

2121 S. Arlington Heights Rd, Arlington Heights, IL

O'Hare International Airport

FOR SALE/LEASE; 1.0 ACRE



PROPERTY OFFERING

- 1-acre commercial pad sites for sale, lease or build-to-suit
- Pad sites will be delivered fully-improved with all utilities and underground water retention in place
- Retail, fast food, medical office, hotel site, or potential for other commercial / mixed-use development
- Adjacent to new 58-unit townhome development
- Immediate access to I-90 interchange

LEASE RATE: Subject to Offer**SALE PRICE: \$1,053,716 (\$24.19 PSF)**

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3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

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Commercial Realty LLC

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SPECIFICATIONS

Lot 1 = 1.0 Acres

Zoning: To be re-zoned as part of a PUD;
INDUSTRIAL USE NOT PERMITTED

Utilities: To site

Traffic Count: 34,000 vehicles per day

MIXED-USE CONCEPT



DRIVE-THRU CONCEPT



HOTEL CONCEPT



RETAIL CONCEPT



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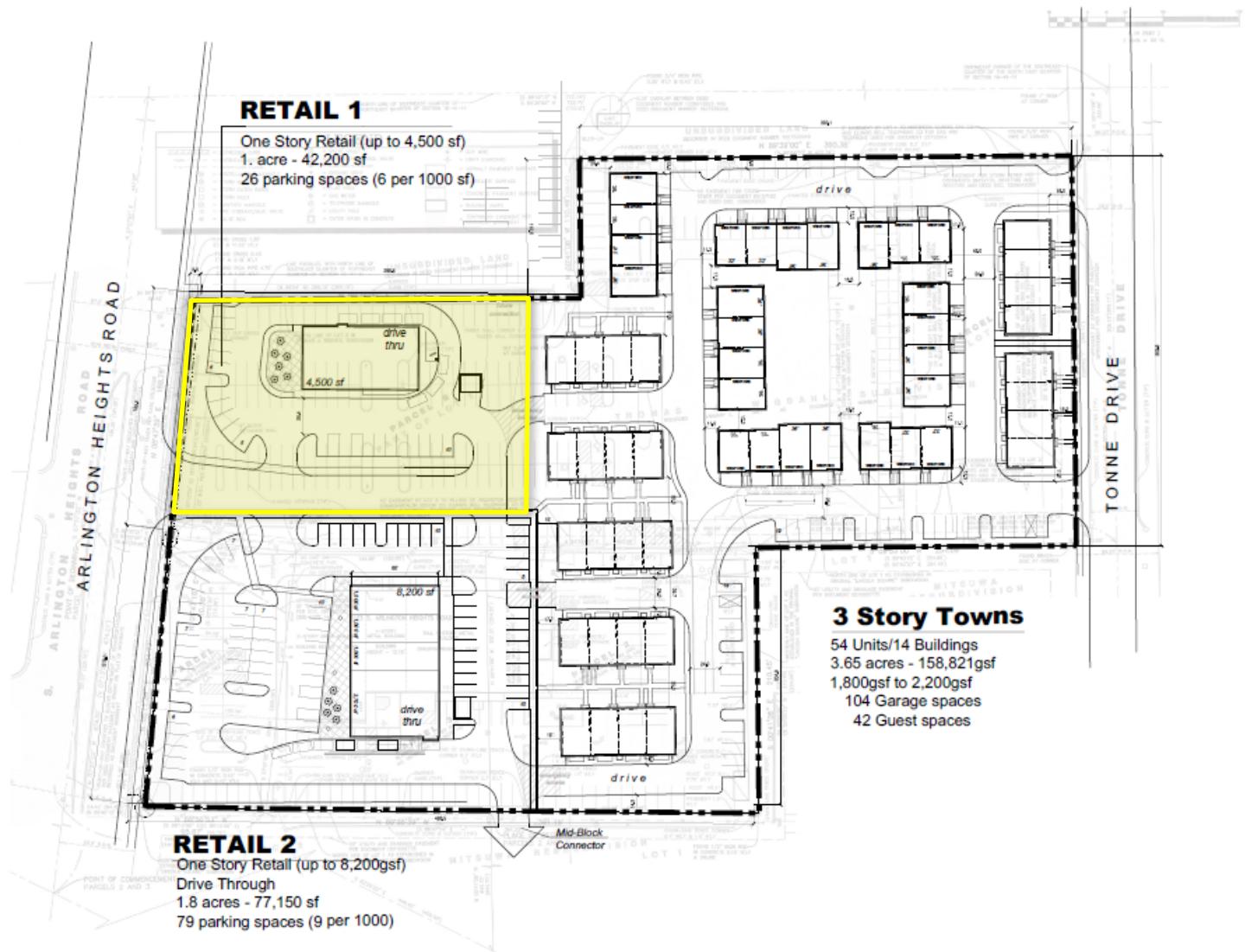
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CONCEPT PLAN



