



For Lease

Weathersfield Commons

1473-1521 W. Schaumburg Road, Schaumburg, IL 60194

\$7.00 - \$17.00 SF/yr (NNN)

This Walgreen's anchored center offers a spacious 91,000 sq.ft. retail space along vibrant Schaumburg Road. Spaces ranging from 565 sq.ft. to 31K sq.ft., including a 14K sq.ft. area with 12'+ ceilings. The property boasts ample parking with 400 spaces and a parking ratio of 4.38 spaces per 1,000 sq.ft. Benefit from high traffic counts exceeding 35K vehicles daily, coupled with a substantial frontage of 779 feet. With strong demographics, including an average household income over \$100,000 and a median age of 39.7, this retail destination attracts a thriving population of 240K within a 5-mile radius.

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Property Summary



Property Description

Spaces ranging from 565 sq.ft. to 31K sq.ft., including a 14K sq.ft. area with 12'+ ceilings. The property boasts ample parking with 400 spaces and a parking ratio of 4.38 spaces per 1,000 sq.ft. Benefit from high traffic counts exceeding 35K vehicles daily, coupled with a substantial frontage of 779 feet.

Offering Summary

Lease Rate:	\$7.00 - 17.00 SF/yr (NNN)
Available SF:	565 - 33,974 SF
Building Size:	91,000 SF
Taxes:	\$6.25 SF/yr
Expenses:	\$2.75 SF/yr

Property Highlights

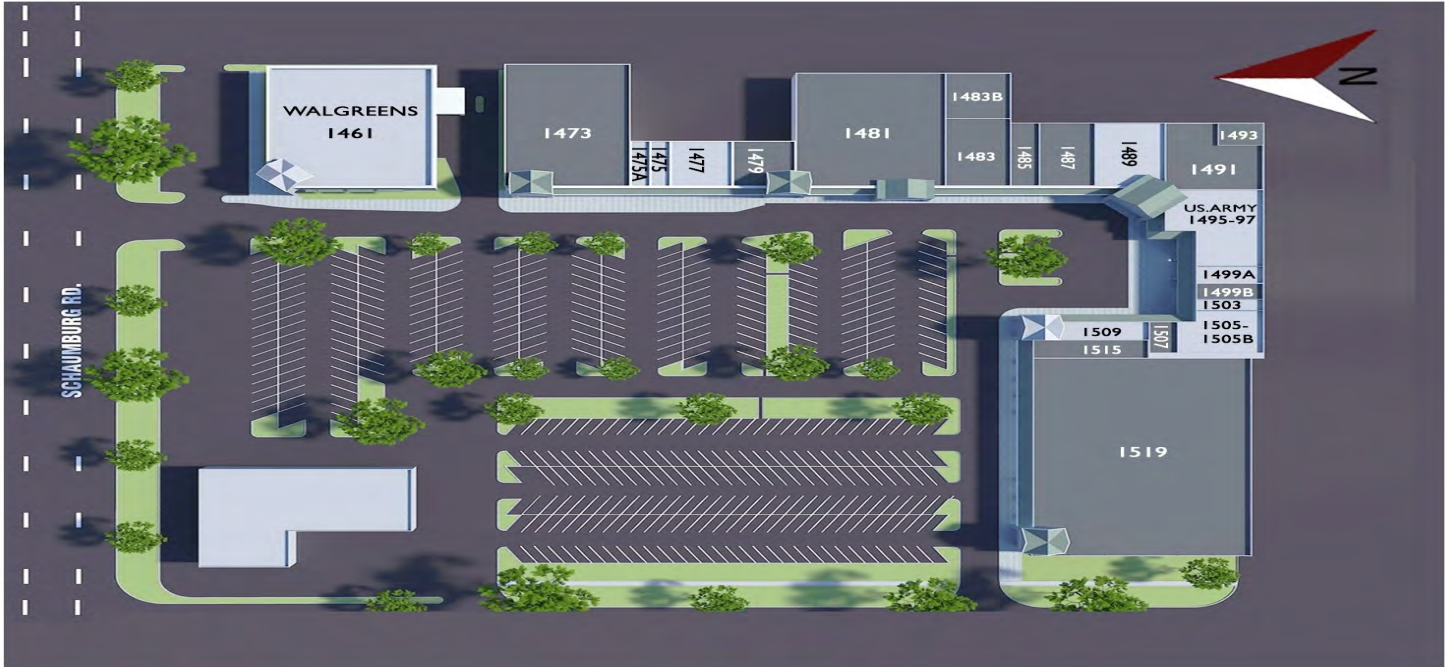
- Walgreen's Anchored Center
- Monument Signage Along Schaumburg Road
- Space available from 565 sq.ft. to 31,000 sq.ft.
- 14,000 sq.ft. space with 12' ceilings
- 31K Former Banquet Hall Space- 16' Ceilings
- 400 parking spaces
- 4.38 parking spaces per 1,000 square feet
- Traffic counts over 35,000 along Schaumburg
- Significant Schaumburg Rd. frontage of 779 feet
- Average Household Income over \$100,000
- Direct access to neighboring properties

