



LEASE

East Dundee Medical Office

455 E MAIN ST

East Dundee, IL 60118

PRESENTED BY:

JEFF CADWALLADER

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$26.25 SF/yr (MG)
BUILDING SIZE:	5,040 SF
AVAILABLE SF:	3,200 SF
LOT SIZE:	51,178 SF
RENOVATED:	2015
ZONING:	B2
MARKET:	Chicago
SUBMARKET:	Far Northwest
APN:	0323377006

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PROPERTY OVERVIEW

This professional office property offers a versatile layout suitable for medical practitioners or counseling services, providing an adaptable space for day-to-day operations. With a strong appeal for medical and counseling tenants, this property presents an opportunity for long-term stability within the healthcare sector. With a well-suited footprint, this medical office offers large waiting & reception, private restrooms along with a mix of treatment rooms, private offices & consultation rooms. Designed to offer a practical and dynamic solution for your medical or counseling practice.

PROPERTY HIGHLIGHTS

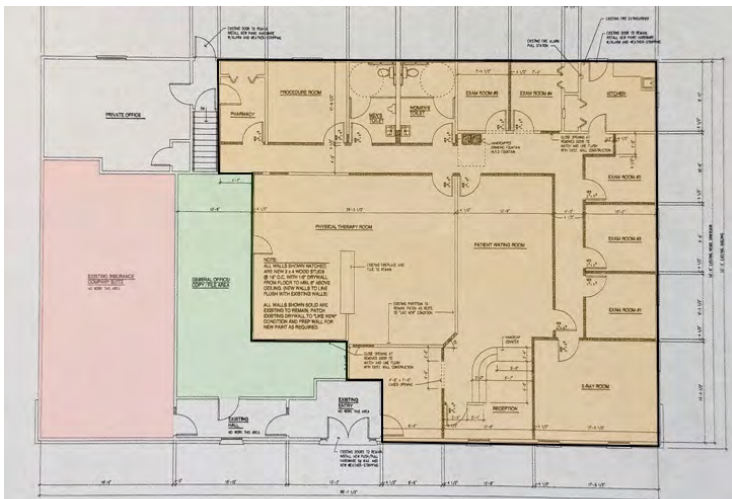
- Prime Location Near Downtown Dundee
- Close to Major Roadways
- Covered Drive-Up Entry
- Flexible Medical/Therapeutic Suite
- Mix of Exam, Treatment & Consultation Rooms
- Private Restrooms

