

REDEVELOPMENT OPPORTUNITY

4001 ARBOR DRIVE (ALGONQUIN ROAD), ROLLING MEADOWS, IL 60008

FOR SALE



IDEAL FOR RETAIL, FAST FOOD, RESTAURANT!



Baird & Warner
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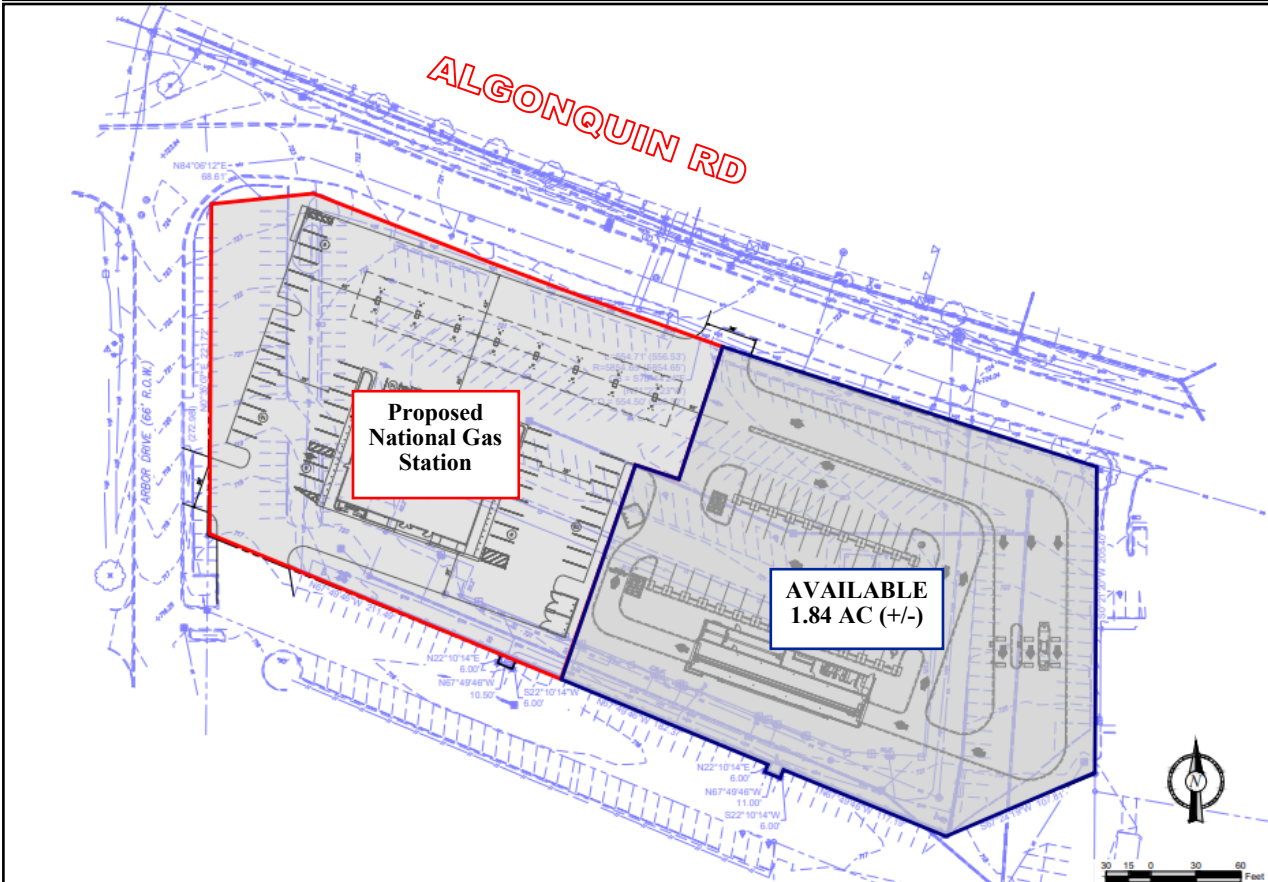