Spaces	Lease Rate	Space Size
1473 W. Schaumburg Road	\$10.00 SF/yr	11,205 SF
1477 W. Schaumburg Road	\$17.00 SF/yr	1,852 - 33,974 SF
1479 W. Schaumburg Road	\$14.00 SF/yr	1,900 - 33,974 SF
1481 W. Schaumburg Road	\$9.00 SF/yr	14,100 - 33,974 SF
1483 W. Schaumburg Road	\$10.00 SF/yr	4,221 - 33,974 SF
1483B W. Schaumburg Road	\$12.00 SF/yr	2,000 - 33,974 SF
1485 W. Schaumburg Road	\$12.00 SF/yr	1,417 - 33,974 SF
1487 W. Schaumburg Road	\$12.00 SF/yr	2,995 - 33,974 SF
1489 W. Schaumburg Road	\$10.00 SF/yr	1,260 - 33,974 SF
1491 W. Schaumburg Road	\$10.00 SF/yr	4,229 - 33,974 SF
1499B W. Schaumburg Road	\$16.00 SF/yr	660 SF
1503 W. Schaumburg Road	\$15.00 SF/yr	565 SF
1507 W. Schaumburg Road	\$15.00 SF/yr	988 SF
1515 W. Schaumburg Road	\$16.00 SF/yr	1,400 SF
1519-1521 W. Schaumburg Road	\$7.00 SF/yr	31,401 SF

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Site Plan



SUITE	TENANT	SQ-FT
1461	WALGREENS	13,650
1473	AVAILABLE	11,205
1475	D&D BARBER SHOP	630
1475A	ALPINE CLEANERS	630
1477	AVAILABLE	1,852
1479	AVAILABLE	1,900
1481	AVAILABLE	14,100
1483	AVAILABLE	4,221
1483B	STORAGE	2,000
1485	AVAILABLE	1,417
1487	AVAILABLE	2,995
1489	AVAILABLE	1,260
1491	AVAILABLE	4,229
1493	STORAGE	1,000
1495-97	US-ARMED FORCE	3,938
1499A	US-ARMED FORCE	920
1499B	AVAILABLE	660
1503	AVAILABLE	565
1505-05B	DR ANTONIO R.	2,290
1507	AVAILABLE	988
1509	SUPER CUT	1,400
1515	AVAILABLE	1,400
1519-21	AVAILABLE	31,401

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Property Details



565 - 31K sq.ft.

