

FOR LEASE

Arlington Plaza

272 W Rand Rd, Arlington Heights, IL 60004



Exclusive Listing Agents:

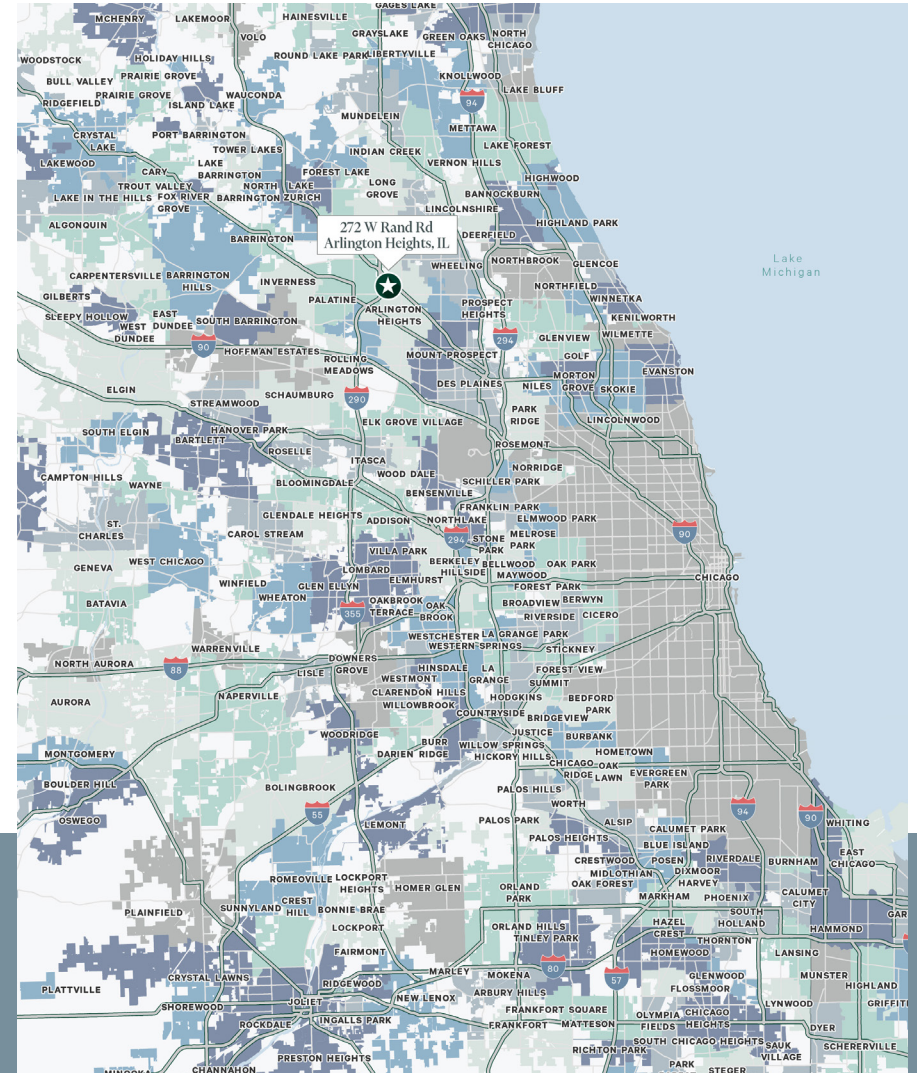
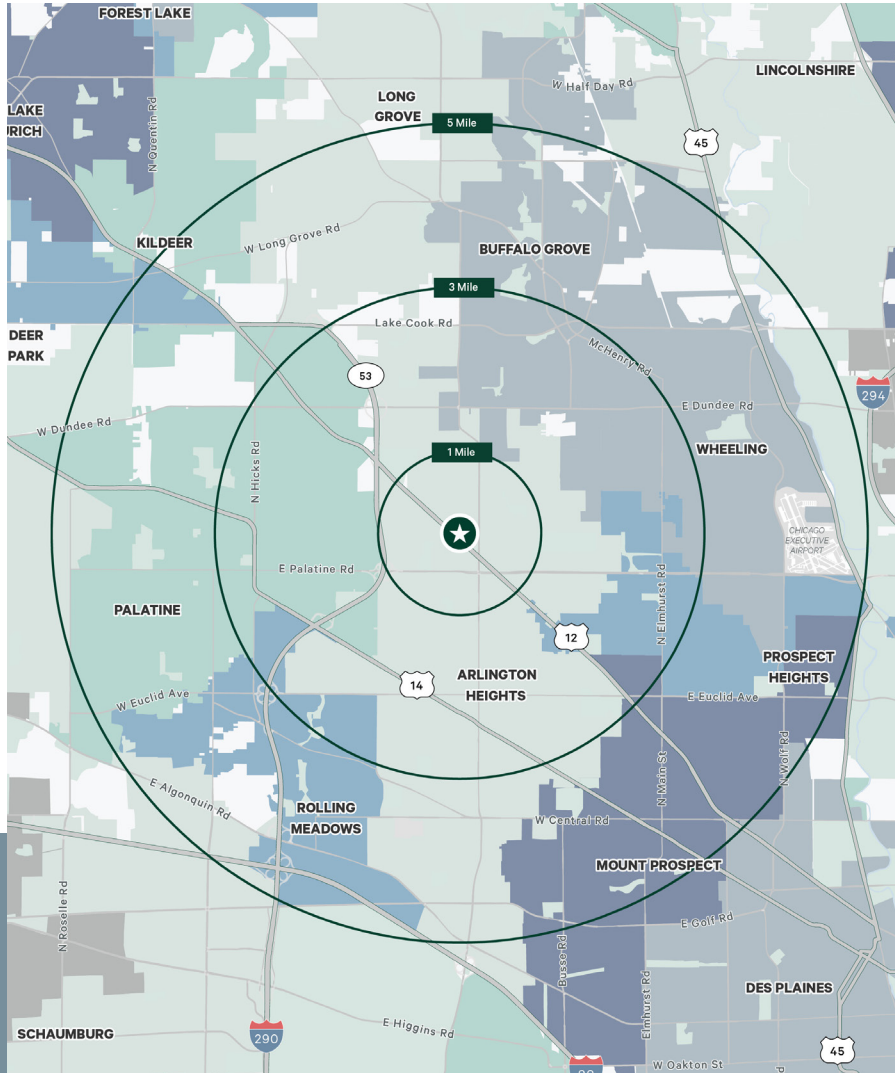
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CBRE

