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# Retail Space For Lease Sample Survey

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PREPARED BY:



**Chicagoland Commercial, Inc.**

1240 W Northwest Hwy  
Palatine, IL 60067

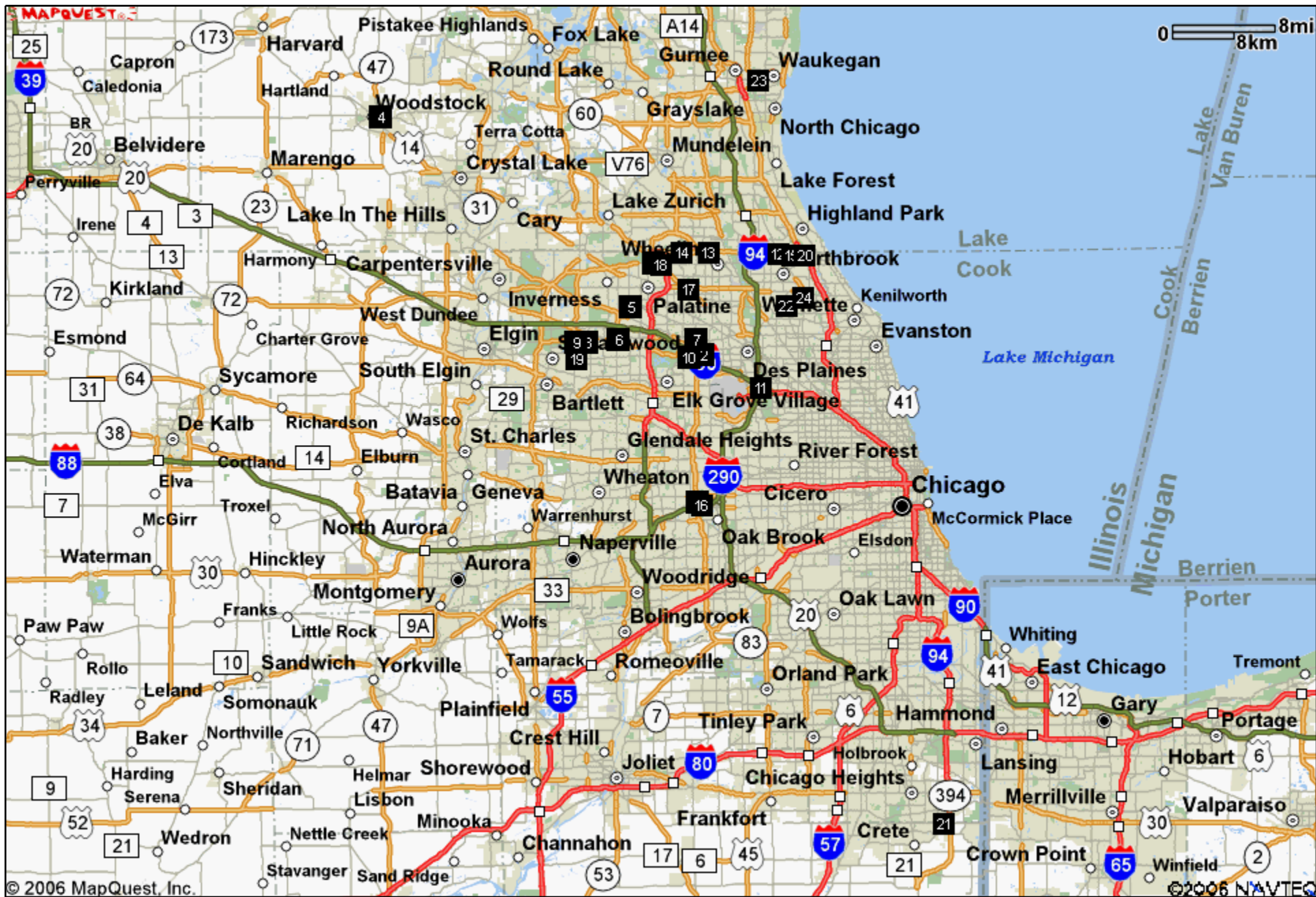
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| Floor  | SF Avail    | Rent/SF/Yr           | Term       | Occupancy | Bld Out   | Use/Type  | Bldg Contig | Floor Contig | Rent/mo    | Listed  | Divisible |
|--|-------------|----------------------|------------|-----------|-----------|-----------|-------------|--------------|------------|---------|-----------|
|  <p><b>1600 W 16th St, Oak Brook, IL 60523</b><br/> <b>Oaks Of Oakbrook</b><br/> 67,143 SF Neighborhood Center Building Built in 1989<br/> <b>Building Notes:</b> Retail building at the Northwest corner of Route 83 and 16th Street.</p>  |             |                      |            |           |           |           |             |              |            |         |           |
| P 1st  | 4,687       | Negotiable           | Negotiable | Vacant    | Some Work | Retail/D  | 4,687 SF    | 4,687 SF     | Negotiable | 11 Mths | N         |
|  <p><b>1425-1435 E Algonquin Rd, Arlington Heights, IL 60005</b><br/> <b>S/E/C</b><br/> 40,000 SF Class B Warehouse Building Built in 1987<br/> <b>Building Notes:</b> Warehouse outlet facility with good traffic count. Route 62 exposure. Signage. Unincorporated Cook County Zoning permits mixed uses.</p>   |             |                      |            |           |           |           |             |              |            |         |           |
| P 1st/ Suite 1435  | 5,749       | \$8.50/ig            | 3 yrs      | Vacant    | Some Work | Warehse/D | 5,749 SF    | 5,749 SF     | \$4,072.21 | 5 Mths  | N         |
| P 1st/ Suite 1433  | 3,334       | \$8.50/ig            | 3 yrs      | Vacant    | Some Work | Warehse/D | 3,334 SF    | 3,334 SF     | \$2,361.58 | 5 Mths  | N         |
|  <p><b>726-784 E Dundee Rd, Palatine, IL 60074</b><br/> <b>Dundee Point</b><br/> <b>NEC Dundee Rd &amp; Lynda Dr</b><br/> 23,000 SF Strip Center Building<br/> <b>Building Notes:</b> Highly visible location just west of Rand and Dundee<br/> <br/> Small store retail space available<br/> <br/> 65,000 cars per day at the intersection of Rand &amp; Dundee<br/> <br/> Across the street from Target, Home Depot, Dominick's</p> |             |                      |            |           |           |           |             |              |            |         |           |
| P 1st  | 1,175-3,524 | \$27.50-\$30.00N/nnn | 5 yrs      | Vacant    | Some Work | Retail/D  | 3,524 SF    | 3,524 SF     | \$8,810.00 | 18 Mths | to 1,175  |
|  |             | signange available   |            |           |           |           |             |              |            |         |           |