Blue Chip Commercial Real Estate, LLC
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PROPERTY HIGHLIGHTS



PROPERTY SPECIFICATIONS

OFFERING : Proposed Retail Redevelopment

PRICING: \$2,500,000

ACRES: 1.84 Acre (+/-)
(Subject to Final Survey)

FRONTAGE: 220' (Algonquin Rd Exposure)

DIVISIBLE: No

ZONING: C-2
(Village of Rolling Meadows)

UTILITIES: Municipal Water & Sanitary

PARKING: Ample

ACCESS: Signalized Control
Full Access

TRAFFIC: 87,800 VPD | I-290/53
COUNTS 131,000 VPD | I-90
31,900 VPD | Algonquin Rd.

IDEAL USES: Retail, QSR (Fast Food),
Restaurant, Etc.

Investment Highlights

- Woodfield Mall Trade Area | Convenience of Signalized Access to I-90 & I-290/Route 53
- Commercial Zoning Provides Flexible Uses Including Fast Food, Restaurant, Retail
 - Attractive Location with Heavy Traffic Counts on Major Thoroughfares
 - National Gas Station Proposed on Adjacent Parcel



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AERIAL MAP



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AERIAL MAP



VERIDIAN
(Motorola Campus Redevelopment)



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WOODFIELD MALL TRADE AREA



AREA AMENITIES

RESTAURANTS ●

1. Portillo's
2. Red Lobster
3. Meachum Square:
 - Five Guys
 - Buffalo Wild Wings
 - Noodles & Co
 - Einstein Bagels
4. Miller's Ale House
5. Chick-fil-A
6. McDonald's
7. Shop House
8.
 - Starbucks
 - Weber Grill
 - White Chocolate Grill
 - Protein Bar
 - Giordano's
 - Roti
 - On the Border
9. Tilted Kilt
10.
 - Benihana
 - Wildfire
11. Starbucks
12. Morton's
13. Jason's Deli
14. Cafe Zupas
15. Trader Joe's
16. Woodfield Village Green
 - Starbucks
 - Kuma's Corner
17. Ram
18. Joe's Crab Shack
19.
 - Uno
 - Panera Bread
 - Chevy's
 - Friday's
 - Hooter's
20. Longhorn Steakhouse
21. Olive Garden
22. Woodfield Mall
 - Rainforest Cafe
 - P.F. Chang's
 - Texas de Brazil
 - Uncle Julio's
 - The Cheesecake Factory
23. Whole Foods
24. Season's 52
25. Streets of Woodfield
 - Maggiano's
 - Big Bowl
26. Streets of Woodfield
 - AMC
 - Gameworks
 - LegoLand
27. Xsport Fitness
28. Lifetime Fitness

RETAIL ●

29. Best Buy
30. Penny Mustard
31.
 - North - South
 - PDO
 - Andigo Credit Union
32. Macy's
33.
 - Golfsmith
 - Bed Bath & Beyond
34.
 - Hobby Lobby
 - Toys R Us
35. Woodfield Commons East:
 - Ross
 - REI
36. PGA Tour Superstore
37. Target
38. Art Van
39. Ikea
40. Woodfield Village Green
 - Costco
 - at home
 - Marshalls
 - The Container Store
 - Old Navy
 - Norstroms Rack
 - Pier1 Imports
 - Bloomingdales
 - Pet Smart
 - HomeGoods
 - Fidelity
 - Michaels
41. Firestone
42. Woodfield Mall
 - Lord & Taylor
 - Nordstrom
 - Macy's
 - JCPenny
 - Sears
43. Granite City
44. Crate & Barrel
45. Streets of Woodfield
 - Carson's
 - Dick's Sporting Goods

