

1540 E. Northwest Highway

PALATINE, IL 60074

Available

GROUND LEASE OR BUILD TO SUIT



- ▶ Directly across the street from the 326-acre proposed new home of the Chicago Bears
- ▶ ±30,207 SF development land site available for ground lease or build to suit
- ▶ Close proximity to IL-53
- ▶ Across the street from Arlington Park Metra station (Union Pacific Northwest line)
- ▶ Area tenants include McDonald's, Dunkin', Orbit Skate Center, Soccer City Palatine, and more

DEMOGRAPHIC SUMMARY

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------------------|-----------|-----------|-----------|
| Estimated Population | 11,461 | 130,881 | 295,447 |
| Daytime Population | 10,669 | 134,716 | 338,935 |
| Estimated Households | 4,871 | 53,148 | 119,531 |
| Estimated Average Household Income | \$131,226 | \$137,715 | \$130,868 |

DOUG RENNER

doug.renner@baumrealty.com
312.275.3137

MARK FREDERICKS

mark@baumrealty.com
312.275.3109



© 2024 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM

1540 E Northwest Hwy
Palatine, IL

STATE HWY 53

98,300 VPD

NORTHWEST HWY

safeguard self storage

UNITED STATES POSTAL SERVICE

ORBIT ICE ARENA

20,700 VPD

Metra The way to reality, ty.

Arlington Park

1540 E Northwest Hwy

W OAKTON ST

McDonald's

DUNKIN'

K Auto Repair & Tire Shop
Jimmy D's District

Wayne's Pizza

15,800 VPD

gerbers COLLISION & GLASS

Arlington Cat Clinic

Northwest Community Hospital
489 Beds



Northwest Rehabilitation

Proposed New Home for the Chicago Bears

New Bears stadium proposed at 326-acre former Arlington Racetrack



Honey-Jam Cafe Breakfast Lunch

EUCLID AVE

22,200 VPD

14,900 VPD

Cook County Circuit Court

11,500 VPD