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

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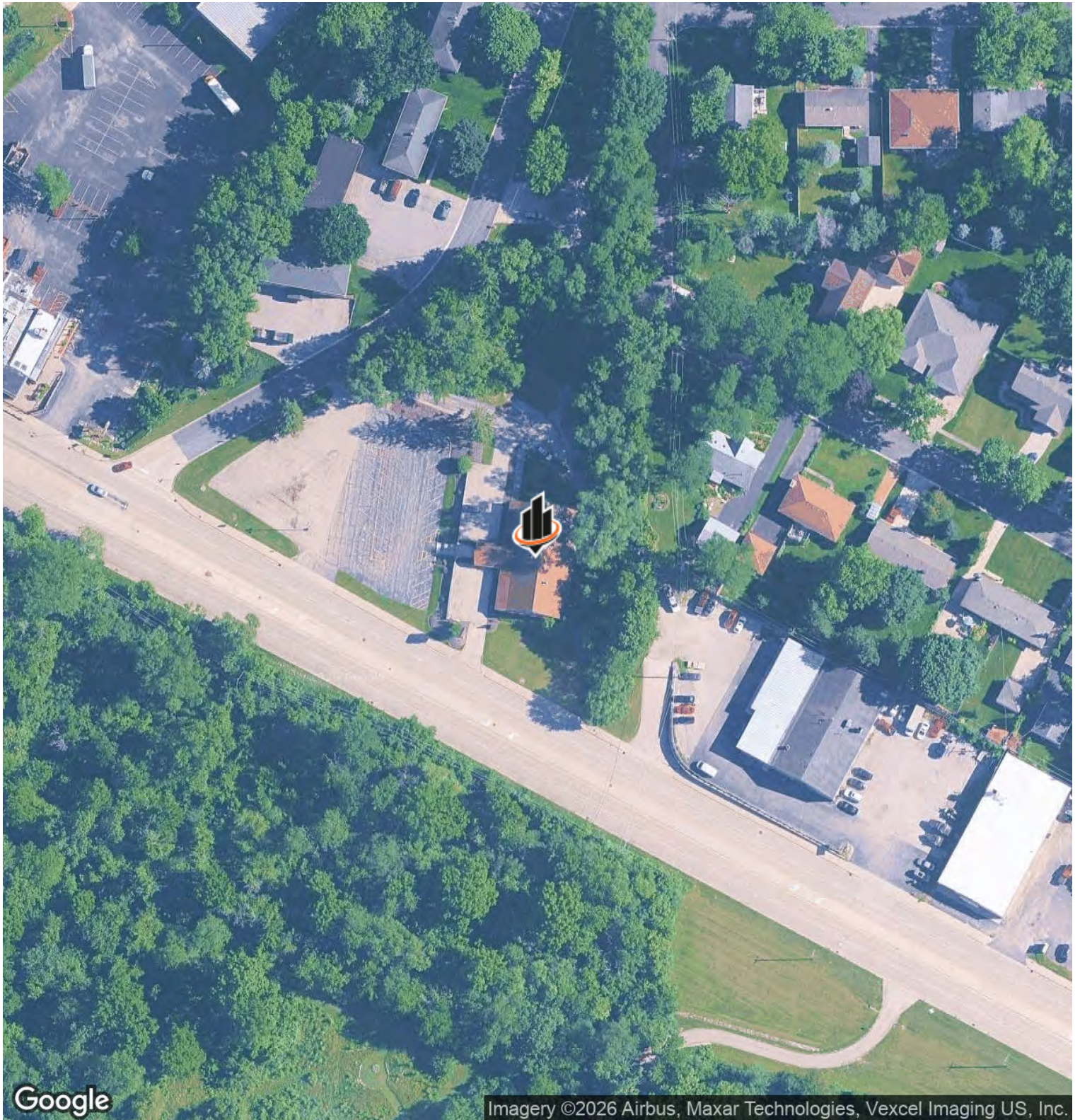


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AERIAL MAP



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LEASE SPACES

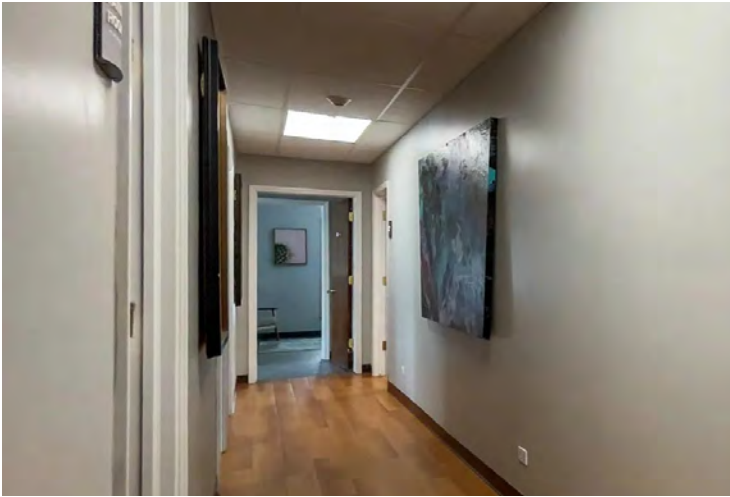


LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	3,200 SF	LEASE RATE:	\$26.25 SF/yr

