

EXECUTIVE OFFICE CONDOMINIUM

1431 MCHENRY RD, SUITE 213, BUFFALO GROVE, IL



Property Overview

Executive Style Office Condominium offered for sale is part of the Waterford Pointe Professional Center.

Superior Architectural Design, outstanding features such as brick & steel construction, custom grade doors and trim, each unit with individual heating and cooling systems, buildings are fully sprinklered.

Front Entry to each building offers common area, convenient mail drop and building directory.

Each floor has two handicap-accessible bathrooms in the common area, which are key-entry only.

Superior location allows for easy access from McHenry Rd/RT83 and Arlington Hts Rd to RT53 four miles to the south and I-94 west 15 miles, O'hare airport 22 miles.

Property Highlights

- Suite 213
- 1,421 SF, fully built out office condominium
- Three private offices
- Conference room
- In-unit pantry with sink
- Tenant controlled HVAC, Heat & AC
- Front reception and waiting area
- Plus lower level secure storage
- Elevator and stairway accessible
- All exterior maintenance covered by the Association including parking lot repair, replace, sealcoating, winter plowing, roof, landscape, building and walkways. All Common areas including main entrances, hallways, restrooms, elevators, common utilities and life safety items sprinklers, fire alarms and extinguishers.

Property Details

Price:	\$198,900; \$139.97/sf
Unit 213 SF:	1,421 SF
Zoning:	Office & Research (O&R)
Floors:	2 + Lower Level Storage
Year Built:	2003
Building Class:	A/B full elevator access
County:	Lake County - IL
Parking:	50+ open parking
PIN	15-30-413-019
Taxes	\$7,467 (2025), \$5.07/sf
Association Dues	\$7,294/yr, \$608/mo, \$5.13/sf

Joseph Heffernan - Senior Director

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KW Commercial | Success Realty

600 Hart Rd, Suite 105

Barrington, IL 60010

Each Office is Independently
Owned and Operated



PROPERTY PHOTOS

1431McHenry.U213

1431 McHenry Road, Ste 213 | Buffalo Grove, IL 60089

02



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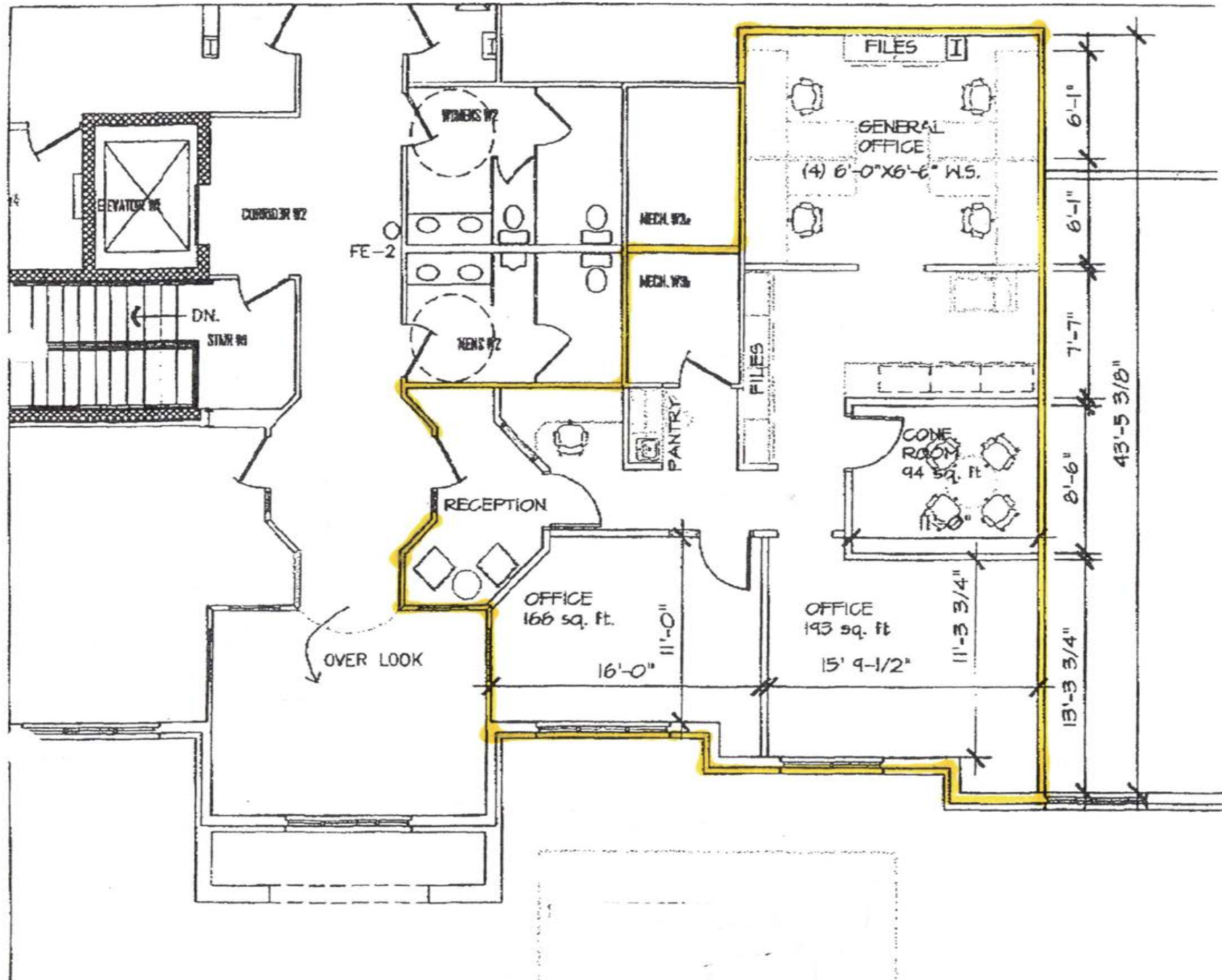


