

FOR SALE

210

**W. CAMPUS DR.
ARLINGTON HEIGHTS, IL**



\$750,000

**17,600 SF MULTI-TENANT FLEX BUILDING
OFFERING MEMORANDUM**

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Property Management | Leasing | Sales | Project & Construction Management | Consulting | Receivership
1530 E. Dundee Road, Suite 150 Palatine, Illinois 60074 | (847) 907-4311 | info@psiproperties.com

BUILDING INFORMATION:

Address:	210 W. Campus Drive Arlington Heights, IL 60004
Offering Price:	\$750,000
Lot Size:	.90 acres
GLA:	17,600 SF
Year Built:	1975
Occupancy:	65%- 6,131 SF vacancy
Ceiling Height:	14'
Power:	200a / 3-phase service
Parking:	35 spaces
Operating Expenses:	\$1.39 / SF
Taxes:	\$48,465.58 (2018)

LOCATION FEATURES:

Zoning:	M-1
Township:	Wheeling
Traffic Volume:	N. Arlington Heights Rd. / University Dr: 28,100VPD
Commuter Rail:	Wheeling Metra Station: 10 minute drive
Airport:	O'Hare Int'l Airport: 25 minute drive

DEMOGRAPHICS

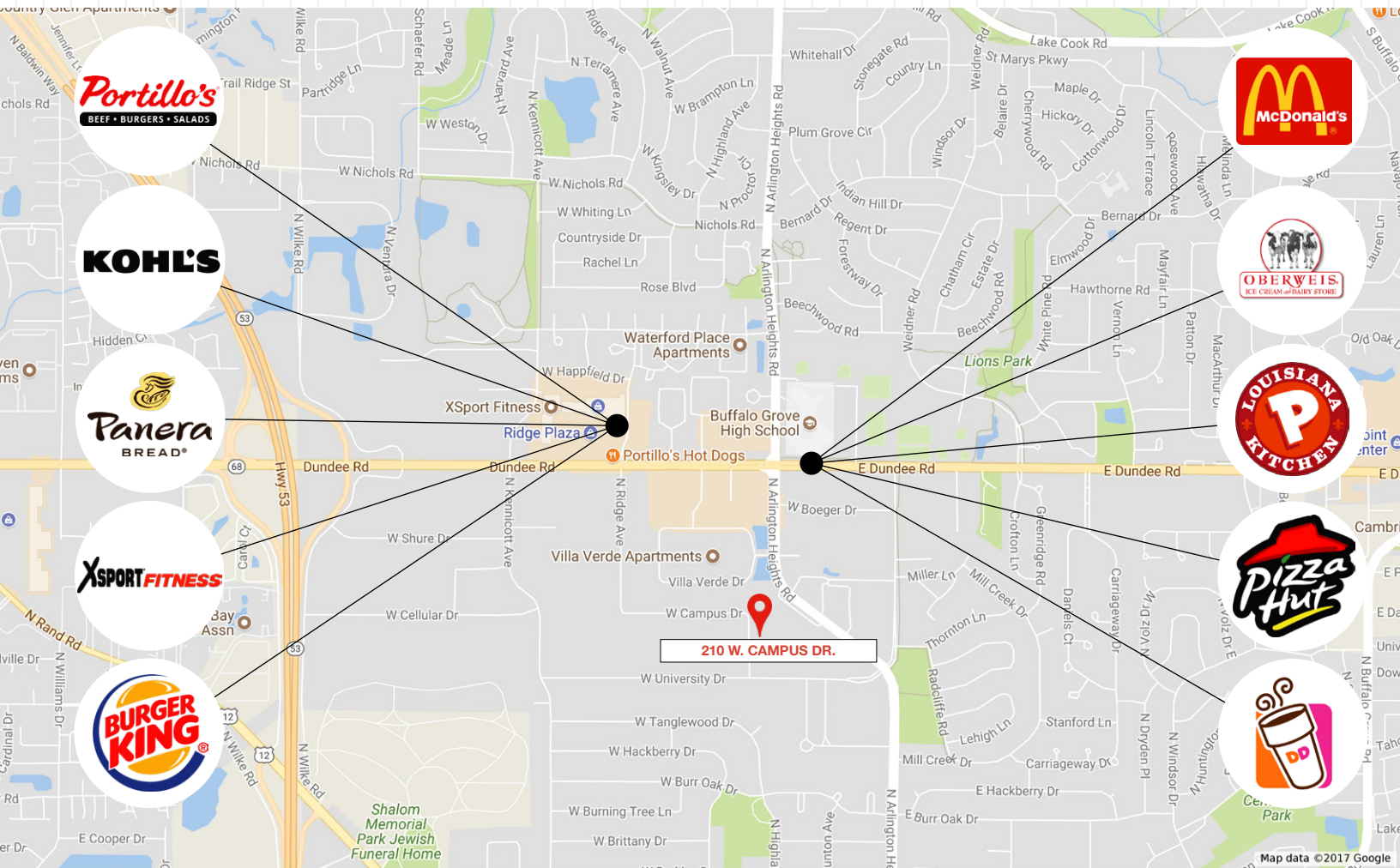
210 W. Campus Dr. Arlington Heights, IL 60004					
Radius	1 Mile		3 Mile		5 Mile
2017 Households by HH Income	5,235		51,431		104,937
<\$25,000	563	10.75%	6,709	13.04%	13,345 12.72%
\$25,000 - \$50,000	766	14.63%	8,721	16.96%	17,788 16.95%
\$50,000 - \$75,000	671	12.82%	8,968	17.44%	17,357 16.54%
\$75,000 - \$100,000	750	14.33%	6,907	13.43%	14,445 13.77%
\$100,000 - \$125,000	660	12.61%	5,874	11.42%	11,465 10.93%
\$125,000 - \$150,000	474	9.05%	4,206	8.18%	8,125 7.74%
\$150,000 - \$200,000	728	13.91%	5,218	10.15%	11,135 10.61%
\$200,000+	623	11.90%	4,828	9.39%	11,277 10.75%
2017 Avg Household Income	\$115,554		\$101,833		\$105,393
2017 Med Household Income	\$95,583		\$79,769		\$81,885
2017 Occupied Housing	5,235		51,433		104,938
