

SALE / LEASE

325-333 WEST DUNDEE ROAD

325-333 West Dundee Road Buffalo Grove, IL 60089



PROPERTY DESCRIPTION

Excellent Portfolio Opportunity along Dundee Road. Available for sale or lease are 3 adjacent office condos. Units can be sold separately. Each unit offers 2,000± SF. Office center offers abundant parking and access to Dundee Road. Conveniently located just a 1/2 mile west of Buffalo Grove Road and 2 miles east of IL-53.

PROPERTY HIGHLIGHTS

- Three units available for sale and lease
- Access to Dundee Road
- 2 miles east of IL-53

OFFERING SUMMARY

Sale Price (All Three Units Together):	\$1,200,000
Sale Price (Each Unit Separately):	\$400,000
Lease Rate:	\$3,600.00 per month + Utilities
Unit Size:	2,000± SF
APN:	03-09-102-018-1004, 03-09-102-018-1005, 03-09-102-018-1006

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	638	2,506	8,558
Total Population	1,434	5,728	20,595

Mike Velasco

Sr. Commercial Executive

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EXTERIOR PHOTOS

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SPACES FOR LEASE

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Unit Size:	2,000± SF	Lease Rate:	\$3,600.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
325	Available	2,000 SF	Gross	\$3,600 per month	Tenant responsible for utilities.
329	Available	2,000 SF	Gross	\$3,600 per month	Tenant responsible for utilities.
333	Available	2,000 SF	Gross	\$3,600 per month	End-Cap Space. Tenant responsible for utilities.

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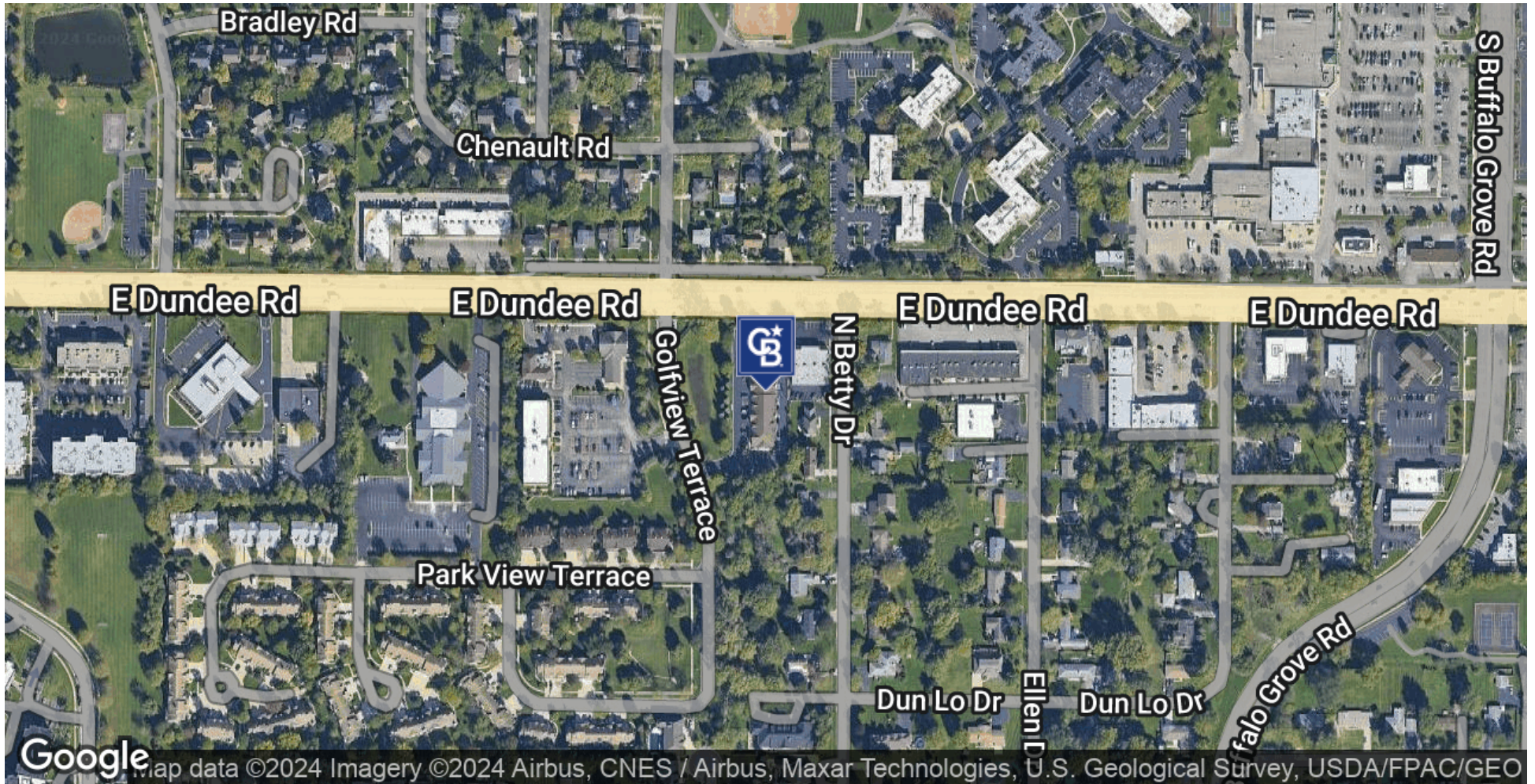


