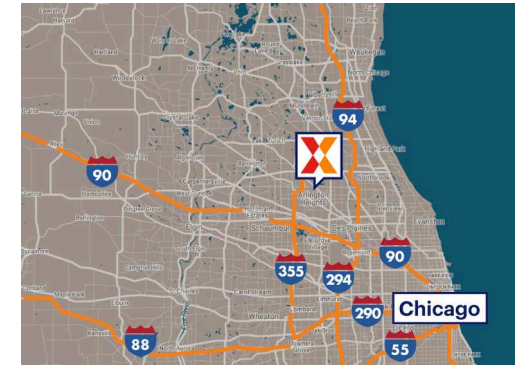
Chicago-Naperville-Elgin, IL-IN

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    |
|--------------|-----------|-----------|-----------|
|              | 14,284    | 137,446   | 320,283   |
|              | 5,241     | 54,709    | 126,988   |
|              | \$136,690 | \$114,096 | \$115,688 |

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)

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## 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 | Bubbakoo's Burritos               | 2,201 SF  |

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