

# ELK CROSSING

NWC OF ARLINGTON HEIGHTS RD. & BIESTERFIELD RD., ELK GROVE VILLAGE, IL

Join Roma Nail Bar Coming Soon!



**2-6.5K**

DIVISIBLE  
Square feet available



**112K**

Daytime population in a three mile radius



**\$117K**

Average HH income in a three mile radius



**23K**

Households in a three mile radius



**57K**

People in a three mile radius



## Premier Infill Suburban Chicago Location

### PROPERTY DESCRIPTION

- Join well established and mature Jewel grocery store;
- Highly trafficked stoplight intersection with exposure to approx. 47,000 vpd;
- Conveniently accessible to two major thoroughfares (Arlington Heights Rd. and Biesterfield Rd.);
- Adjacent to Ascension Alexian Brothers which is a 329 bed, full service medical facility with approx. 2,800 employees;
- Landlord recently invested in “white boxing” the spaces to get them tenant ready;
- Surrounded by affluent demographics, over \$115,000 avg. HH income in a three mile radius.

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	11,252	57,755	226,525
HOUSEHOLDS	5,148	23,519	87,848
AVERAGE HH INCOME	\$110,625	\$117,962	\$117,350
DAYTIME POPULATION	12,934	112,928	320,782

### AREA CO-TENANTS



#### EXCLUSIVE AGENTS

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**STONE**  
REAL ESTATE

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SUITE	TENANT	SIZE (SF)
A101	Panera Bread	7,314
A103	eSushi	3,500
A104	Doctors of PT (DPT)	2,500
A105	Subway	1,616
A106	AutoZone	7,884
A108	Great Clips	1,500
A109	Luv 2 Smoke	1,500

SUITE	TENANT	SIZE (SF)
A110	Available	4,500
A111	Available	2,000
A112	Roma Nail Bar	2,400
B113	Jewel-Osco	61,856
C114	Citibank	4,800
C115	Elk Cleaners	1,200
C116	Little Caesars Pizza	1,200

SUITE	TENANT	SIZE (SF)
C117	iFix Clinic	1,200
C118	The UPS Store	1,200
C119	Dr Alan Kushner DDS	1,200
C120	OK Burrito	1,556
E122	Dunkin Donuts	2,781
F123	Bank of America	5,000



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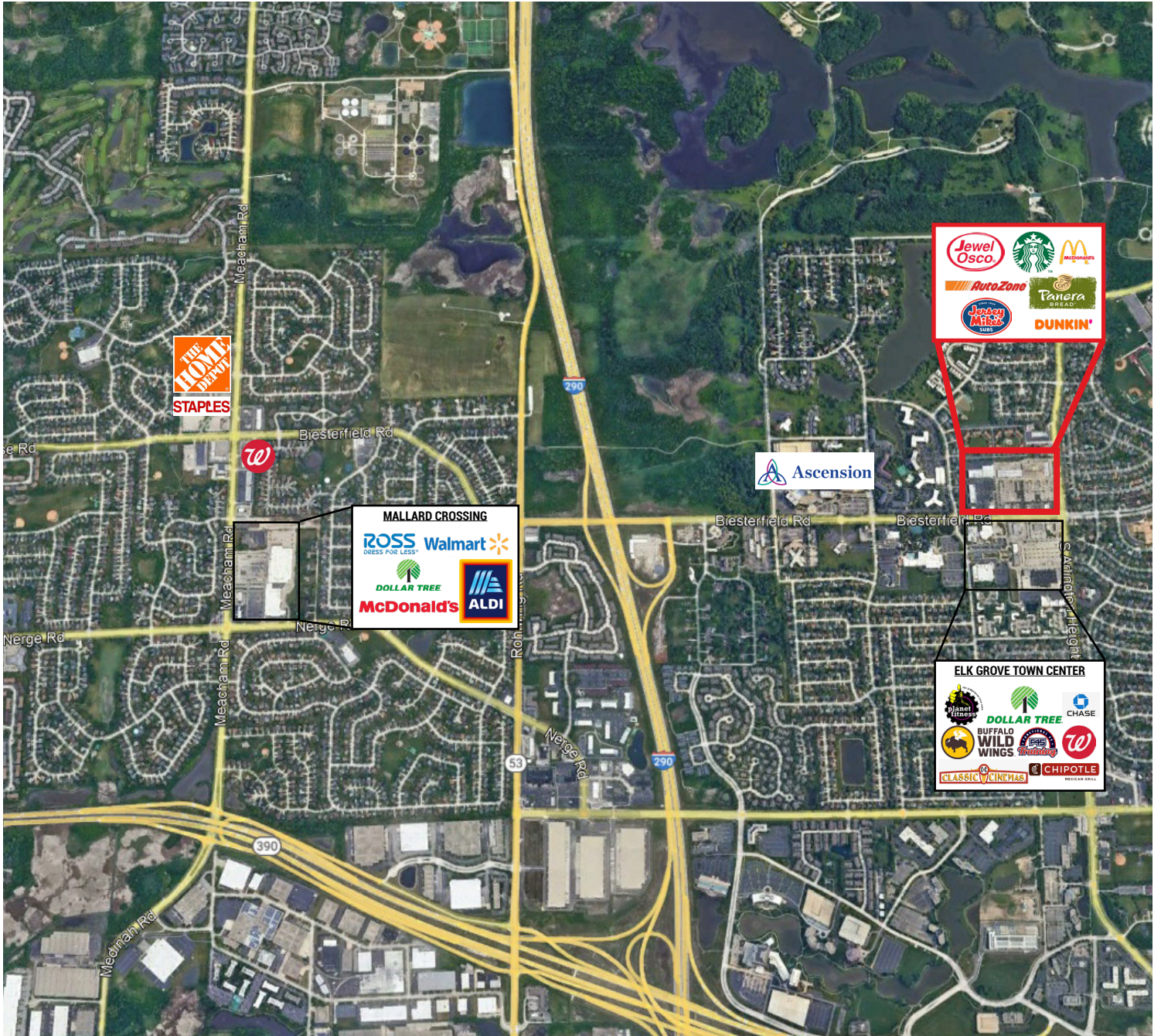
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