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AERIAL MAP

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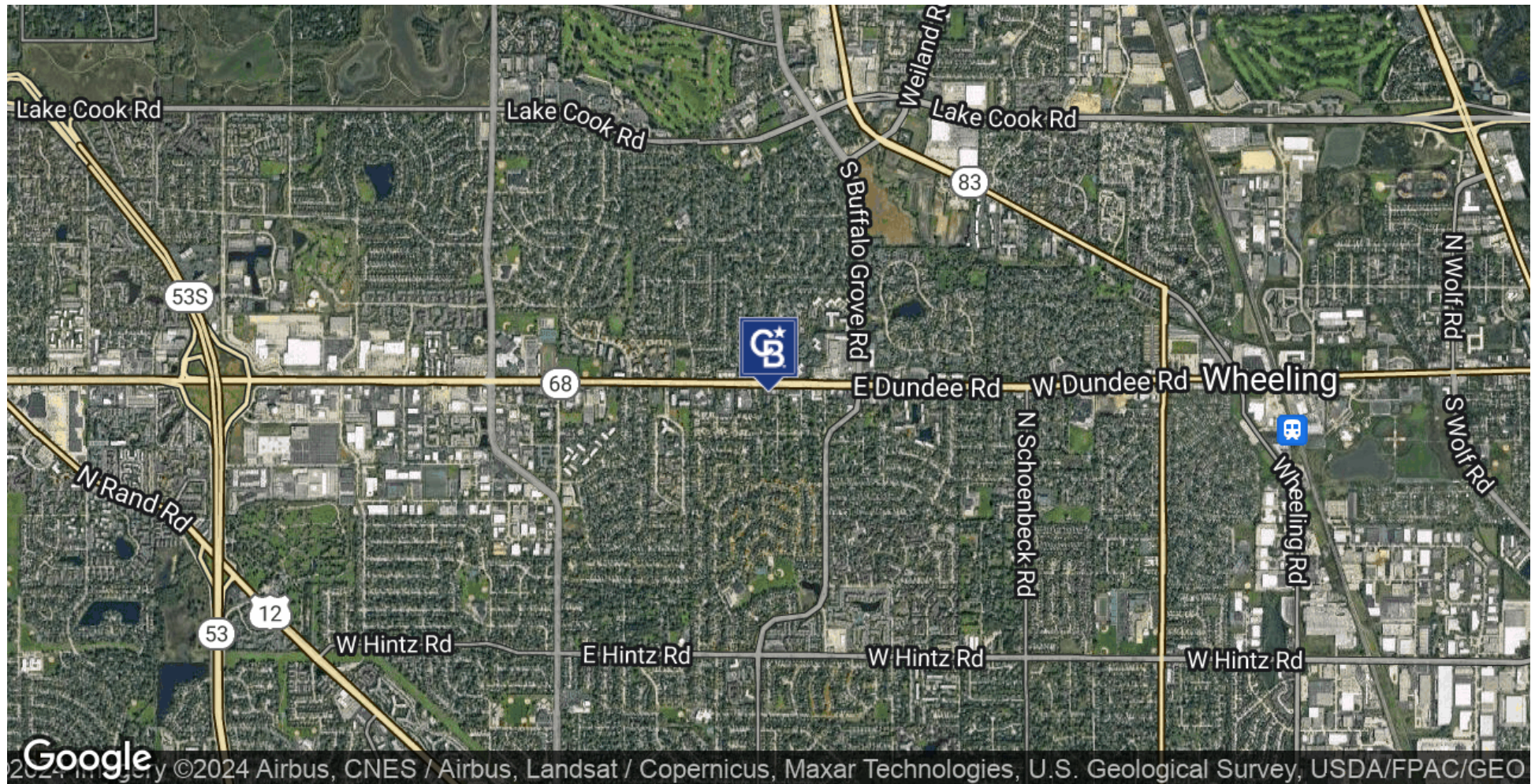