| Floor  | SF Avail        | Rent/SF/Yr     | Term       | Occupancy | Bld Out   | Use/Type | Bldg Contig | Floor Contig | Rent/mo    | Listed  | Divisible |
|--|-----------------|----------------|------------|-----------|-----------|----------|-------------|--------------|------------|---------|-----------|
|  <p><b>82-94 Eastwood Dr, Woodstock, IL 60098</b><br/> <b>Horizon Convenient Center</b><br/>           8,000 SF Neighborhood Center Building<br/> <b>Building Notes:</b> -</p>  |                 |                |            |           |           |          |             |              |            |         |           |
| P 1st/ Suite 3   | 1,000-<br>3,735 | \$22.00N/nnn   | 3-5 yrs    | Vacant    | Some Work | Retail/D | 3,735 SF    | 3,735 SF     | \$6,847.50 | 10 Mths | to 1,000  |
| <ul style="list-style-type: none"> <li>• Adjacent to new Jewel anchored center • Great visibility on Route 47 with over 16,800 cars per day • Ample parking on newly paved parking lot • Signage available • Motivated ownership with flexible lease terms • \$15.00 Triple Net • Cam/Taxes Combined- \$4.31</li> </ul>  |                 |                |            |           |           |          |             |              |            |         |           |
|  <p><b>700-790 W Euclid Ave, Palatine, IL 60067</b><br/> <b>Regency Plaza, Regency Plaza</b><br/>           138,317 SF Neighborhood Center Building Built in 1989<br/> <b>Building Notes:</b> Easy access to I-355 from Euclid. William Rainey Harper College just to the west of the property.</p> |                 |                |            |           |           |          |             |              |            |         |           |
| P 1st/ Suite 109   | 3,168           | \$18.00N/n     | Negotiable | Vacant    | Some Work | Retail/D | 3,168 SF    | 3,168 SF     | \$4,752.00 | 9 Mths  | N         |
| P 1st/ Suite C101  | 4,056           | \$16.00N/n     | Negotiable | Vacant    | Some Work | Retail/D | 4,056 SF    | 4,056 SF     | \$5,408.00 | 9 Mths  | N         |
|  <p><b>16-66 E Golf Rd, Schaumburg, IL 60195</b><br/> <b>Schaumburg Corners</b><br/>           159,833 SF Community Center Building Renovated in 1983 Built in 1970<br/> <b>Building Notes:</b> Schaumburg Corners</p>  |                 |                |            |           |           |          |             |              |            |         |           |
| P 1st/ Suite 38  | 4,750           | \$25.00G/negot | 5 yrs      | Vacant    | Some Work | Retail/D | 4,750 SF    | 4,750 SF     | \$9,895.83 | 18 Mths | N         |