ENTERTAINMENT ●

OTHER ●



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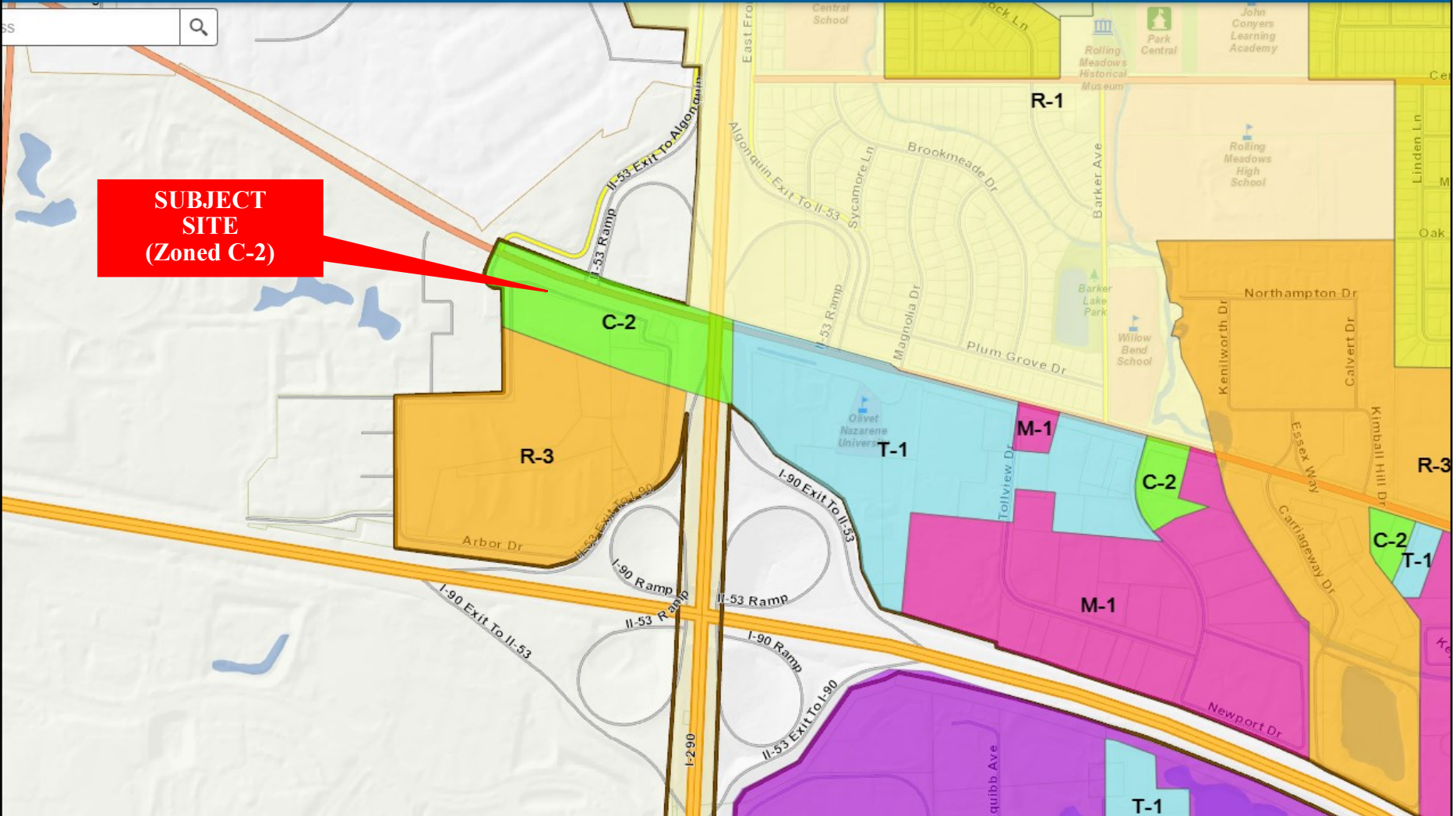
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ZONING MAP

Rolling Meadows Zoning Map



SUBJECT SITE
(Zoned C-2)