Owner Occupied	4,262	81.41%	38,989	75.81%	79,135 75.41%
Renter Occupied	973	18.59%	12,444	24.19%	25,803 24.59%
2010 Housing Units	5,685		54,130		110,256
1 Unit	3,356	59.03%	32,798	60.59%	68,540 62.16%
2 - 4 Units	252	4.43%	4,479	8.27%	7,128 6.46%
5 - 19 Units	833	14.65%	9,931	18.35%	16,573 15.03%
20+ Units	1,244	21.88%	6,922	12.79%	18,015 16.34%
2017 Housing Value	4,261		38,989		79,135
<\$100,000	377	8.85%	4,065	10.43%	6,838 8.64%
\$100,000 - \$200,000	748	17.55%	8,550	21.93%	15,325 19.37%
\$200,000 - \$300,000	1,165	27.34%	8,785	22.53%	19,021 24.04%
\$300,000 - \$400,000	1,155	27.11%	9,358	24.00%	17,079 21.58%
\$400,000 - \$500,000	602	14.13%	4,643	11.91%	9,458 11.95%
\$500,000 - \$1,000,000	191	4.48%	3,396	8.71%	10,572 13.36%
\$1,000,000+	23	0.54%	192	0.49%	842 1.06%
2017 Median Home Value	\$286,308		\$278,309		\$291,501
2017 Housing Units by Yr Built	5,684		54,444		110,639
Built 2010+	20	0.35%	976	1.79%	2,162 1.95%
Built 2000 - 2010	311	5.47%	1,518	2.79%	6,556 5.93%
Built 1990 - 1999	614	10.80%	5,677	10.43%	13,055 11.80%
Built 1980 - 1989	1,343	23.63%	13,711	25.18%	23,508 21.25%
Built 1970 - 1979	1,943	34.18%	16,723	30.72%	27,534 24.89%
Built 1960 - 1969	1,245	21.90%	10,144	18.63%	18,267 16.51%
Built 1950 - 1959	122	2.15%	4,305	7.91%	14,049 12.70%
Built <1949	86	1.51%	1,390	2.55%	5,508 4.98%
2017 Median Year Built	1976		1976		1975

Demographic data courtesy of CoStar™

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NEARBY BUSINESSES



Portillo's
Kohl's
Panera
XSport Fitness
Burger King

0.4 mi.
 0.5 mi.
 0.3 mi.
 0.6 mi.
 0.3 mi.

McDonald's
Oberweis
Popeye's
Pizza Hut
Dunkin' Donuts

1,200 ft.
 1,200 ft.
 1,100 ft.
 1,000 ft.
 1,000 ft.

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