| Floor   | SF Avail | Rent/SF/Yr         | Term       | Occupancy | Bld Out   | Use/Type | Bldg Contig | Floor Contig | Rent/mo    | Listed  | Divisible |
|---|----------|--------------------|------------|-----------|-----------|----------|-------------|--------------|------------|---------|-----------|
|  <p><b>1701-1753 W Golf Rd, Mount Prospect, IL 60056</b><br/> <b>Golf Plaza I, Golf Plaza I Shopping Center</b><br/>           93,393 SF Neighborhood Center Building Built in 1968<br/> <b>Building Notes:</b> Covered walkways, excellent visibility from both Golf and Busse Roads, attractive landscaping, very high traffic shopping center.</p>                        |          |                    |            |           |           |          |             |              |            |         |           |
| P 1st   | 4,500    | Negotiable         | 3-5 yrs    | Vacant    | Some Work | Retail/D | 4,500 SF    | 4,500 SF     | Negotiable | 4 Mths  | N         |
|  <p><b>1801-1861 W Golf Rd, Schaumburg, IL 60194</b><br/> <b>Poplar Creek Plaza</b><br/> <b>S/E/C</b><br/>           70,000 SF Neighborhood Center Building Built in 1985<br/> <b>Building Notes:</b> -</p>  |          |                    |            |           |           |          |             |              |            |         |           |
| P 1st   | 5,000    | \$14.00G/tbd       | Negotiable | Vacant    | Some Work | Retail/D | 5,000 SF    | 5,000 SF     | \$5,833.33 | 11 Mths | N         |
| <p>Prime retail location on Southeast corner at the Golf Rd. and Moon Lake stop light. Shopping center located in one of the most dynamic suburban Northwest retail corridors. Anchors in the shopping center include Osco Drugs, LA Tan, Subway and Tuesday Morning. 1,200 to 5,550 sq. ft. of retail space is available for lease in 70,247 sq. ft. shopping center. Down below current rental rate. The traffic count is over 20,000 vehicles per day.</p> |          |                    |            |           |           |          |             |              |            |         |           |
|  <p><b>2503-2599 W Golf Rd, Hoffman Estates, IL 60194</b><br/> <b>Hoffman Village Shopping Center</b><br/> <b>S/E/C</b><br/>           158,313 SF Community Center Building Built in 1988<br/> <b>Building Notes:</b> -</p>  |          |                    |            |           |           |          |             |              |            |         |           |
| P 1st/ Suite C-17   | 3,253    | Negotiable         | Negotiable | Vacant    | Some Work | Retail/D | 3,253 SF    | 3,253 SF     | Negotiable | 11 Mths | N         |
| P 1st/ Suite A-2  | 3,000    | Negotiable         | Negotiable | Vacant    | Some Work | Retail/D | 3,000 SF    | 3,000 SF     | Negotiable | 11 Mths | N         |
| P 1st   | 3,350    | \$18.00-\$25.00N/n | Negotiable | Vacant    | As-Is     | Retail/S | 3,350 SF    | 3,350 SF     | \$6,979.17 | 9 Wks   | N         |

