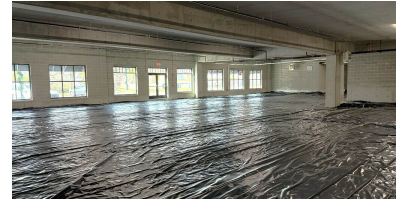


110 North River Street
East Dundee, IL 60118

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MLS #12525636

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NEW CONSTRUCTION 6,532 SF

\$25.00 PSF (NNN)

**Prime Downtown East Dundee Space
New Construction 6532 SQ FT**

Position your business in one of the most vibrant and active destinations in the Fox Valley. This new construction 6,532 sq ft space offers direct ADA access from the attached multi-level parking garage, abundant village street parking, and a flexible floor plan suited for a wide range of medical, wellness, professional, education, specialty retail, and service-oriented concepts. Surrounded by thriving shops, entertainment, and ongoing development momentum, this location benefits from strong daily traffic and immediate consumer draw.

A rare suburban town-center opportunity with exceptional access, strong demographics, and maximum flexibility. Ideal for (including but not limited to):

- Medical / Urgent Care / PT & Rehabilitation
- Dermatology / MedSpa / Wellness Clinics
- Dental / Vision Practices
- Salon Suites / Beauty / Personal Care
- Pet Wellness / Veterinary / Dog Daycare
- Professional & Financial Services / Tech Offices
- STEM Learning / Youth Education
- High-End Specialty Retail & Showrooms (bridal, boutique apparel, home design, etc)

(Not available for restaurant or bar use)

Specifications

Description:	Retail - New Construction
Size:	6,532 SF
Year Built:	2025
HVAC System:	GFA/ Central Air
Electrical:	100 amp
Sprinklers:	Fully
Washrooms:	TBD
Ceiling Height:	TBD
Parking:	Street and Parking Garage
Sewer/Water:	City
Zoning:	R3
CAM & Taxes:	TBA
PIN #:	-

