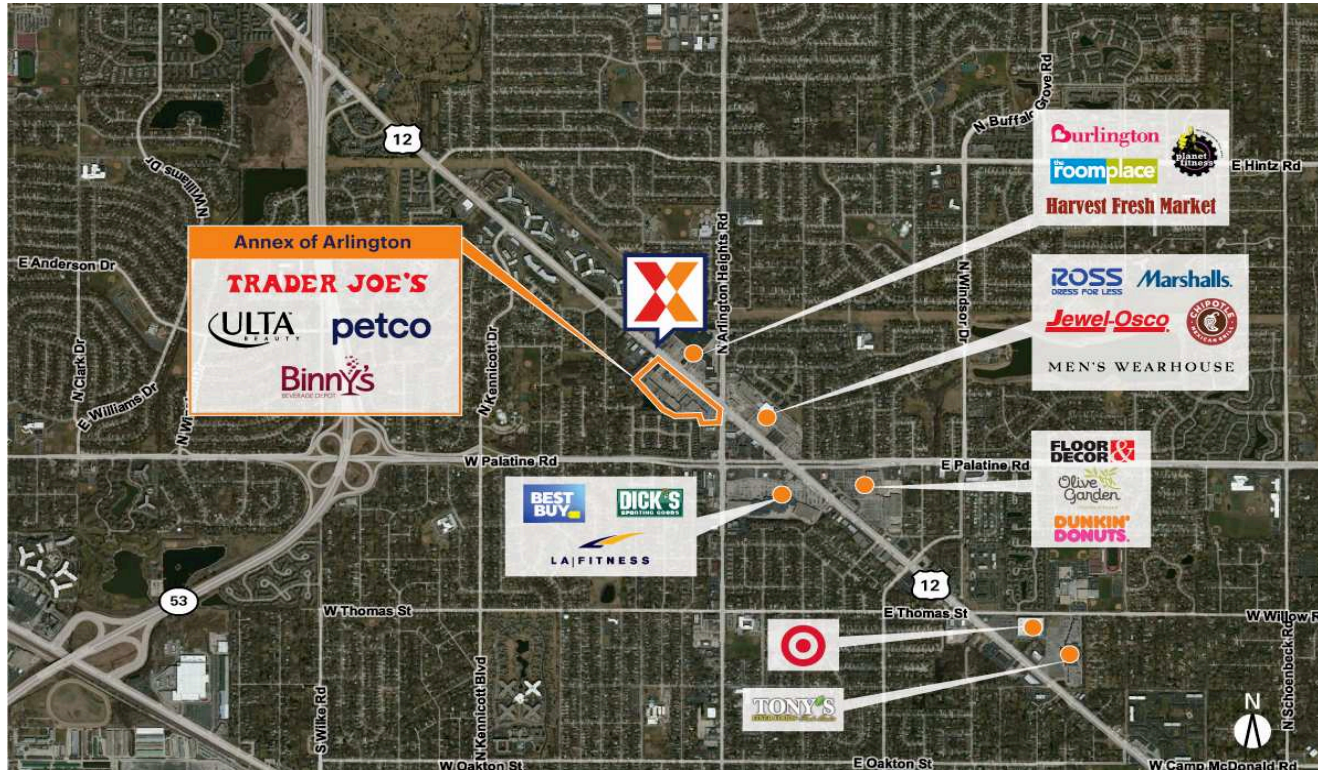


Annex of Arlington

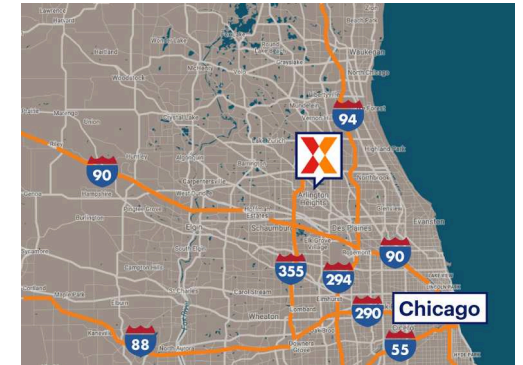
Chicago-Naperville-Elgin, IL-IN

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

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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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