| Floor  | SF Avail   | Rent/SF/Yr   | Term       | Occupancy | Bld Out   | Use/Type | Bldg Contig | Floor Contig | Rent/mo    | Listed  | Divisible |
|--|--|--------------|------------|-----------|-----------|----------|-------------|--------------|------------|---------|-----------|
|   | <b>1000-1030 Higgins Rd, Elk Grove Village, IL 60007</b> |              |            |           |           |          |             |              |            |         |           |
| 15,500 SF Strip Center Building Built in 1970  |  |              |            |           |           |          |             |              |            |         |           |
| <b>Building Notes:</b> Ample parking. Tenants include Midwest Commercial Carpet & Tile, Allstate, Consolidated Business Systems and Advanced Hearing Systems.  |  |              |            |           |           |          |             |              |            |         |           |
| P 1st/ Suite 1030  | 2,415  | \$15.00G/mg  | 3-5 yrs    | Vacant    | Some Work | Retail/D | 2,415 SF    | 2,415 SF     | \$3,018.75 | 15 Days | N         |
| • End cap available with a great visibility • 15,000sf strip center • Minutes from I-90 via Arlington Heights Road • Near Woodfield shopping area • Excellent visibility on Higgins Road • Abundant parking spaces • Signage available • \$15.00 modified gross  |  |              |            |           |           |          |             |              |            |         |           |
|   | <b>9519 W Higgins Rd, Rosemont, IL 60018</b>             |              |            |           |           |          |             |              |            |         |           |
| 25,000 SF Strip Center Building  |  |              |            |           |           |          |             |              |            |         |           |
| <b>Building Notes:</b> Roy's Prime Rib & Pasta House   |  |              |            |           |           |          |             |              |            |         |           |
| APN# 12-03-102-106-8003  |  |              |            |           |           |          |             |              |            |         |           |
| P 1st  | 3,361  | \$35.00N/n   | 1-5 yrs    | Vacant    | As-Is     | Retail/D | 3,361 SF    | 3,361 SF     | \$9,802.92 | 3 Mths  | N         |
|    | <b>401-499 Lake Cook Rd, Deerfield, IL 60015</b>         |              |            |           |           |          |             |              |            |         |           |
| <b>Lake Cook Plaza</b>   |  |              |            |           |           |          |             |              |            |         |           |
| 152,619 SF Community Center Building Renovated in 1989 Built in 1970   |  |              |            |           |           |          |             |              |            |         |           |
| <b>Building Notes:</b> The property is a retail shopping center with office space on the second floor. Its features include an on-site travel agent. A 22,000 sf outlot is also available. This shopping center has direct access from Lake Cook Road with a stoplight at the entrance. Great location with very high end demographics. This center is adjacent to Deerbrook Mall, which has just completed an extensive renovation and is anchored by a Great Indoors Store. This center is adjacent to a Metra stop with a walkway to Lake Cook Plaza. |  |              |            |           |           |          |             |              |            |         |           |
| P 1st/ Suite 20  | 3,030  | \$18.00N/nnn | Negotiable | Vacant    | Some Work | Retail/D | 3,030 SF    | 3,030 SF     | \$4,545.00 | 16 Mths | N         |