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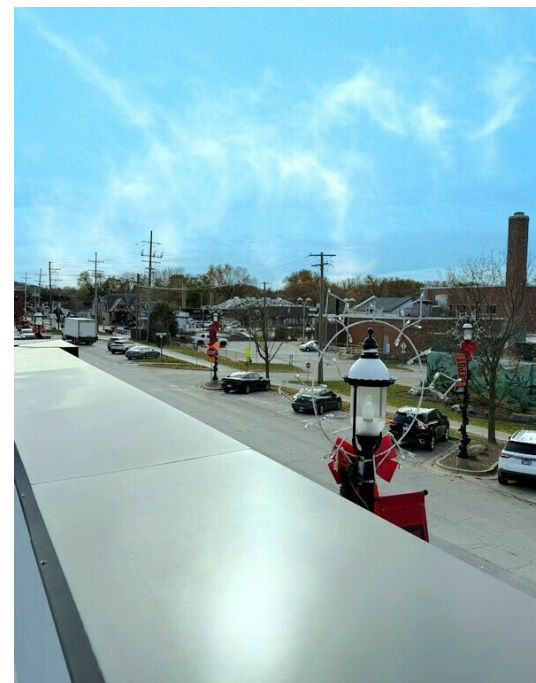
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Senior Broker
Brian Cowell
BrianC@PremierCommercialRealty.com
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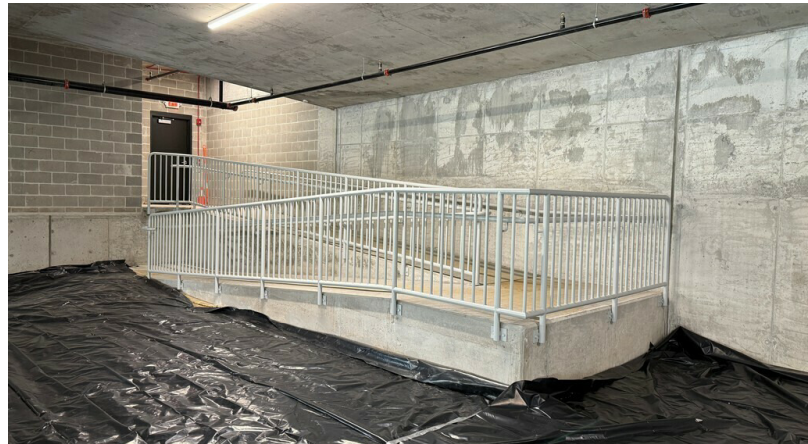
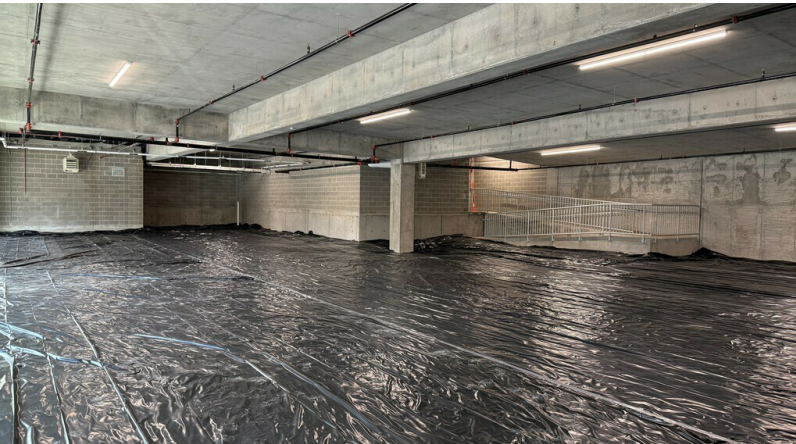
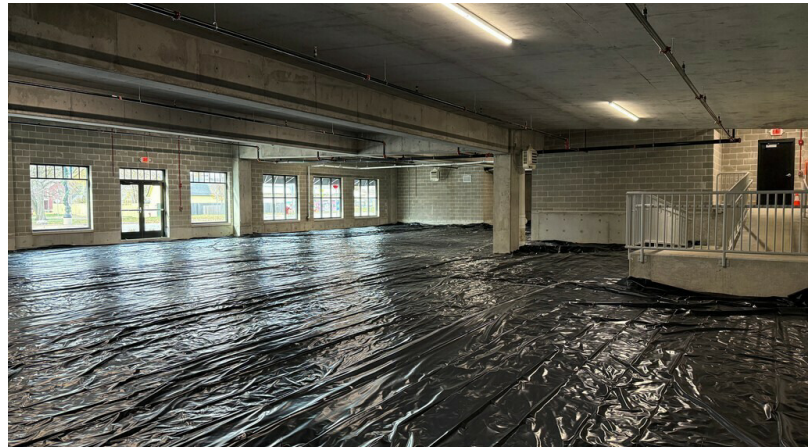
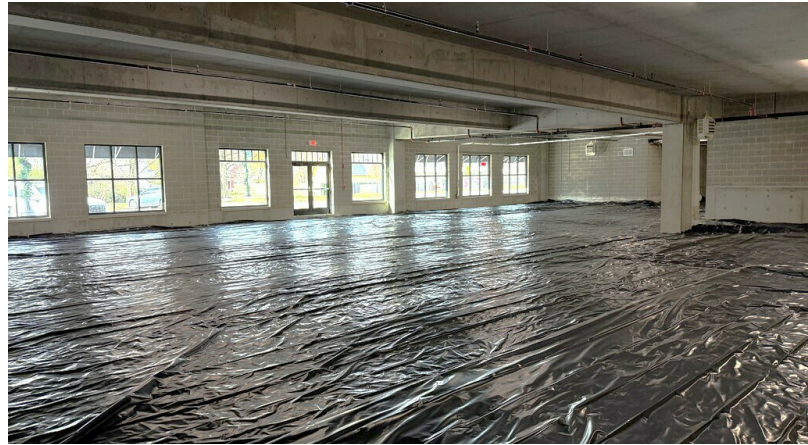