Maps



EXCELLENT DEMOGRAPHICS WITHIN 5 MILES:



Population: 305,976



Households: 126,152



Average HHI: \$142,284



Daytime Population: 305,036



Features

Dynamic Retail Corridor

Over 1M SF of National Retailers in 1/4 Mile

High Visibility and Great Access

2,000 Feet of Rand Road Frontage
Two Traffic Light Access Points

Close Proximity to Major Roadways

1 Mile to I-53

Area Retailers

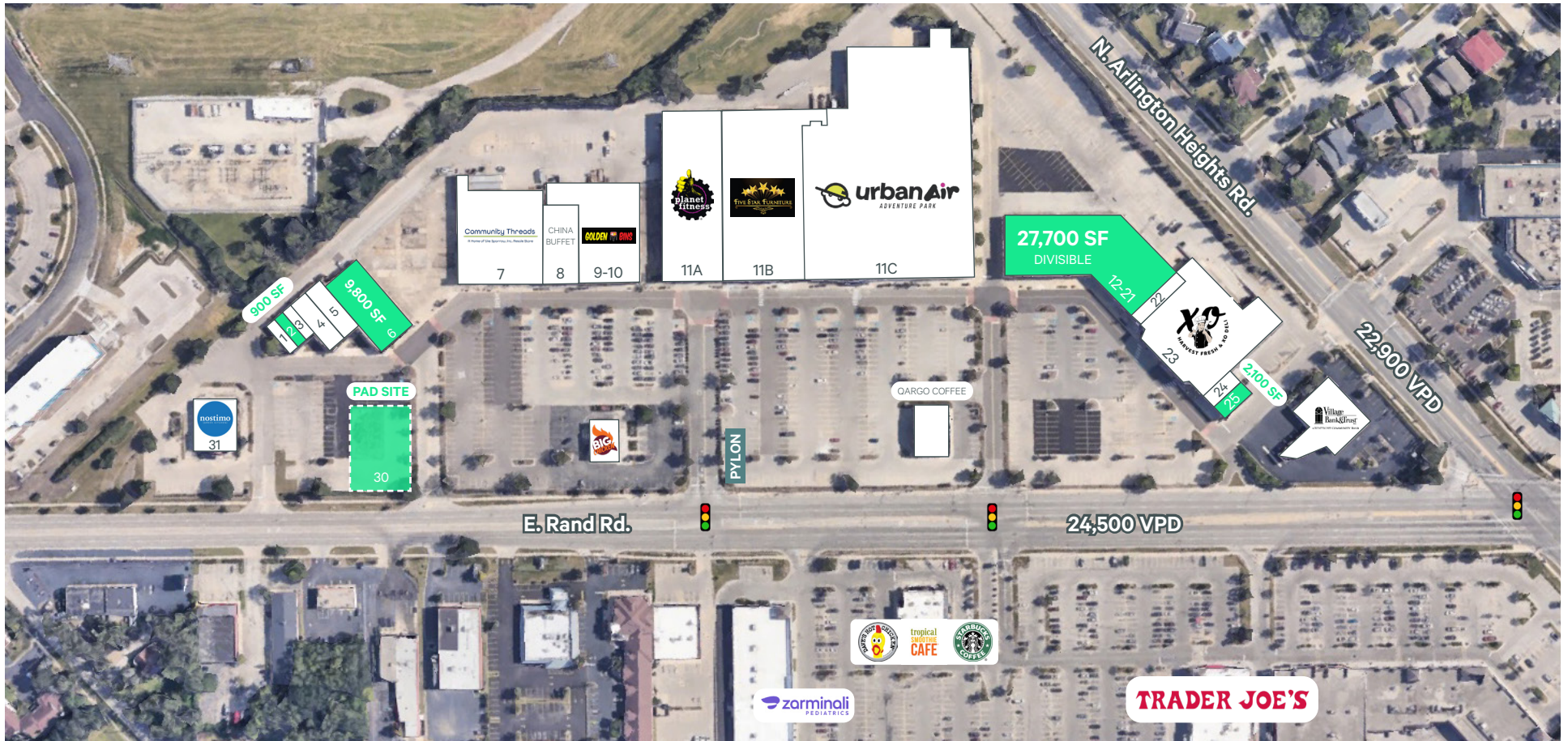


Premier Retail Intersection
+ Home to top-tier retailers

High Traffic
+ 47,400 VPD at Intersection

Easy Access with Plenty of Parking
+ 7 Access Points
+ 2 Traffic Lights

Site Plan



UNIT	ADDRESS	TENANT	SQ. FT	DIMENSIONS
1	278 W. Rand Road	DHL Shipping	900	15 x 60
2	276 W. Rand Road	AVAILABLE	900	15 x 60
3	274 W. Rand Road	Grooming	1,200	20 x 60
4	272 W. Rand Road	Lions Tae Kwon Do	3,000	30 x 100
5	270 W. Rand Road	Foot Spa	3,000	30 x 100
6	264 W. Rand Road	AVAILABLE	9,800	70 x 140
7	250 W. Rand Road	Community Threads	22,110	Irregular
8	230 W. Rand Road	China Buffet	6,750	50 x 135
9-10	210-20 W. Rand Road	Golden Bins	17,875	105 x 160 + L
11A	50 W. Rand Road	Planet Fitness	22,002	88 x 275
11B	40 W. Rand Road	Five Star Furniture	45,300	150 x 275