Space Size



\$104K

Average HH Income



94K

Households



400

Parking Spaces



\$274K

Median House Value



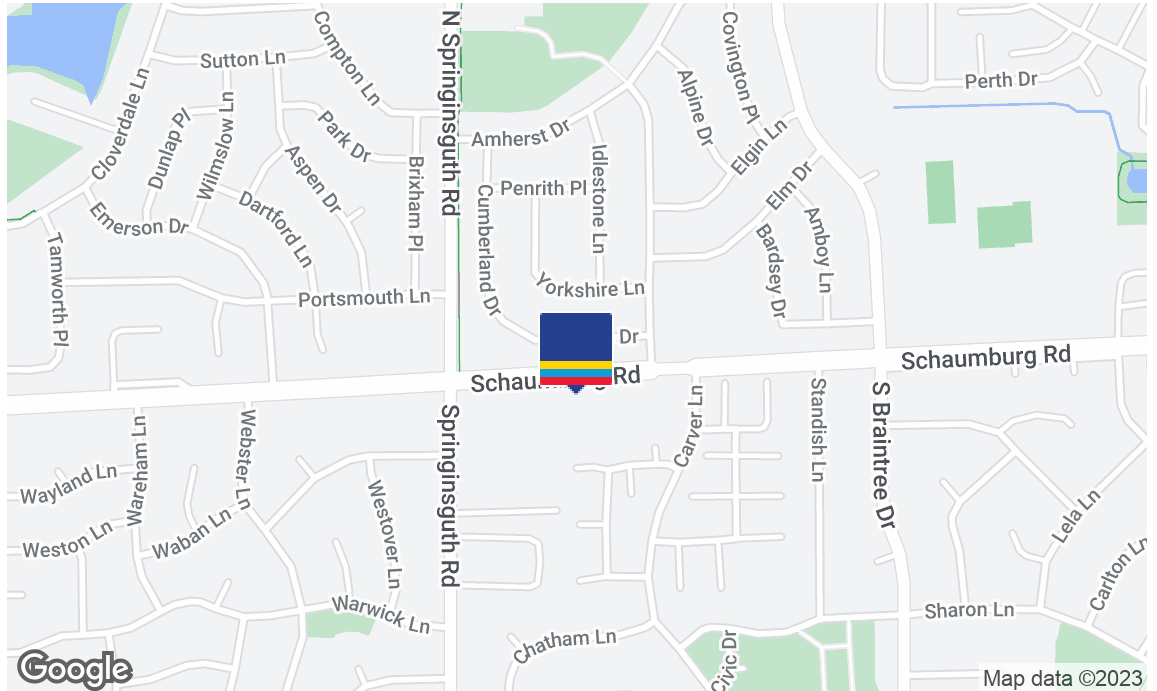
249K

Population



35K

Traffic Counts



Location Overview

Schaumburg is in Cook County and is one of the best places to live in Illinois. One of its most famous attractions is the Woodfield Mall, which is one of the largest shopping centers in the United States. Additionally, there are numerous restaurants, theaters, and other entertainment venues in and around Schaumburg. The population of Schaumburg is known for having a diverse and educated population.

Area Tenants

- Supercuts
- Michael's
- Starbuck's
- Chuck E Cheese
- Walgreen's
- Papa John's
- O'Reilly Auto Parts
- Smoothie King
- FedEx
- Jewel Osco
- Lou Malnati's
- Tony's Fresh Market
- Subway
- Ulta Beauty
- Joann
- American Mattress
- Bucky's
- Panda Express
- Poke Bros.
- Dollar Tree
- Boost Mobile
- Panera Bread
- Portillo's
- Taco Bell
- Dunkin'
- McDonald's
- KFC
- American Freight
- Sally Beauty
- Sonic
- Esporta
- Kohl's

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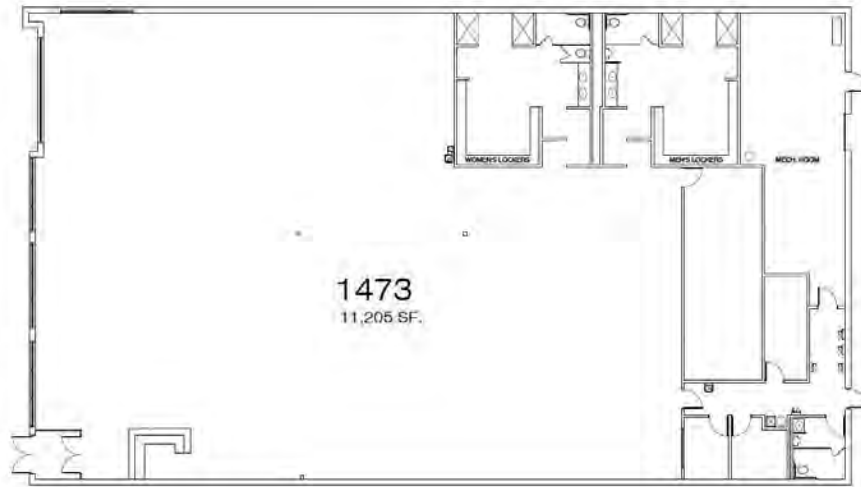