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LOCATION MAP

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DEMOGRAPHICS

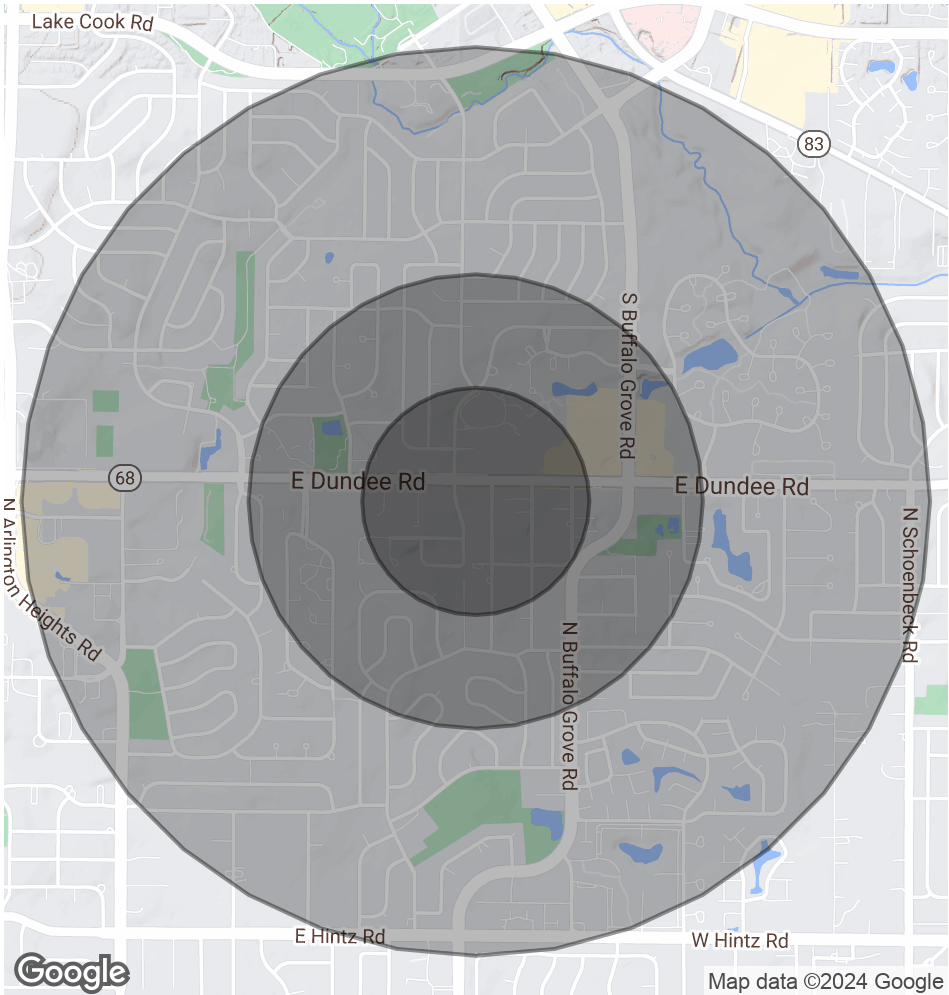
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,434	5,728	20,595
Average Age	46.9	46.3	43.2
Average Age (Male)	44.1	44.8	42.1
Average Age (Female)	52.3	49.4	44.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	638	2,506	8,558
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$84,592	\$92,247	\$99,018
Average House Value	\$230,611	\$259,438	\$256,945

* Demographic data derived from 2020 ACS - US Census



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