

204 North Hicks Place

Palatine, IL 60067

MEDTAIL FOR LEASE



204 North Hicks Place

Medtail

Executive Summary



PROPERTY DESCRIPTION

A distinctive retail opportunity at 204 North Hicks Place, designed for brands seeking a prominent storefront along a well-traveled corridor. The property offers a welcoming, glass-front entrance with generous frontage that maximizes exposure while encouraging customer engagement. Interior layout supports an open-concept presentation with flexible room configurations adaptable to a variety of merchandising plans or service operations. Existing utility infrastructure ensures reliable daily operations, and thoughtful finishes reinforce a professional, upscale atmosphere. Ample parking access keeps the experience effortless for tenants and guests, while the building's clean lines and thoughtful fenestration deliver an enduring first impression.

OFFERING SUMMARY



LEASE SUMMARY
\$30 SF/YR (NNN)



AVAILABLE SF
3,000 SF



BUILDING SIZE
3,000 SF



CAM
\$2.00



RET
\$3.50 SF

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Demographics



633

TOTAL POPULATION

0.25 MILES

2,640	12,694
0.5 MILES	1 MILE



46.5

AVERAGE AGE

0.25 MILES

46.3	45.7
0.5 MILES	1 MILE



\$133,386

AVERAGE HH INCOME

0.25 MILES

\$136,650	\$125,841
0.5 MILES	1 MILE



\$350,544

AVERAGE HOUSE VALUE

0.25 MILES

\$362,393	\$375,322
0.5 MILES	1 MILE

** Demographic data derived from 2020 ACS - US Census*

PROPERTY HIGHLIGHTS

- Ground-level retail fit for diverse tenant concepts
- Expansive storefront glazing boosts visibility
- Flexible interior accommodates customization needs
- Dedicated utility infrastructure supports modern operations
- Contemporary finishes convey upscale retail presence
- Ample parking access enhances customer convenience
- Clear signage potential along North Hicks Place
- Effortless ingress and egress from primary corridor
- Well-maintained exterior reinforces professional identity



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Additional Photos



FACADE PERSPECTIVE RENDER



FACADE FRONT RENDER



AERIAL PERSPECTIVE VIEW



ZONING AERIAL VIEW

EXTERIOR RENDERINGS FOR NEW FACADE
204 N Hicks Pl, Paducah, KY 40307

Project Info	
DATE	08/20/2024
PROJECT	204 N Hicks Pl
CLIENT	Medtail
ARCHITECT	...
SCALE	...
SECTION RENDERING	A-1.9

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Meet The Team



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