

## FOR LEASE

### ARLINGTON HEIGHTS ROAD AND DUNDEE ROAD



**LOCATION:** **3441 N. Arlington Heights Road, Arlington Heights**  
**One lot south of Dundee Road**

**SPACE AVAILABLE:** **2600± SF**

**BLDG TYPE:** **Retail - Currently Brown's Chicken**  
**EXISTING DRIVE THROUGH**

**LAND SIZE:** **25,800± SF**

**ZONED:** **B-2**

**LEASE RATE:** **\$ 16.00 NNN**

**PARKING:** **Plentiful**

**TRAFFIC COUNT** **25,300 VPD Arlington Heights Road**  
**30,900/37,000 Dundee Road**

		<b>1 Mile</b>	<b>3Mile</b>	<b>5 Mile</b>
<b>DEMOGRAPHICS</b>	<b>Median HH Income 09</b>	<b>\$81,640</b>	<b>\$79,601</b>	<b>\$79,211</b>
	<b>2009 Population</b>	<b>14,387</b>	<b>140,016</b>	<b>264,262</b>

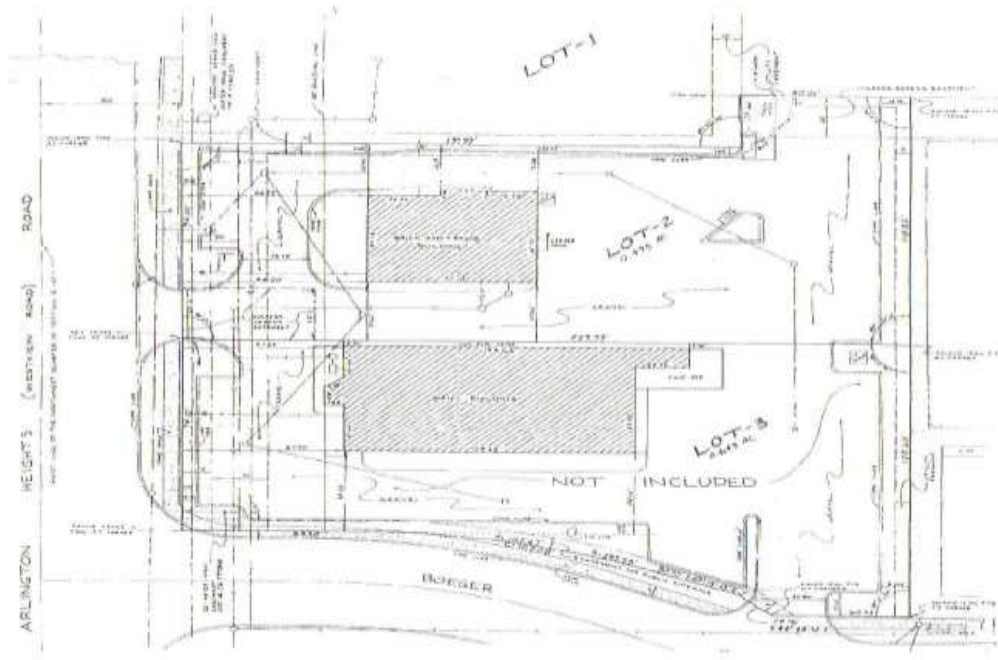
**AMENITIES:** **High Profile Location**  
**Strong Daytime Population**  
**One Block from Buffalo Grove High School**  
**Just off Southeast Corner of Dundee and Arlington Heights Roads**  
**Full Access and cross easements to cross Streets**  
**Partially equipped**



