

1689 S Route 59
Bartlett, IL 60103

For Lease

MLS #11664422

RETAIL



OFFICE / RETAIL 1,492 SF

\$26.00 PSF (NNN)

Retail Space Available

Starbucks anchored Shops at Far Hills Strip Center in Bartlett has one remaining space available. Located at the intersection of Route 59 and Army Trail Road with entrances off both roads and a combined traffic count of over 42,000 vpd.

Unit 1689: 1,492 SF inline space, formerly massage therapist. City would prefer retail or office use.

Build out includes reception desk, waiting area, 7 offices (2 with sinks) and ADA bathroom w/ shower.

Come join Starbucks, Army 59 Cleaners, Total Vision and the soon to open, Ahmed Dental office.

Ideal location for a nail salon, hair salon, office, gaming, or barber shop.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,337	48,997	160,817
Average HH Income	\$148,757	\$121,282	\$110,902

Specifications

Description:	Retail - Strip Center
Size:	9,130 SF
Year Built:	2000
HVAC System:	GFA / Central Air
Electrical:	200 AMP
Sprinklers:	Yes
Washrooms:	1 w/ Shower
Ceiling Height:	10 ft
Parking:	Common
Sewer/Water:	City
Zoning:	C
CAM & Taxes	CAM: \$5 psf Taxes: \$7 psf
PIN #:	01-16-401-014

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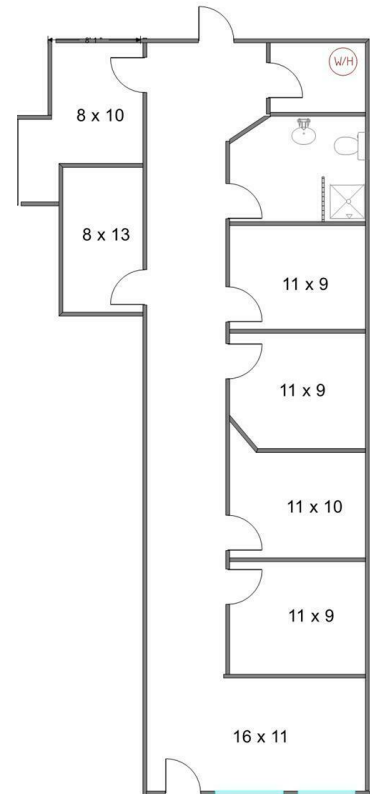
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UNIT 1689
1,492 SF

Measurements Approximate

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