

**Retail/Stores**Status: **NEW**Area: **5**Address: **506 W Northwest Hwy , Arlington Heights, IL 60004**Directions: **NORTHWEST HIGHWAY WEST OF ARLINGTON HEIGHTS ROAD**

Sold by:

Mkt. Time (Lst./Tot.): **1/1**

Closed Date:

Contract:

Off Mkt Date:

Concessions:

Township: **Wheeling**Unincorporated: **No**

Subdivision:

Year Built: **2018**

Relist:

Zoning Type: **Commercial**Actual Zoning: **B2**Subtype: **Shopping Center**Lot Dimensions: **281X116**

Apx. Tot. Bldg SF:

Land Sq Ft:

List Price Per SF: **\$0**
Sold Price Per SF: **\$0**

Lot Size Source:

Stories: **1**

Gross Rentbl. Area:

Units: **10**Unit SF: **1500** (Leasable Area)Units: **Square Feet**

Net Rentable Area:

Tenants:

Estimated Cam/Sf: **\$1.50**Lease Type: **Net**Est Tax per SF/Y: **\$8.50**

List Price:

Orig List Price:

Sold Price:

Rented Price:

Lease Price SF/Y: **\$14**

Mthly. Rnt. Price:

Ann. Passthru. \$/SF:

County: **Cook**

PIN #:

Multiple PINs:

Min Rentbl. SF: **1500**Max Rentbl. SF: **1500**

Remarks: **NEAR DOWNTOWN ARLINGTON HEIGHTS TRAIN STATION! TOTALLY NEW BRICK FACADE WITH NEW 10 FOOT WINDOWS AND DOORS. INTERIOR REMODELED NEW CEILING TILES, LED CEILING FIXTURES, FREESTANDING SIGN, NEW ASPHALT PARKING LOT. PRIME UNIT LOCATION. Move in condition Updated ADA bathroom Laminated floor thru-out LOCATED ACROSS THE METRA TRAIN**

Frontage Acc: **City Street**Current Use: **Commercial**Known Encumbrances: **None Known**Location: **Public Transport Available**# Drive in Doors: **0**# Trailer Docks: **0**Ceiling Height: **10**Construction: **Brick**Exterior: **Brick**Foundation: **Concrete**Roof Structure: **Flat**Roof Coverings: **Membrane**Docks: **None**# Parking Spaces: **70**

Indoor Parking:

Outdoor Parking: **51-100 Spaces**Parking Ratio: **4.5**Extra Storage Space Available: **No**

Misc. Inside:

Floor Finish: **Vinyl**Air Conditioning: **Central Air**Electricity: **Circuit Breakers**Heat/Ventilation: **Forced Air, Gas**Fire Protection: **Fire Extinguisher/s, Hydrants On Site**Water Drainage: **Drain Tiles**Utilities To Site: **Electric to Site, Gas to Site**Tenant Pays: **Air Conditioning, Electric, Heat**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Backup Info:

Sale Terms:

Possession:

Financial Information

Gross Rental Income:

Annual Net Operating Income:

Real Estate Taxes: **\$0**Tax Year: **2023**Special Assessments: **No**Fuel Expense (\$/src): **/**Trash Expense (\$/src): **/**Individual Spaces (Y/N): **Yes**

Total Income/Month:

Net Operating Income Year:

Total Annual Expenses:

Expense Source:

Frequency: **Not Applicable**Electricity Expense (\$/src): **/**Insurance Expense (\$/src): **/**Total Building (Y/N): **No**

Total Income/Annual:

Cap Rate:

Expense Year:

Loss Factor:

Water Expense (\$/src): **/**Other Expense (\$/src): **/**

Lease Terms:

Total Lease Amount:

Operating Expense Includes:

Broker Private Remarks:

Does seller agree to display on VOW?: **Yes**VOW AVM: **Yes**Listing Type: **Exclusive Right to Lease**Does seller agree to display online / Comments on IDX? : **Yes / Yes**Remarks on Internet?: **Yes**VOW Comments/Reviews: **Yes**Address on Internet: **Yes**Broker Owned/Interest: **Yes**

Lock Box:

Call for Rent Roll Info:

Cont. to Show?:

Expiration Date: **09/11/2027**Information: **Short Notice OK**Showing Inst: **CALL LIST AGENT**Broker: **USA Real Estate Ltd. (25528) / (847) 640-6800**List Broker: **Joe Zivoli, CCIM (81665) / (847) 640-6800 / joezivoli@joezivoli.com; joezivoli@gmail.com**

CoList Broker:

More Agent Contact Info:

Copyright 2026 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.

NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12751514

Prepared By: Joe Zivoli, CCIM | USA Real Estate Ltd. | 09/04/2026 12:55 PM

506 W Northwest Hwy , Arlington Heights, IL 60004

LP:

SP:

RP: \$14

RNP:

**PROPERTY INFORMATION**

Type: Retail/Stores Status: **NEW**
MLS #: 12751514 Area: 5
Parking Spaces: 70 Land Sq Ft:
Zoning: Commercial / S Approx Bus Sq Ft:
Gross Annual Sales: Adjusted Net Income:
Stories:1
Approx Total Bldg Sq Ft:
Lot Dimensions: 281X116
Total Annual Income:
Total Annual Expenses:
Net Operating Income:
Directions: **NORTHWEST HIGHWAY WEST OF ARLINGTON HEIGHTS ROAD**



NEAR DOWNTOWN ARLINGTON HEIGHTS TRAIN STATION! TOTALLY NEW BRICK FACADE WITH NEW 10 FOOT WINDOWS AND DOORS. INTERIOR REMODELED NEW CEILING TILES, LED CEILING FIXTURES, FREESTANDING SIGN, NEW ASPHALT PARKING LOT. PRIME UNIT LOCATION. Move in condition Updated ADA bathroom Laminated floor thru-out LOCATED ACROSS THE METRA TRAIN

Joe Zivoli, CCIM
USA Real Estate Ltd.
(847) 640-6800
1005 S Arlington Heights Rd
Arlington Heights, IL 60005
joezivoli@joezivoli.com;joezivoli@gmail.com

Copyright 2026 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

Prepared By: Joe Zivoli, CCIM | USA Real Estate Ltd. | 09/04/2026 12:55 PM