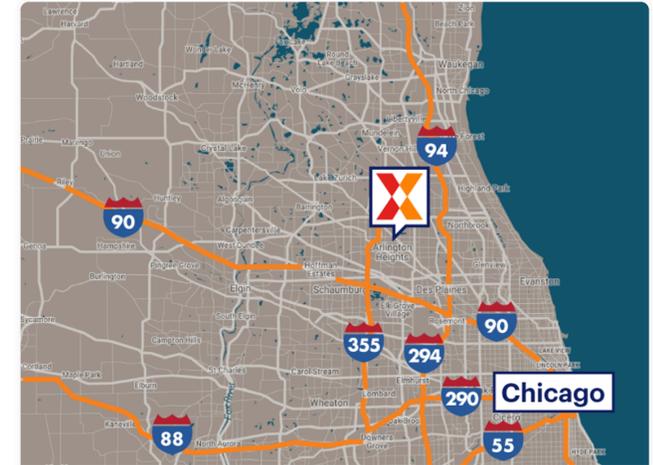
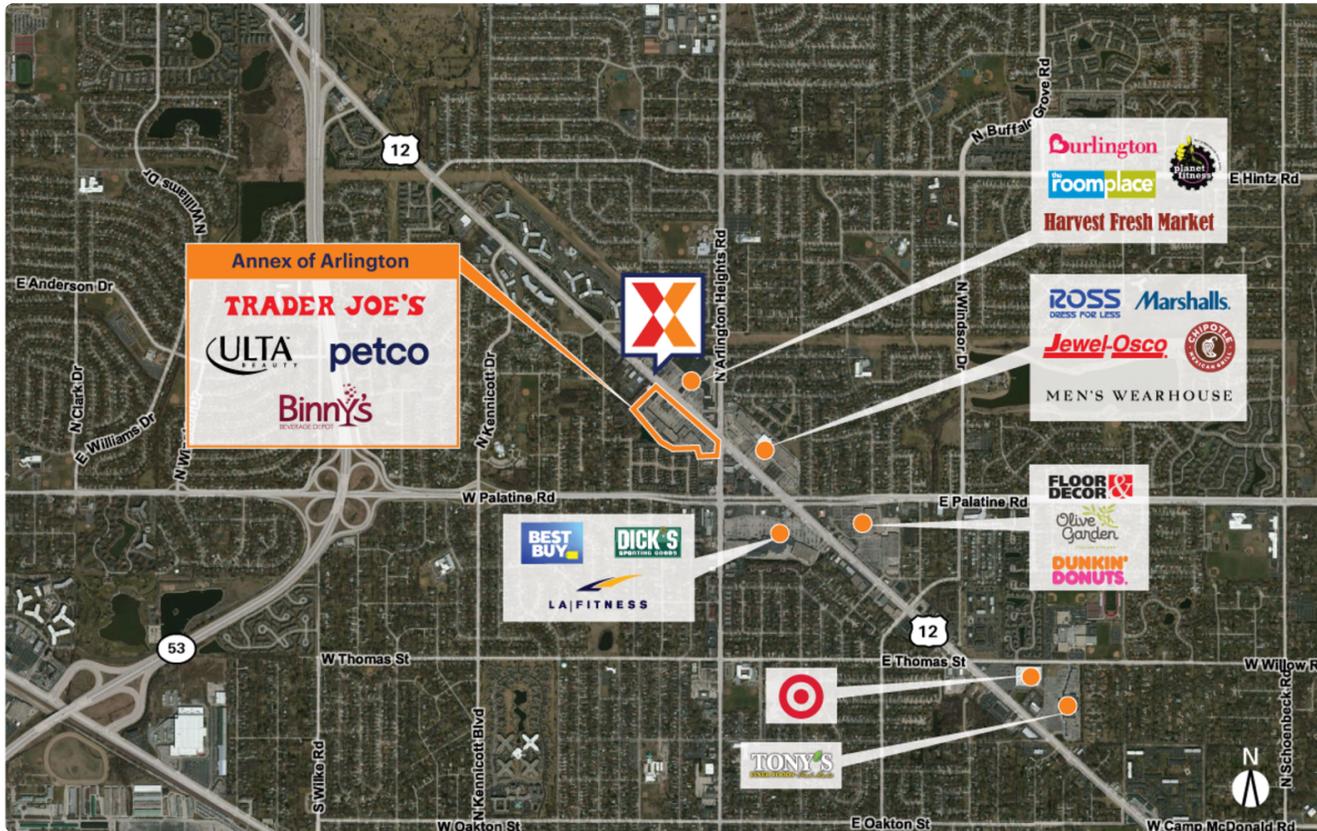


Annex of Arlington

1-115 W. Rand Road | Arlington Heights, IL 60004

Cook County Chicago-Naperville-Elgin, IL-IN 198,288 Sq Ft

42.1133, -87.9832



Demographics	1 Mile	3 Miles	5 Miles
Population	14,347	136,561	319,600
Daytime Pop.	13,820	131,080	318,238
Households	5,270	54,334	126,697
Income	\$181,497	\$143,788	\$144,000

Source: Synergos Technologies, Inc. 2024

Diverse mix of best-in-class regional and national tenants including Trader Joe's, Ulta Beauty, Petco & Binny's Beverage Depot, drawing an estimated 8K+ visits daily and 3M+ annually (Placer.ai 2024)

Surrounded by an affluent, dense population of 137K+ residents with an average household income of \$131K+ within 3 miles

Excellent visibility with four access points (including a signalized entrance), with 38K+ vehicles daily on Palatine Rd, 24K+ on Arlington Heights Rd and 24K+ on US-12 (Kalibrate 2021)



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Available Spaces

17-G 3,418 Sq Ft 360° 21 5,060 Sq Ft 360°

Current Tenants Space size listed in square feet

01	Arlington Heights Garibaldi's	4,000
02	Fyzical	3,500
03	For Eyes Optical	2,500
04	Red Wing Shoes	2,338
05	The Vitamin Shoppe	4,881
06	Crumbl Cookies	1,417
07	Panera Bread	4,000
08	Hallmark Cards	6,500
09	Kirkland's	10,569
09A	ULTA Beauty	13,297
10	Trader Joe's	12,960
12	Options Medical Weight Loss Clinic	1,700
13	Life Source	2,832
14	Binny's Beverage Depot	33,932
15	Petco	13,518
15A	Chuck E. Cheese's	13,263
16	Goldfish Swim School	8,336
17A	Bach To Rock	2,890
17B	Which Wich	2,000
17C	Code Ninjas	3,000
17D	D1 Sports Training	4,000
17E	Pho Spot 102	2,554
17F	312 Nails	4,146
18	Dollar Tree	12,729
19	Children's Art Classes	1,800
21A	Zarminali Pediatrics	5,615
22-A	Starbucks	2,099
22-B	Tropical Smoothie Cafe	1,473
22-C	Dave's Hot Chicken	2,201
FS1	Fedex Office	4,320
FS2	Sport Clips	1,440

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time. 1356