For Lease 1473-1521 W. Schaumburg Road, Schaumburg , IL 60194

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Unit #1473 - 11,205 sq.ft.



FLOOR PLAN
SCALE: 1/8" = 1'-0"



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Unit #1477 - Former 2nd Gen Restaurant



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Unit #1479 - 1,900 sq.ft.



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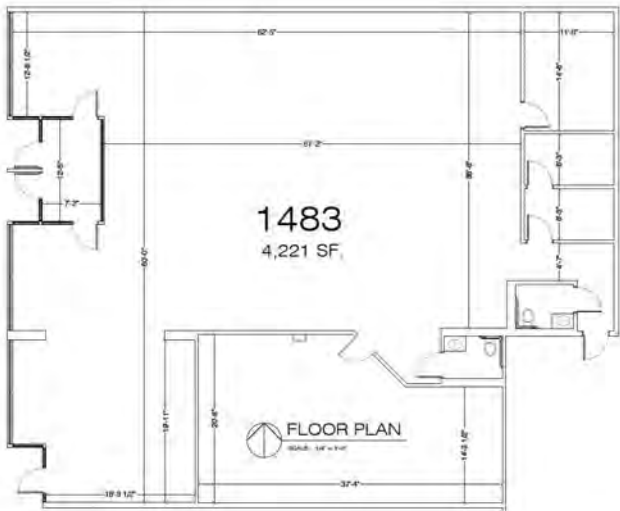
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Unit #1483 - 4,221 sq.ft.



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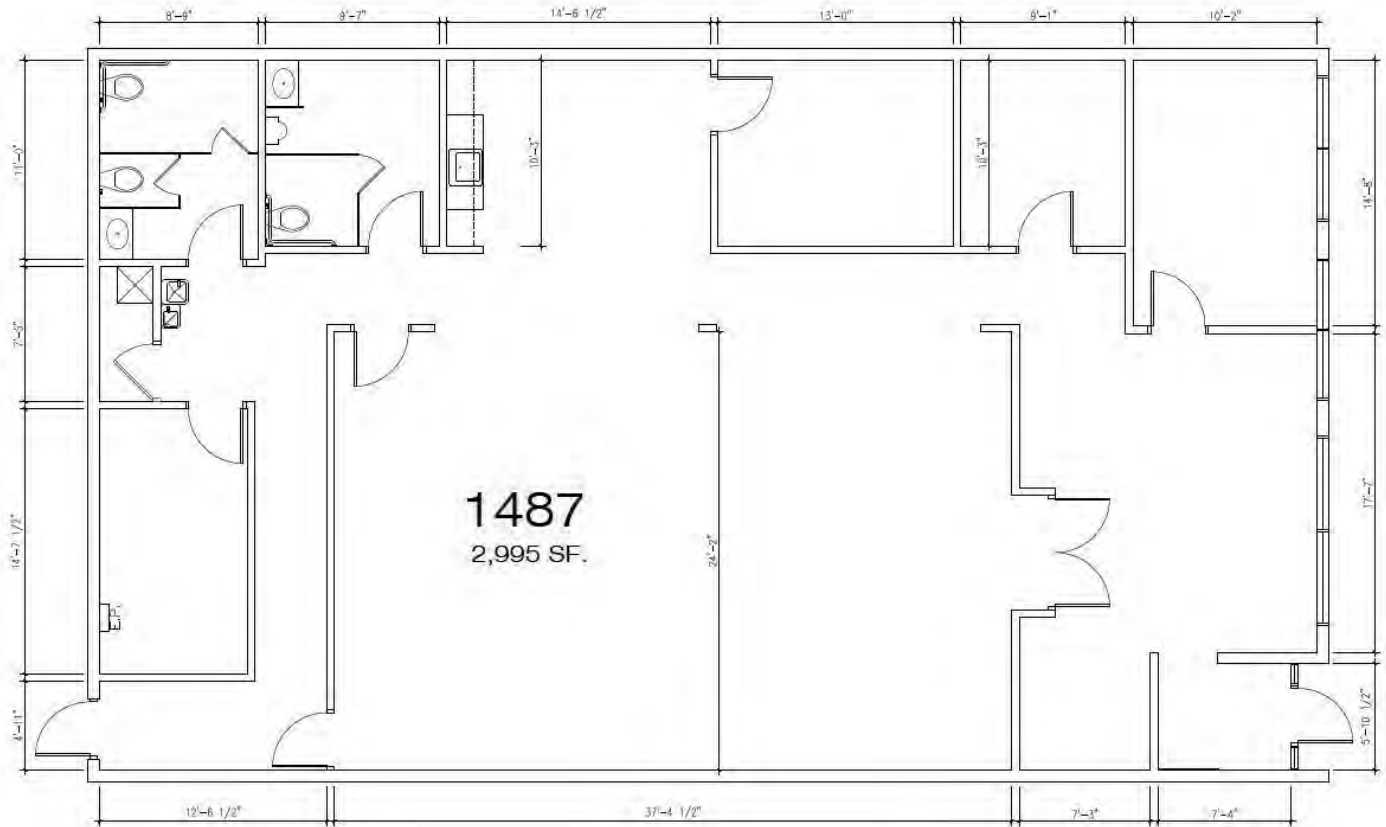
Unit #1485 - 1,417 sq.ft.