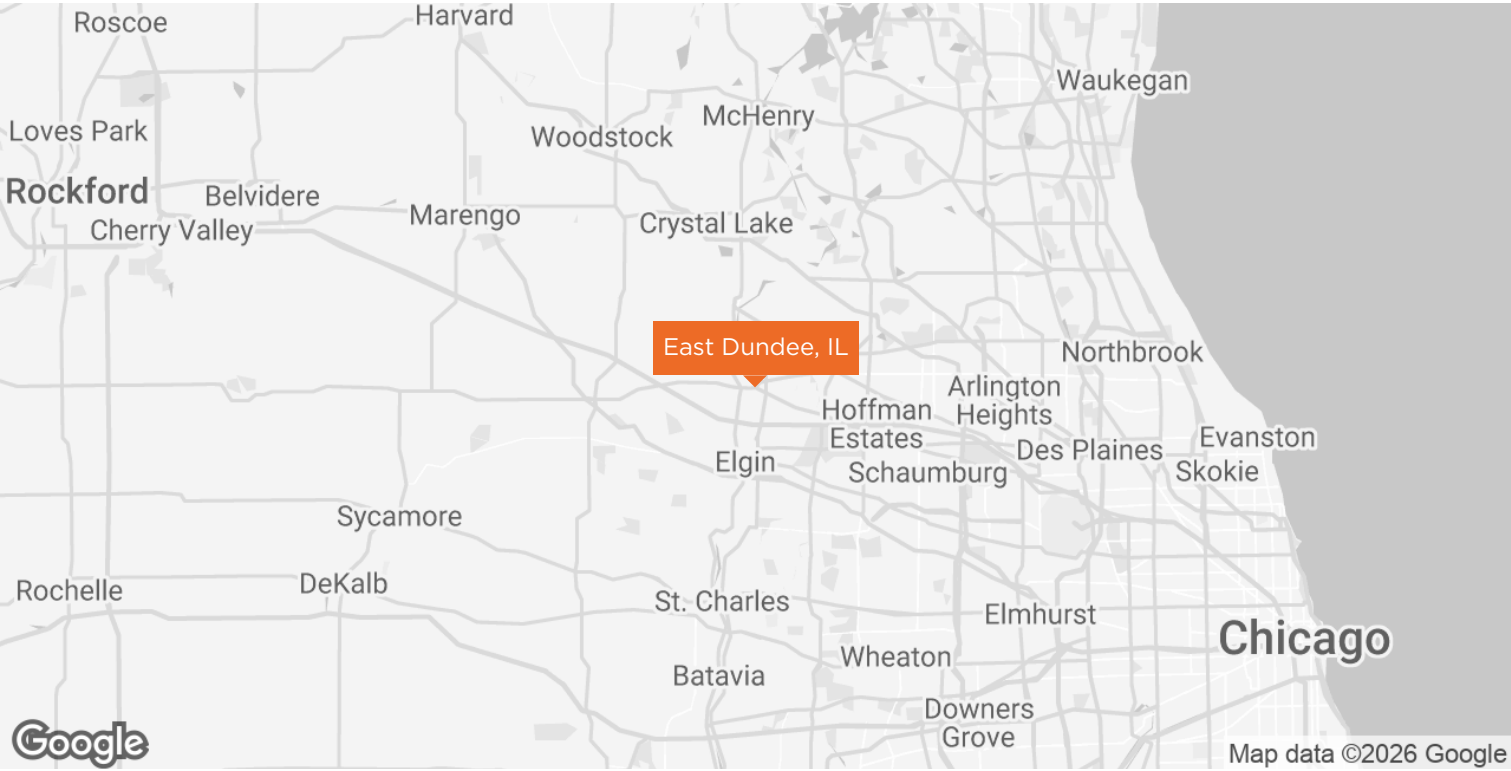
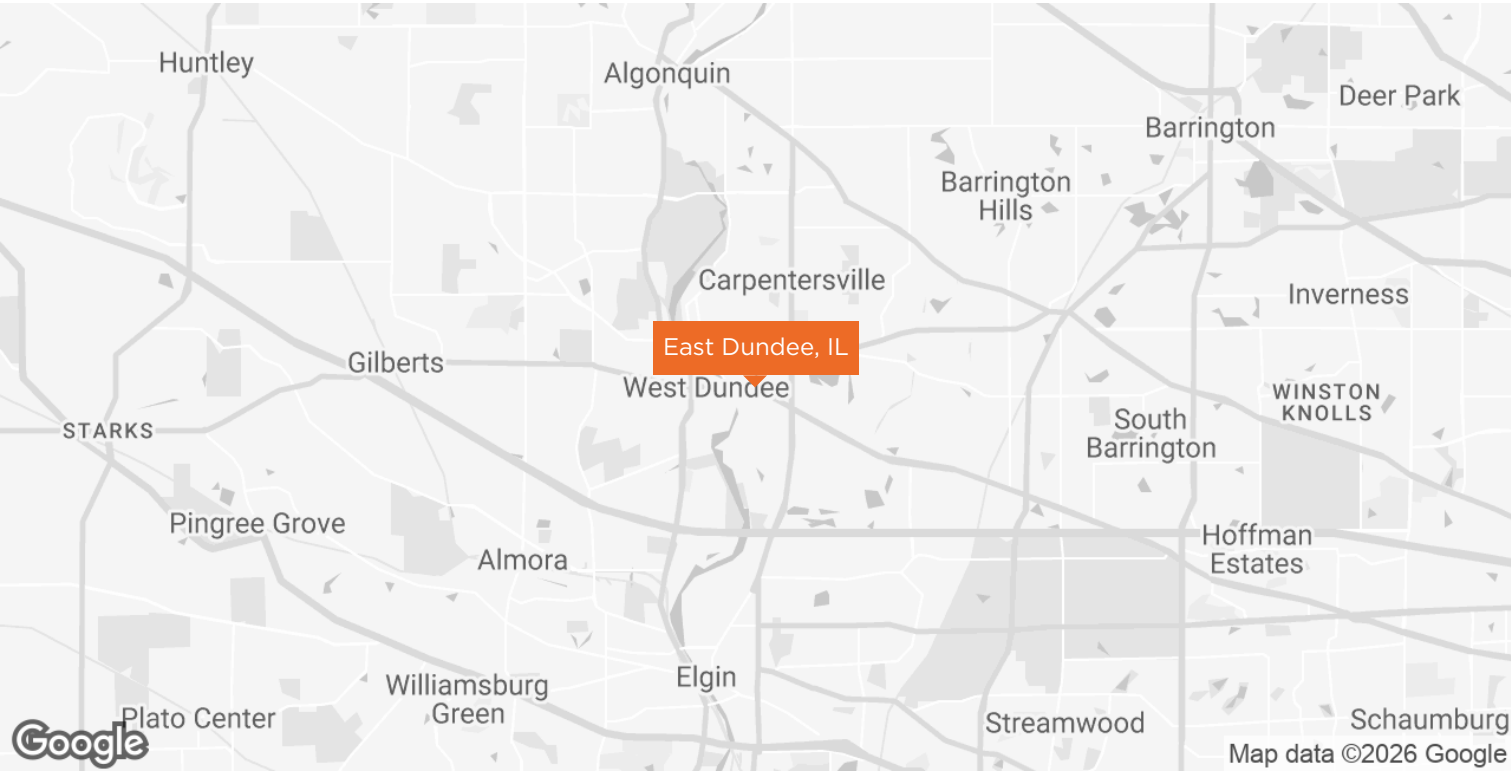
AVAILABLE SPACES					
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
East Dundee Medical Suite	Available	3,200 SF	Modified Gross	\$26.25 SF/yr	-