FLOOR PLAN

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03

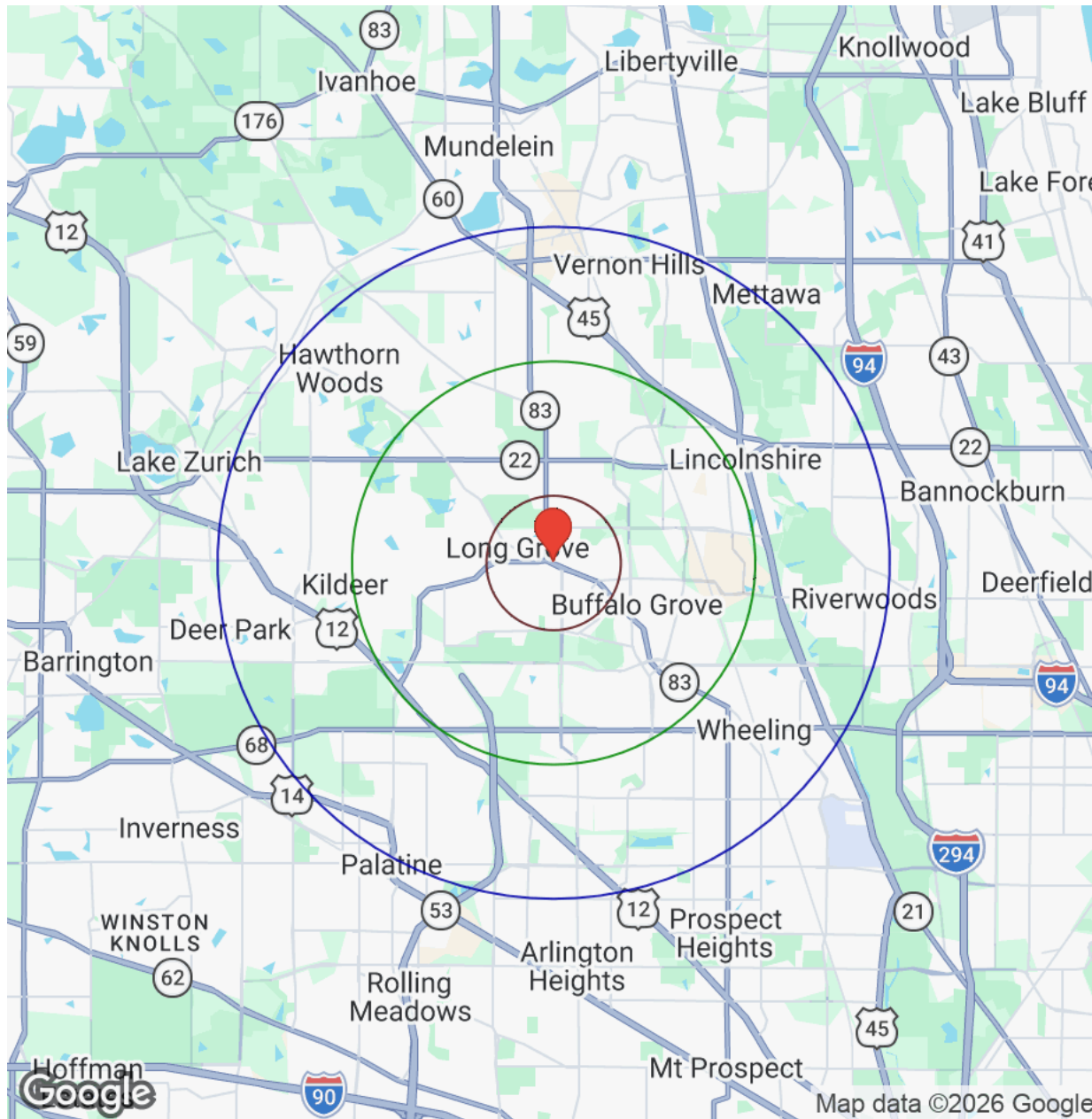


DEMOGRAPHICS

1431McHenry.U213

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04



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,110	38,970	106,359
Female	4,190	39,946	107,418
Total Population	8,300	78,916	213,777

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,085	41,928	120,720
Black	139	3,425	8,401
Am In/AK Nat	2	39	107
Hawaiian	1	8	21
Hispanic	745	15,357	40,789
Asian	2,185	16,951	40,233
Multiracial	140	1,160	3,356
Other	2	47	150

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,027	31,891	87,532
Occupied	2,937	30,403	83,256
Owner Occupied	2,592	21,228	59,039
Renter Occupied	345	9,175	24,217
Vacant	90	1,489	4,275

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,652	14,383	38,018
Ages 15 - 24	891	8,970	23,861
Ages 25 - 54	3,001	31,354	82,751
Ages 55 - 64	1,126	10,126	28,343
Ages 65+	1,631	14,085	40,804

Income	1 Mile	3 Miles	5 Miles
Median	\$180,072	\$117,812	\$118,207
Under \$15k	99	1,809	4,876
\$15k - \$25k	6	1,059	2,661
\$25k - \$35k	75	1,373	3,646
\$35k - \$50k	108	2,006	5,372
\$50k - \$75k	225	3,459	9,391
\$75k - \$100k	138	3,268	9,438
\$100k - \$150k	561	5,893	15,633
\$150k - \$200k	428	3,635	10,462
Over \$200k	1,298	7,901	21,779

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