**CONTACT:** **Rob Campbell – Liberty Real Estate Group, Inc.**  
**(847) 259-9500 Cell (847) 274-6624**

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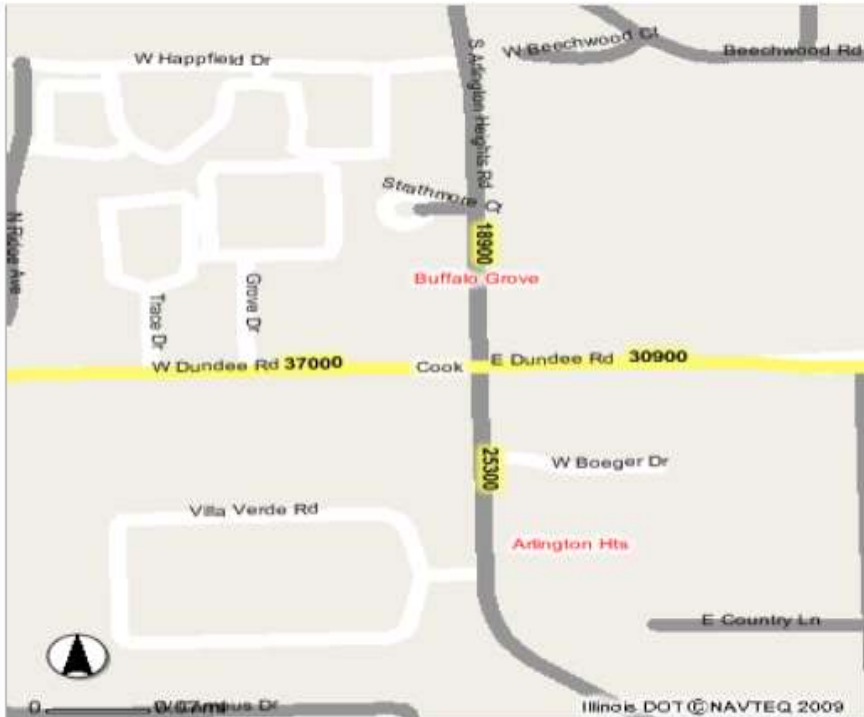
Full access at street. Secondary access via cross easements to the north to Dundee Road and the south to Boeger Avenue