| Floor  | SF Avail | Rent/SF/Yr | Term    | Occupancy | Bld Out   | Use/Type | Bldg Contig | Floor Contig | Rent/mo    | Listed  | Divisible |
|--|----------|------------|---------|-----------|-----------|----------|-------------|--------------|------------|---------|-----------|
|  <p><b>1041-1083 Lake Cook Rd, Wheeling, IL 60090</b><br/> <b>Lexington Commons Plaza</b><br/> <b>S/E/C</b><br/>           30,000 SF Strip Center Building Built in 1982<br/> <b>Building Notes: -</b></p>  |          |            |         |           |           |          |             |              |            |         |           |
| P 1st/ Suite<br>1065-1071  | 4,726    | \$12.00N/n | 3-5 yrs | Vacant    | Some Work | Retail/D | 4,726 SF    | 4,726 SF     | \$4,726.00 | 8 Mths  | Y         |
|  <p><b>1142-1172 W Lake Cook Rd, Buffalo Grove, IL 60089</b><br/> <b>Chase Plaza</b><br/>           87,485 SF Neighborhood Center Building<br/> <b>Building Notes: -</b></p>  |          |            |         |           |           |          |             |              |            |         |           |
| P 1st/ Suite 13  | 3,320    | \$25.00N/n | 3-5 yrs | Vacant    | As-Is     | Retail/D | 3,320 SF    | 3,320 SF     | \$6,916.67 | 15 Mths | N         |
|  <p><b>2171 Northbrook Ct, Northbrook, IL 60062</b><br/> <b>Northbrook Court, Northbrook Court</b><br/>           1,000,941 SF Super Regional Mall Building Renovated in 1996 Built in 1976<br/> <b>Building Notes:</b> In the heart of Chicago's prospering North Shore, Northbrook Court is home to some of the finest retail in the country including BCBG, bebe, Coach, Cole Haan, DKNY, Jacadi, The Land of Nod, Louis Vuitton, Mark Shale, MaxMara, Nicole Miller, and Sephora.<br/><br/>           Grand entertainment components include upscale restaurants such as P.F. Chang's, Stir Crazy Cafe and The Palm; as well as a state-of-the-art AMC flagship theater boasting 14 screens. A power anchor alignment also includes Neiman Marcus, Marshall Field's, Lord &amp; Taylor, and a free-standing, 36,500 square foot Crate &amp; Barrel Home Store.<br/><br/>           Construction Cost = \$60000000. Construction Date is unknown</p> |          |            |         |           |           |          |             |              |            |         |           |
| P 1st  | 3,399    | Negotiable | 3-5 yrs | Vacant    | Some Work | Retail/D | 3,399 SF    | 3,399 SF     | Negotiable | 12 Mths | N         |

| Floor  | SF Avail            | Rent/SF/Yr | Term         | Occupancy  | Bld Out | Use/Type           | Bldg Contig | Floor Contig | Rent/mo    | Listed  | Divisible |
|--|---------------------|------------|--------------|------------|---------|--------------------|-------------|--------------|------------|---------|-----------|
|  <p><b>2-564 Oakbrook Ctr, Oak Brook, IL 60523</b><br/> <b>Oakbrook Center, Oakbrook Center</b><br/>           2,090,601 SF Super Regional Mall Building Renovated in 1991 Built in 1962<br/> <b>Building Notes:</b> Located just 30 minutes from downtown Chicago, Oakbrook Center is one of the most prestigious and striking outdoor shopping destinations in the Chicago area. In fact, it's the largest open-air premier shopping center in the country! Always on the cutting edge of fashion, Oakbrook Center was voted the #1 shopping destination by Illinois shoppers. And no wonder - with six major department stores and over 160 upscale shops and restaurants – set amidst lush gardens and flowing fountains – it's a spectacular outdoor shopping experience</p> | P 1st               | 4,827      | Negotiable   | 3-5 yrs    | Vacant  | Some Work Retail/D | 4,827 SF    | 4,827 SF     | Negotiable | 12 Mths | N         |
|  | <hr/>               |            |              |            |         |                    |             |              |            |         |           |
|  <p><b>622-836 E Rand Rd, Arlington Heights, IL 60004</b><br/> <b>Southpoint Shopping Center</b><br/>           97,062 SF Neighborhood Center Building Built in 1989<br/> <b>Building Notes:</b> -</p>  | P 1st               | 4,215      | \$17.00N/nnn | Negotiable | Vacant  | Some Work Retail/D | 4,215 SF    | 4,215 SF     | \$5,971.25 | 10 Mths | N         |
|  | <hr/>               |            |              |            |         |                    |             |              |            |         |           |
|  <p><b>1345 N Rand Rd, Palatine, IL 60074</b><br/> <b>Park Place Shopping Center, Park Place S/E/C</b><br/>           241,749 SF Community Center Building Renovated in 2004 Built in 1987<br/> <b>Building Notes:</b> DZ Site. In-land space in retail development.</p>  | P 1st/ Suite I 7-10 | 4,700      | Negotiable   | Negotiable | Vacant  | Some Work Retail/D | 4,700 SF    | 4,700 SF     | Negotiable | 9 Mths  | N         |
|  | P 1st/ Suite B1b    | 4,010      | Negotiable   | Negotiable | Vacant  | Some Work Retail/D | 4,010 SF    | 4,010 SF     | Negotiable | 9 Mths  | N         |
|  | <hr/>               |            |              |            |         |                    |             |              |            |         |           |