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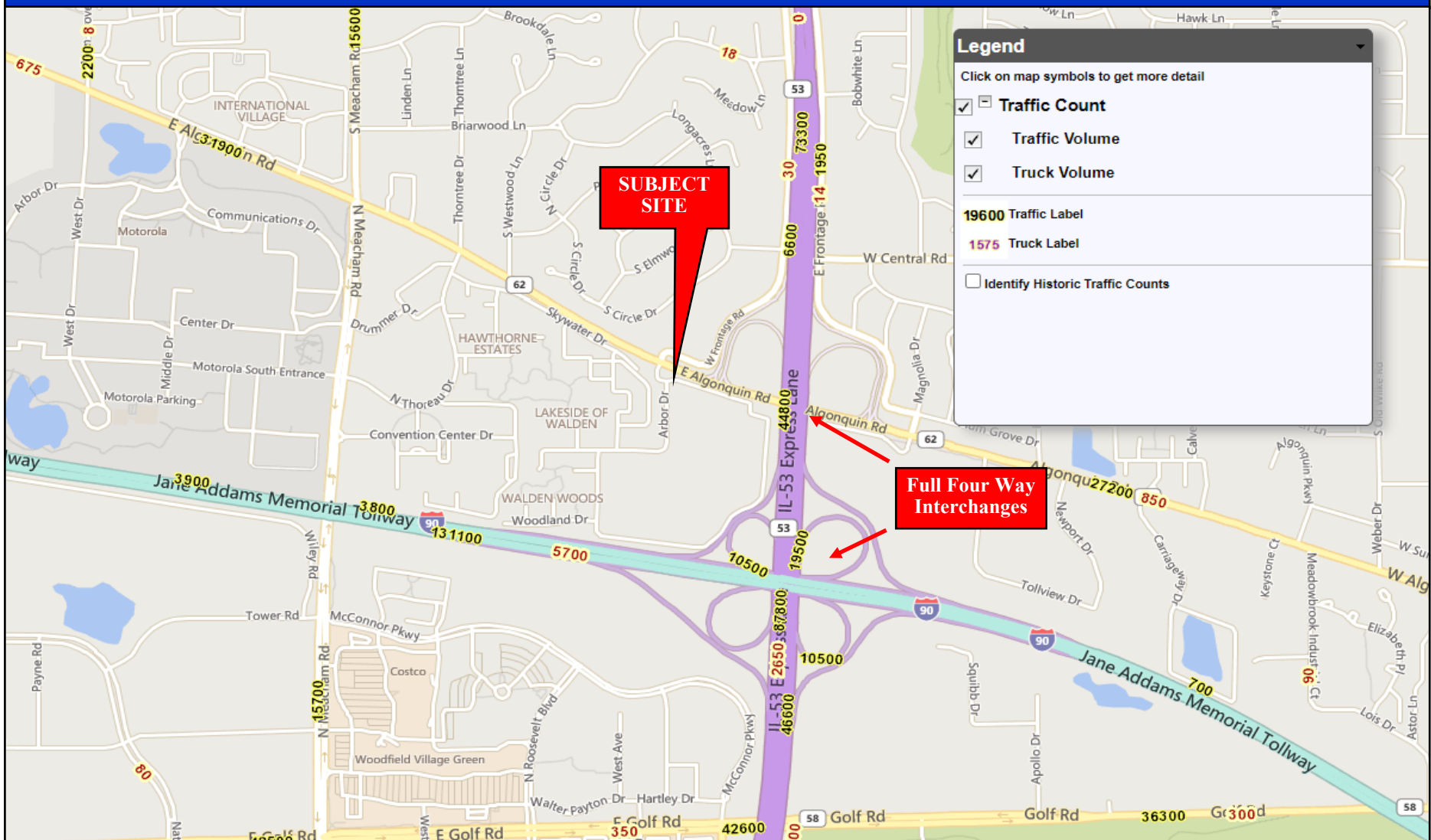


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TRAFFIC COUNTS (IDOT)