UNIT	ADDRESS	TENANT	SQ. FT	DIMENSIONS
11C-D	30 W. Rand Road	Urban Air Adventure Park	93,023	270 x irreg.
12-21	40 E. Rand Road	AVAILABLE	27,700	100 x 230 irreg.
22	72 E. Rand Road	Americas Best Vision Center (Divisible)	4,000	35 x 115
23	100 E. Rand Road	Harvest Fresh & Xo Deli Grocery	23,472	141.5 x irreg.
24	130 E. Rand Road	Barber Shop	900	15 x 60
25	138 E. Rand Road	AVAILABLE (Former Restaurant)	2,100	35 x 60
28	4 W. Rand Road	Qargo Coffee	4,140	50 x 80
29	100 W. Rand Road	Arby's	PAD	PAD
30	260 W. Rand Road	AVAILABLE	PAD	PAD
31	286 W. Rand Road	Nostimo	5,000	70 x 70

Population	1 MILE		3 MILES		5 MILES		7 MILES	
2025 Population - Current Year Estimate	14,012		135,395		305,976		457,290	
2030 Population - Five Year Projection	13,653		132,396		301,051		450,202	
2020 Population - Census	14,813		141,862		317,418		473,785	
2010 Population - Census	13,982		140,218		309,697		459,430	
2020-2025 Annual Population Growth Rate	-1.05%		-0.88%		-0.70%		-0.67%	
2025-2030 Annual Population Growth Rate	-0.52%		-0.45%		-0.32%		-0.31%	
Households								
2025 Households - Current Year Estimate	5,170		56,114		126,152		185,095	
2030 Households - Five Year Projection	5,125		55,967		126,510		185,637	
2020 Households - Census	5,294		56,660		125,872		184,582	
2010 Households - Census	5,193		55,294		121,632		177,998	
2020-2025 Compound Annual Household Growth Rate	-0.45%		-0.18%		0.04%		0.05%	
2025-2030 Annual Household Growth Rate	-0.17%		-0.05%		0.06%		0.06%	
2025 Average Household Size	2.69		2.40		2.40		2.45	
Household Income								
2025 Average Household Income	\$169,408		\$135,556		\$142,284		\$151,901	
2030 Average Household Income	\$187,409		\$149,591		\$156,775		\$167,085	
2025 Median Household Income	\$142,864		\$106,468		\$109,166		\$112,588	
2030 Median Household Income	\$160,531		\$118,297		\$121,975		\$126,515	
2025 Per Capita Income	\$64,282		\$55,972		\$58,684		\$61,577	
2030 Per Capita Income	\$72,299		\$62,983		\$65,899		\$68,996	
Housing Units								
2025 Housing Units	5,471		59,191		133,464		196,315	
2025 Vacant Housing Units	301	5.5%	3,077	5.2%	7,312	5.5%	11,220	5.7%
2025 Occupied Housing Units	5,170	94.5%	56,114	94.8%	126,152	94.5%	185,095	94.3%
2025 Owner Occupied Housing Units	4,094	74.8%	41,353	69.9%	89,726	67.2%	132,959	67.7%
2025 Renter Occupied Housing Units	1,076	19.7%	14,761	24.9%	36,426	27.3%	52,136	26.6%
Education								
2025 Population 25 and Over	9,761		97,812		220,865		329,839	
HS and Associates Degrees	2,885	29.6%	39,691	40.6%	84,739	38.4%	121,749	36.9%
Bachelor's Degree or Higher	6,466	66.2%	51,294	52.4%	121,475	55.0%	187,706	56.9%
Place of Work								
2025 Businesses	435		4,358		11,529		19,838	
2025 Employees	4,846		53,927		156,903		341,145	



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COMPLETE INQUIRY FORM HERE



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