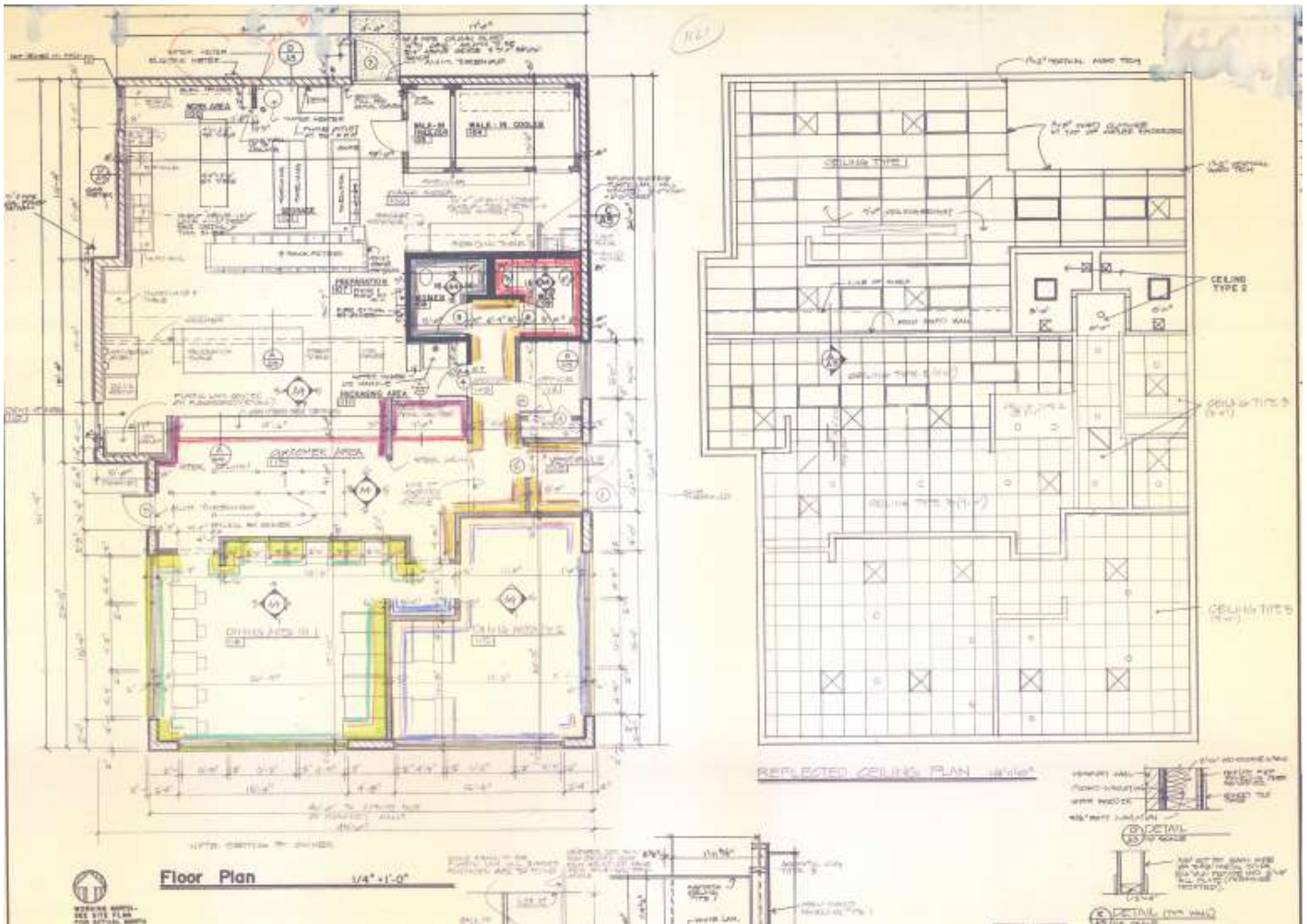
**Illinois Department of Transportation**

 Send to printer



Date: 5/12/2010

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 Illinois Department of Transportation  
 2300 S. Dirksen Pky  
 Springfield, IL 62764



Copies of building plans available.





## Executive Summary

Liberty Real Estate Group, Inc.

3441 N Arlington Heights Rd, Arlington Heights, IL  
60004-1536

Site Type: Ring	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
<b>2009 Population</b>			
Total Population	14,387	140,016	264,262
Male Population	48.0%	48.9%	48.9%
Female Population	52.0%	51.1%	51.1%
Median Age	40.7	38.5	39.2
<b>2009 Income</b>			
Median HH Income	\$81,640	\$79,601	\$79,211
Per Capita Income	\$40,264	\$36,837	\$38,620
Average HH Income	\$101,513	\$98,346	\$101,068
<b>2009 Households</b>			
Total Households	5,609	52,482	100,847
Average Household Size	2.56	2.64	2.60
<b>2009 Housing</b>			
Owner Occupied Housing Units	79.3%	71.1%	70.9%
Renter Occupied Housing Units	16.2%	23.8%	24.0%
Vacant Housing Units	4.5%	5.0%	5.2%
<b>Population</b>			
1990 Population	14,487	129,746	235,647
2000 Population	14,593	139,449	259,243
2009 Population	14,387	140,016	264,262
2014 Population	14,306	139,051	264,268
1990-2000 Annual Rate	0.07%	0.72%	0.96%
2000-2009 Annual Rate	-0.15%	0.04%	0.21%
2009-2014 Annual Rate	-0.11%	-0.14%	0%

In the identified market area, the current year population is 264,262. In 2000, the Census count in the market area was 259,243. The rate of change since 2000 was 0.21 percent annually. The five-year projection for the population in the market area is 264,268, representing a change of 0 percent annually from 2009 to 2014. Currently, the population is 48.9 percent male and 51.1 percent female.