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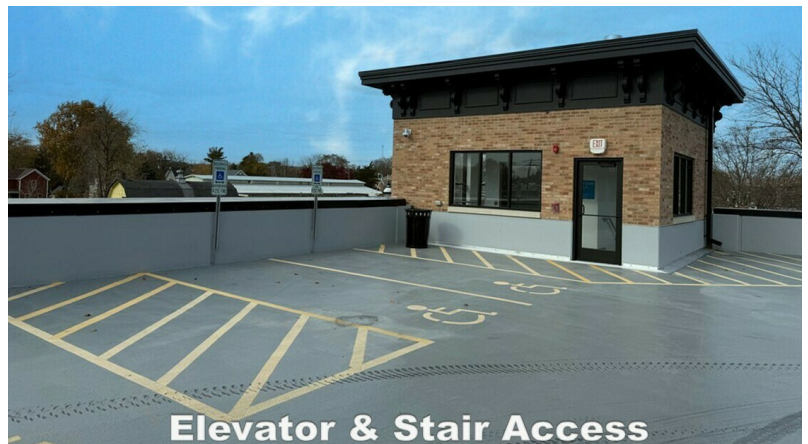
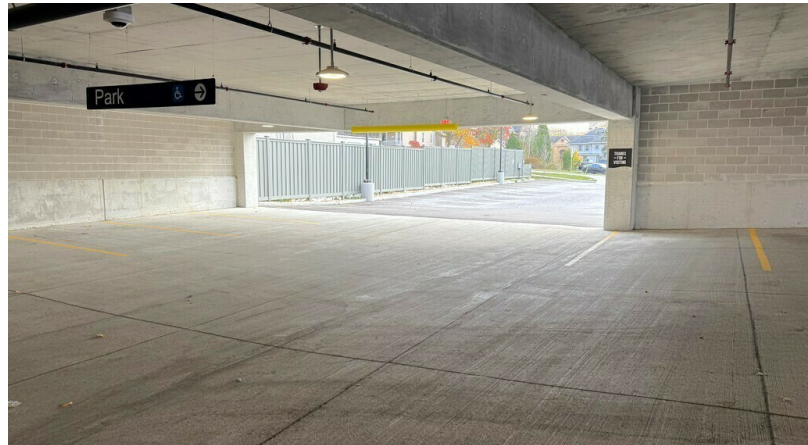
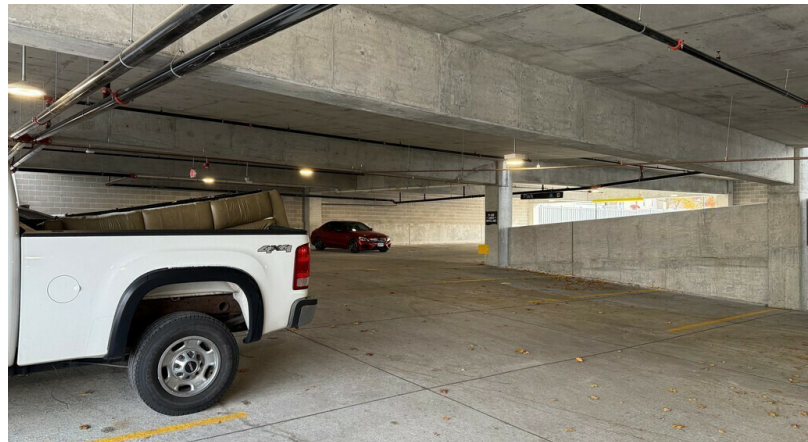
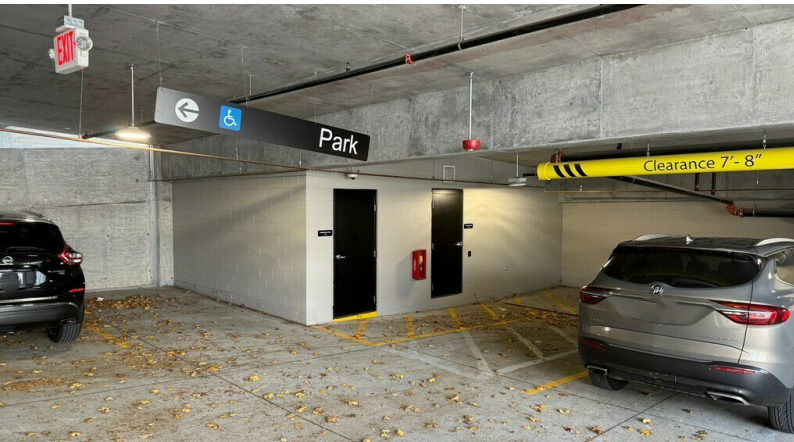
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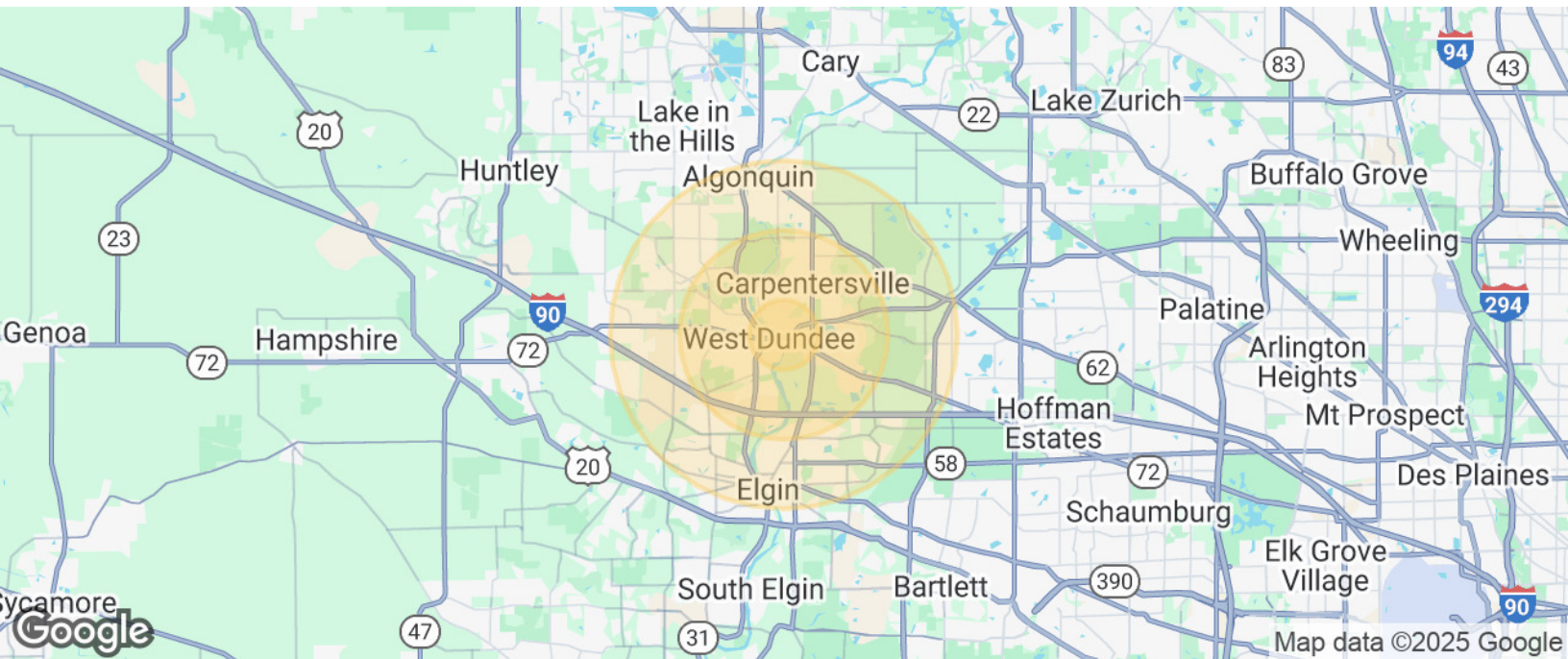
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Population	1 Mile	3 Miles	5 Miles
Total Population	7,296	50,065	153,016
Average Age	43	38	39
Average Age (Male)	41	37	38
Average Age (Female)	44	38	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,166	16,855	52,555
# of Persons per HH	2.3	3	2.9
Average HH Income	\$110,254	\$107,317	\$117,369
Average House Value	\$326,944	\$290,780	\$306,364

Demographics data derived from AlphaMap

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