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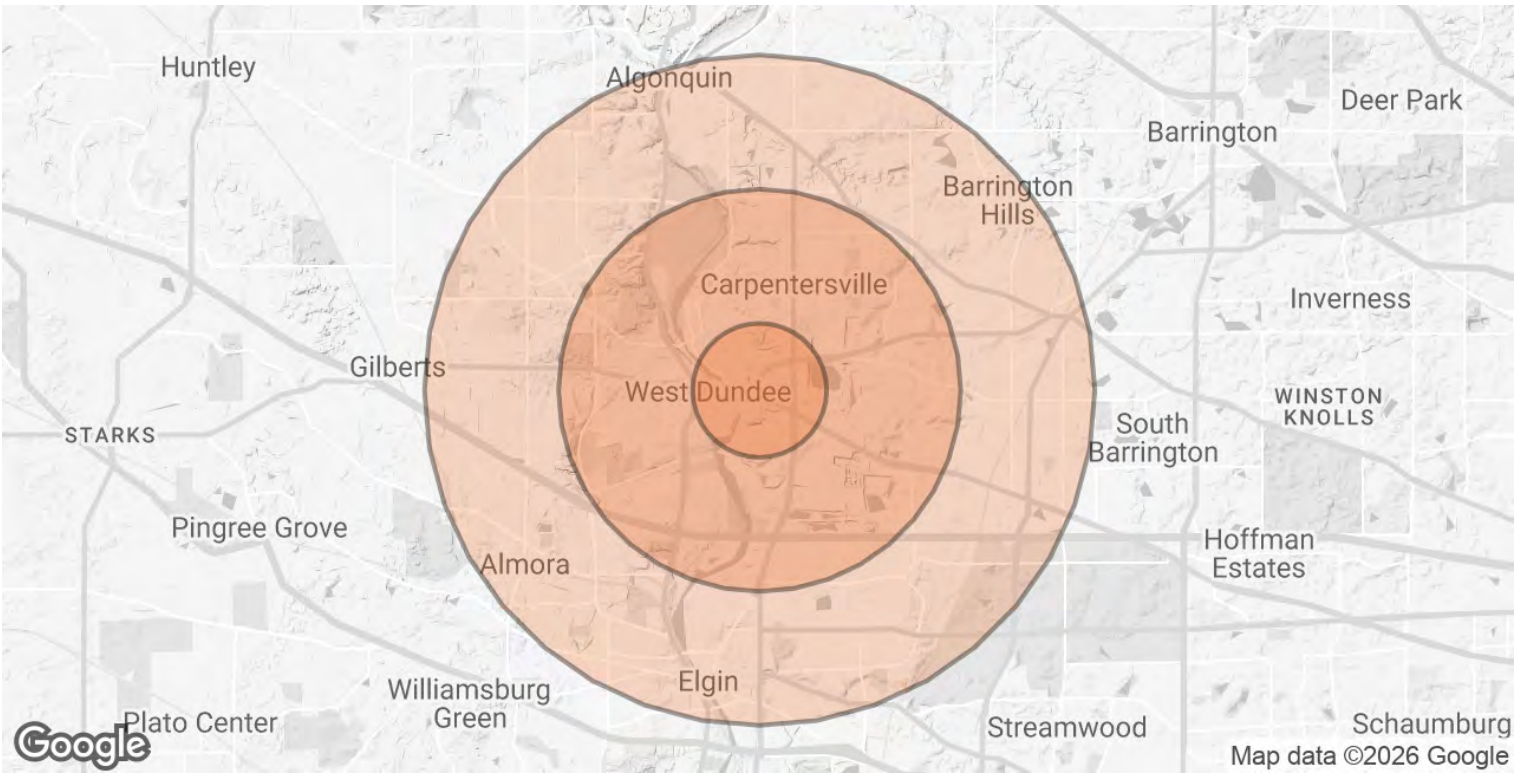
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REGIONAL MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,265	53,913	150,338
AVERAGE AGE	43.2	37.6	37.7
AVERAGE AGE (MALE)	40.3	36.5	37.4
AVERAGE AGE (FEMALE)	44.9	38.1	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,251	18,235	52,065
# OF PERSONS PER HH	2.3	3.0	2.9
AVERAGE HH INCOME	\$111,429	\$106,961	\$111,846
AVERAGE HOUSE VALUE	\$280,028	\$260,928	\$288,956

2023 American Community Survey (ACS)

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