<b>Households</b>			
1990 Households	5,253	48,592	89,835
2000 Households	5,617	52,500	99,269
2009 Households	5,609	52,482	100,847
2014 Households	5,586	52,012	100,597
1990-2000 Annual Rate	0.67%	0.78%	1%
2000-2009 Annual Rate	-0.02%	0%	0.17%
2009-2014 Annual Rate	-0.08%	-0.18%	-0.05%

The household count in this market area has changed from 99,269 in 2000 to 100,847 in the current year, a change of 0.17 percent annually. The five-year projection of households is 100,597, a change of -0.05 percent annually from the current year total. Average household size is currently 2.60, compared to 2.59 in the year 2000. The number of families in the current year is 68,460 in the market area.

### Housing

Currently, 70.9 percent of the 106,336 housing units in the market area are owner occupied; 24.0 percent, renter occupied; and 5.2 percent are vacant. In 2000, there were 102,079 housing units—74.8 percent owner occupied, 22.5 percent renter occupied and 2.7 percent vacant. The rate of change in housing units since 2000 is 0.44 percent. Median home value in the market area is \$274,922, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 1.75 percent annually to \$299,875. From 2000 to the current year, median home value changed by 3.68 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



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Site Type: Ring	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
<b>Median Household Income</b>			
1990 Median HH Income	\$52,756	\$48,987	\$48,875
2000 Median HH Income	\$72,532	\$66,209	\$65,932
2009 Median HH Income	\$81,640	\$79,601	\$79,211
2014 Median HH Income	\$82,272	\$80,694	\$80,301
1990-2000 Annual Rate	3.23%	3.06%	3.04%
2000-2009 Annual Rate	1.29%	2.01%	2%
2009-2014 Annual Rate	0.15%	0.27%	0.27%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$22,073	\$21,303	\$22,295
2000 Per Capita Income	\$34,380	\$30,779	\$32,166
2009 Per Capita Income	\$40,264	\$36,837	\$38,620
2014 Per Capita Income	\$41,061	\$37,851	\$39,909
1990-2000 Annual Rate	4.53%	3.75%	3.73%
2000-2009 Annual Rate	1.72%	1.96%	2%
2009-2014 Annual Rate	0.39%	0.54%	0.66%
<b>Average Household Income</b>			
1990 Average Household Income	\$60,167	\$56,661	\$58,357
2000 Average Household Income	\$85,296	\$81,078	\$83,243
2009 Average HH Income	\$101,513	\$98,346	\$101,068
2014 Average HH Income	\$103,440	\$101,231	\$104,661
1990-2000 Annual Rate	3.55%	3.65%	3.62%
2000-2009 Annual Rate	1.9%	2.11%	2.12%
2009-2014 Annual Rate	0.38%	0.58%	0.7%

### Households by Income

Current median household income is \$79,211 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$80,301 in five years. In 2000, median household income was \$65,932, compared to \$48,875 in 1990.

Current average household income is \$101,068 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$104,661 in five years. In 2000, average household income was \$83,243, compared to \$58,357 in 1990.

Current per capita income is \$38,620 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$39,909 in five years. In 2000, the per capita income was \$32,166, compared to \$22,295 in 1990.

### Population by Employment

Total Businesses	729	4,045	10,289
Total Employees	12,342	43,490	132,941

Currently, 94.0 percent of the civilian labor force in the identified market area is employed and 6.0 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 96.0 percent of the civilian labor force, and unemployment will be 4.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 71.2 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 76.4 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 10.9 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 12.7 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 80.7 percent of the market area population drove alone to work, and 3.4 percent worked at home. The average travel time to work in 2000 was 28.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 7.8 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 19.8 percent were high school graduates only (29.8 percent in the U.S.)
- 6.6 percent had completed an Associate degree (7.2 percent in the U.S.)
- 29.9 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 16.9 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)

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