

12,000 SF AVAILABLE

535 W HIGGINS RD, HOFFMAN ESTATES, IL 60169

FOR MORE INFORMATION, CONTACT DOUG FLICK | 419.724.2222 | DFLICK@EIDIPROPERTIES.COM



**12,000 SF
Available**

**Combined
+/- 70,000 VPD**

Prime space available at W. Higgins & Golf Rd. | \$12/SF NNN

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YOUR SIGN HERE

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- Strategically located along the heavily trafficked Higgins Road corridor just west of the signalized intersection at Golf Road, this site sits in the heart of Hoffman Estates' prime retail district. With immediate access from a major lighted intersection and strong visibility from both directions, the location offers outstanding exposure and convenient ingress/egress for shoppers and commuters.
 - The area is surrounded by a dense mix of national retailers, creating a powerful draw for consistent consumer traffic. Just minutes from I-90, the site benefits from excellent regional access and close proximity to several major shopping destinations such as Salem Plaza, Schaumburg Marketplace, and Schaumburg Corners.
- Popular nearby attractions like Medieval Times and Vogeley Park also contribute to steady traffic throughout the week. Positioned near residential neighborhoods but insulated from direct residential impact, this highly visible and accessible corridor is ideal for retail, service, or destination-based businesses seeking a well-established, high-volume location in a thriving suburban market.

PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	18,859	99,000	236,247
 AVERAGE HH INCOME	\$107,871	\$115,458	\$123,714

BUILDING SIZE:

12,000 SF

AVAILABLE SPACE:

12,000 SF

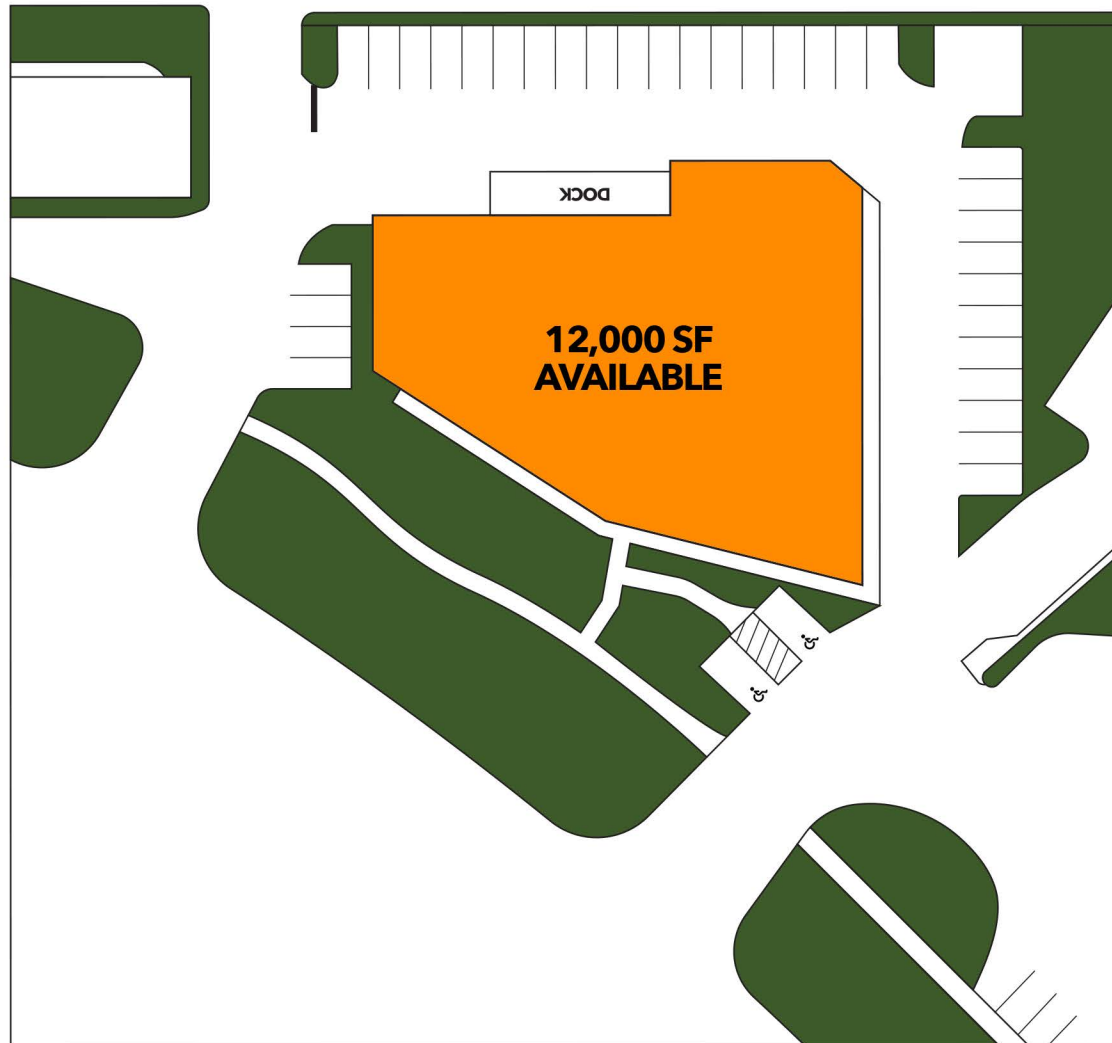
LEASE RATE:

\$12/SF NNN

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Disclaimer: The site plan shows approximate location, square footage and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.

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