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Unit #1487 - 2,995 sq.ft.



 FLOOR PLAN
SCALE: NTS

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Unit #1499B - 660 sq.ft.



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Unit #1503 - 565 sq.ft.



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Unit #1515 - 1,400 sq.ft.



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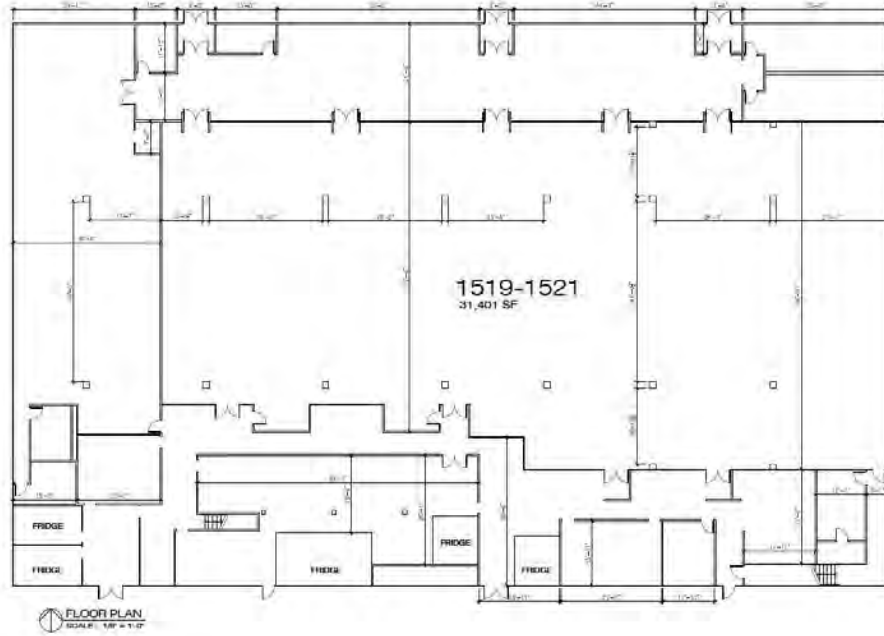


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Unit #1519-1521 - 31,401 sq.ft.



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