| Floor | SF Avail | Rent/SF/Yr | Term | Occupancy | Bld Out | Use/Type | Bldg Contig | Floor Contig | Rent/mo | Listed | Divisible |
|-------|----------|------------|------|-----------|---------|----------|-------------|--------------|---------|--------|-----------|
|-------|----------|------------|------|-----------|---------|----------|-------------|--------------|---------|--------|-----------|



**2500 Schaumburg Rd, Schaumburg, IL 60194**

**Prairie Towne Center**

290,251 SF Community Center Building Built in 1993

**Building Notes:** Power Center in a great community with a rare opportunity for a big box retailer. Join the recently redeveloped and expanded Kohl's.

DEMOGRAPHICS:

Population

1 Mile: 18,207  
 3 Mile: 115,978  
 5 Mile: 225,660

Average HH Income

1 Mile \$72,704  
 3 Mile \$73,990  
 5 Mile \$81,244

|                |       |            |            |        |  |          |          |          |            |         |   |
|----------------|-------|------------|------------|--------|--|----------|----------|----------|------------|---------|---|
| P 1st/ Suite 1 | 3,780 | Negotiable | Negotiable | Vacant |  | Retail/N | 3,780 SF | 3,780 SF | Negotiable | 22 Mths | N |
|----------------|-------|------------|------------|--------|--|----------|----------|----------|------------|---------|---|



**31-315 Skokie Blvd, Northbrook, IL 60062**

**Village Square At Northbrook**

**SEC of Skokie Blvd & Lake Cook Rd**

334,955 SF Community Center Building Built in 1996

**Building Notes:** -

|                  |       |            |         |        |           |          |          |          |            |        |   |
|------------------|-------|------------|---------|--------|-----------|----------|----------|----------|------------|--------|---|
| P 1st/ Suite 141 | 4,246 | Negotiable | 3-5 yrs | Vacant | Some Work | Retail/D | 4,246 SF | 4,246 SF | Negotiable | 6 Mths | N |
|------------------|-------|------------|---------|--------|-----------|----------|----------|----------|------------|--------|---|

| Floor | SF Avail | Rent/SF/Yr | Term | Occupancy | Bld Out | Use/Type | Bldg Contig | Floor Contig | Rent/mo | Listed | Divisible |
|-------|----------|------------|------|-----------|---------|----------|-------------|--------------|---------|--------|-----------|
|-------|----------|------------|------|-----------|---------|----------|-------------|--------------|---------|--------|-----------|



**1012-1040 Steger Rd, Crete, IL 60417**

**Lincolnshire Commons, Lincolnshire Commons-1**

10,200 SF Strip Center Building

**Building Notes:** -

|                   |       |                          |         |         |           |          |          |          |            |        |   |
|-------------------|-------|--------------------------|---------|---------|-----------|----------|----------|----------|------------|--------|---|
| P 1st/ Suite 1040 | 1,200 | \$16.00-<br>\$18.00N/nnn | 3-5 yrs | Vacant  | Some Work | Retail/D | 1,200 SF | 1,200 SF | \$1,800.00 | 4 Mths | N |
| P 1st/ Suite 1024 | 1,200 | \$16.00-<br>\$18.00N/nnn | 3-5 yrs | 60 Days | Some Work | Retail/D | 1,200 SF | 1,200 SF | \$1,800.00 | 4 Mths | N |
| P 1st/ Suite 1032 | 1,200 | \$16.00-<br>\$18.00N/nnn | 3-5 yrs | Vacant  | Some Work | Retail/D | 1,200 SF | 1,200 SF | \$1,800.00 | 10 Wks | N |
| P 1st/ Suite 1028 | 1,200 | \$16.00-<br>\$18.00N/nnn | 3-5 yrs | Vacant  | Some Work | Retail/D | 1,200 SF | 1,200 SF | \$1,800.00 | 10 Wks | N |
| P 1st/ Suite 1036 | 1,200 | \$16.00-<br>\$18.00N/nnn | 3-5 yrs | Vacant  | Some Work | Retail/D | 1,200 SF | 1,200 SF | \$1,800.00 | 10 Wks | N |



