

HOFFMAN PLAZA

North Roselle Road & Golf Road
Hoffman Estates, Illinois



❖ Hoffman Plaza benefits from an ideal location within a dominant retail corridor and between two fully signalized intersections: Golf & Roselle Rd. and Roselle & Higgins Rd. The combined traffic counts amount to over 116,000 vehicles per day. All three primary thoroughfares give the property great connectivity to the surrounding trade area including I-90 one mile north and Woodfield Regional retail corridor to the east.

❖ Jewel-Osco's long standing presence in the center continues to draw loyal customers to the property. The recent addition of Burlington and the availability of two out-parcels, which could be subdivided, provide opportunities for restaurants and retailers seeking to enter this in-demand area.

❖ The center is well positioned in an area with a dense and highly educated population. In addition, the northwest suburban corridor contains the largest concentration of office space in all of suburban Chicago with an estimated 70,000 day-time population in a three-mile radius.

Total Rental Area Size:	146,263 SF	Traffic Counts:	
Anchor Tenants:		N Roselle Road	35,800 VPD
Jewel-Osco		E Golf Road	42,500 VPD
Burlington		E Higgins Road	38,600 VPD

Primary Demographics:	1 Mile	3 Mile	5 Mile
2021 Population	15,017	94,568	239,712
2021 AHI	\$91,848	\$111,269	\$115,538
2026 AHI	\$101,632	\$123,870	\$120,877

AmCap
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TENANT:	SUITE ID:	SF:
Jewel-Osco	1069	47,715
Burlington	1009	50,000
Acorn Tire and Service	100	8,300
Illinois Eye Care Center	1115	2,000
Convert 2 Cash	1125	3,750
Ban Nai	1129	2,500
Sabrina's Cafe	1133	2,000
Joy Teriyaki	1145	3,000
Korean BBQ Hut	1147	4,000
Denny's	1175	3,660
VIP Cafe	971	1,420
Salon Lofts	977	3,926
AVAILABLE	A1	2,095
AVAILABLE	A5	3,556
Banfield Pet Hospital	PAD3	4,000
Dairy Queen	4A	2,471
Schaumburg Express Care	4B	1,870
AVAILABLE	PAD	TBD
TOTAL:		146,263