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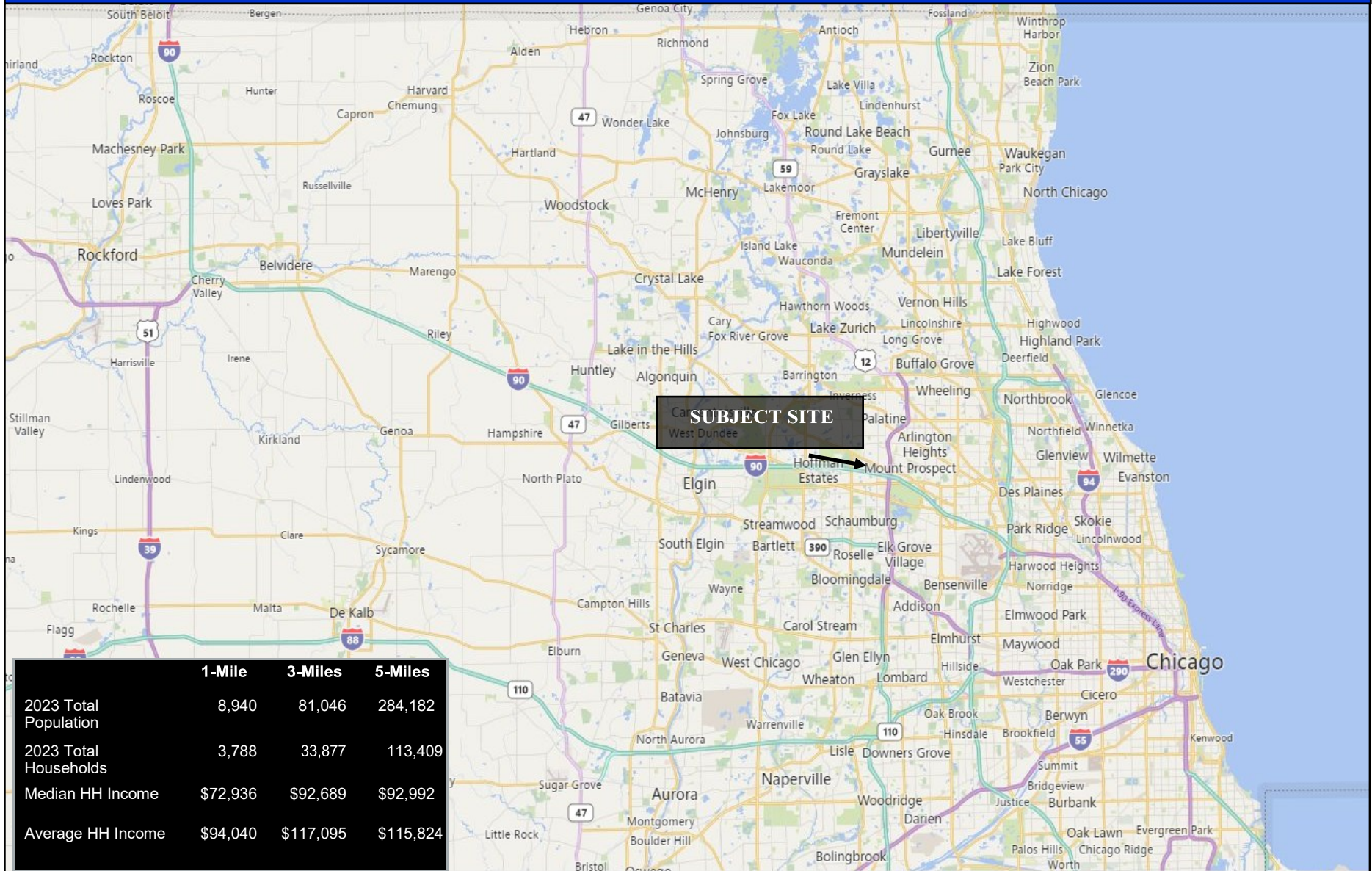


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STREET MAP & DEMOGRAPHICS



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