**1820-2041 Tower Dr, Glenview, IL 60026**



**The Glen Town Center, The Glen Town Center**

**NWC**

450,000 SF Lifestyle Center Building Built in 2003

**Building Notes:** Northshore's most elegant shopping/dining. Strategically located in the heart of North Shore. Serving Glenview, Northfield, Northbrook, Glencoe, Winnetka and surrounding suburbs.

|                  |       |              |            |        |           |          |          |          |            |         |   |
|------------------|-------|--------------|------------|--------|-----------|----------|----------|----------|------------|---------|---|
| P 1st/ Suite D14 | 3,386 | \$24.00N/nnn | Negotiable | Vacant | Some Work | Retail/D | 3,386 SF | 3,386 SF | \$6,772.00 | 21 Days | N |
|------------------|-------|--------------|------------|--------|-----------|----------|----------|----------|------------|---------|---|

| Floor  | SF Avail | Rent/SF/Yr              | Term       | Occupancy | Bld Out   | Use/Type | Bldg Contig | Floor Contig | Rent/mo    | Listed  | Divisible |
|--|----------|-------------------------|------------|-----------|-----------|----------|-------------|--------------|------------|---------|-----------|
|  <b>2662 W Washington St, Waukegan, IL 60085</b><br>9,350 SF Under Construction Strip Center Building Delivering 3/2007<br><b>Building Notes:</b> <ul style="list-style-type: none"> <li>• 1,795—9,205 SF available</li> <li>• Early 2007 occupancy</li> <li>• Shopping and dining nearby</li> <li>• Upgraded exterior finishes</li> <li>• Great exposure on Washington Street</li> <li>• Generous parking ratio</li> <li>• Located near downtown Waukegan and Gurnee</li> <li>• \$19.00 NNN</li> <li>• Estimated Operating and RE Taxes- \$4.00</li> </ul> |          |                         |            |           |           |          |             |              |            |         |           |
| P 1st/ Suite E   | 2,000    | \$18.00-<br>\$21.00G/mg | 3-5 yrs    | Vacant    | NBI       | Retail/N | 2,000 SF    | 2,000 SF     | \$3,500.00 | 4 Wks   | N         |
| P 1st/ Suite B   | 2,000    | \$18.00-<br>\$21.00G/mg | 3-5 yrs    | Vacant    | NBI       | Retail/N | 2,000 SF    | 2,000 SF     | \$3,500.00 | 4 Wks   | N         |
| <ul style="list-style-type: none"> <li>• 1,000—9,205 SF available • Early 2007 occupancy • Shopping and dining nearby • Upgraded exterior finishes • Great exposure on Washington Street • Generous parking ratio • Located near downtown Waukegan and Gurnee • \$18-\$21 Gross</li> </ul>   |          |                         |            |           |           |          |             |              |            |         |           |
| P 1st/ Suite C   | 1,500    | \$18.00-<br>\$21.00G/mg | 3-5 yrs    | Vacant    | NBI       | Retail/N | 1,500 SF    | 1,500 SF     | \$2,625.00 | 4 Wks   | N         |
| <ul style="list-style-type: none"> <li>• 1,000—9,205 SF available • Early 2007 occupancy • Shopping and dining nearby • Upgraded exterior finishes • Great exposure on Washington Street • Generous parking ratio • Located near downtown Waukegan and Gurnee • \$18-\$21 Gross</li> </ul>   |          |                         |            |           |           |          |             |              |            |         |           |
|  <b>2502-2532 Waukegan Rd, Glenview, IL 60025</b><br><b>The Shops Of Heatherfield</b><br><b>S/W/C</b><br>103,868 SF Neighborhood Center Building Built in 1997<br><b>Building Notes:</b> Jewel-Osco Anchored Center.   |          |                         |            |           |           |          |             |              |            |         |           |
| P 1st/ Suite 2510  | 4,380    | Negotiable              | Negotiable | 30 Days   | Some Work | Retail/D | 4,380 SF    | 4,380 SF     | Negotiable | 13 Mths | N         |