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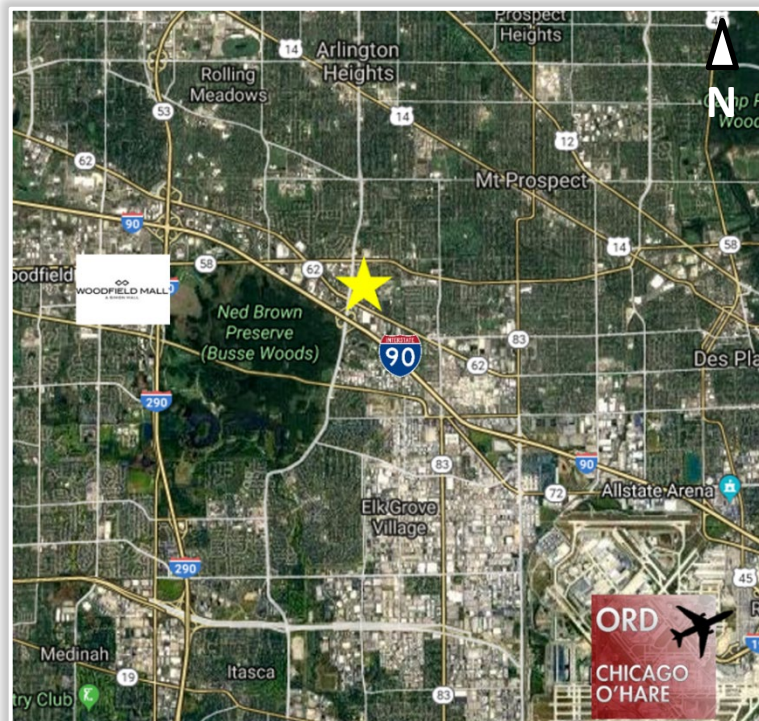
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- Less than 1 mile to I-90 (full 4-way interchange)
- Home to major businesses and attractions

Demographics (2019)

	1 Mile	3 Miles
Population	13,660	108,779
Households	5,486	43,181
Average Age	37.8	39.9
Median HH Income	\$59,806	\$72,264
Daytime Employees	13,182	101,116
Median Home Value	\$305,569	\$291,173
Median Year Built	1973	1968


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South Arlington Heights Corridor Plan

What is it?

- A comprehensive plan to improve the overall function of the southern gateway entering Arlington Heights.

Long Term Vision

- Includes both public improvements and private redevelopment.
- Pursue a strategy that facilitates economic development via public enhancements to the corridor in addition to actively working with property owners of development sites.



Key Development Site

- The 2121 S. Arlington Heights Road site is a major part of improving the southern corridor.
- A great opportunity to enhance the gateway through a mixed-use development with commercial, residential, and entertainment land uses.
- Improve the overall function of the corridor for both pedestrians and car traffic with new traffic lights, sidewalks, and crosswalks.
- A traffic signal is anticipated along the Arlington Heights Road frontage as defined in the Village's South Arlington Heights Corridor Plan.



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