

**1440 Algonquin Road  
Palatine, IL 60067**

**AVAILABLE SPACE:**

- **1,654 SF**  
**West End Cap**

**4 MONTHS FREE RENT!!!**  
**\$29 per SF NET**

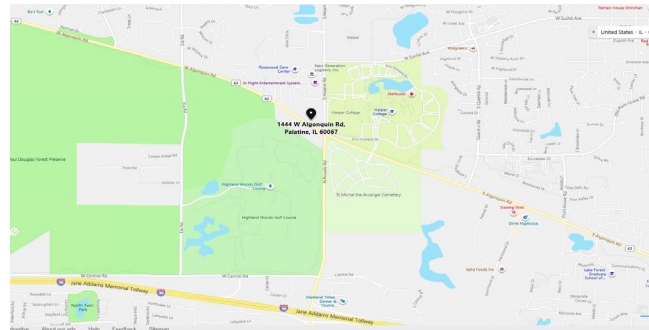


**PROPERTY HIGHLIGHTS:**

- **NEW** Development in Palatine
- Next Door to HIGH VOLUME  
**The PRIDE of Palatine BP & MOTW**  
Coffee and Pastries
- Approximately 1 Mile North of NEW  
I90 Roselle Road Ramp
- Directly across from **Harper College**
- Site has FULL ACCESS to Roselle Road  
and Algonquin Road
- Last remaining Unit

**LOCATION:**

- North West Corner of  
Algonquin Rd & Roselle Road
- Directly North of Roselle Road  
Exit on I94



**DEMOGRAPHICS:**

| Radius:      | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|--------------|---------------|---------------|---------------|
| Population:  | 3,085         | 81,588        | 227,043       |
| Avg. Income: | \$161,607     | \$111,432     | \$107,243     |

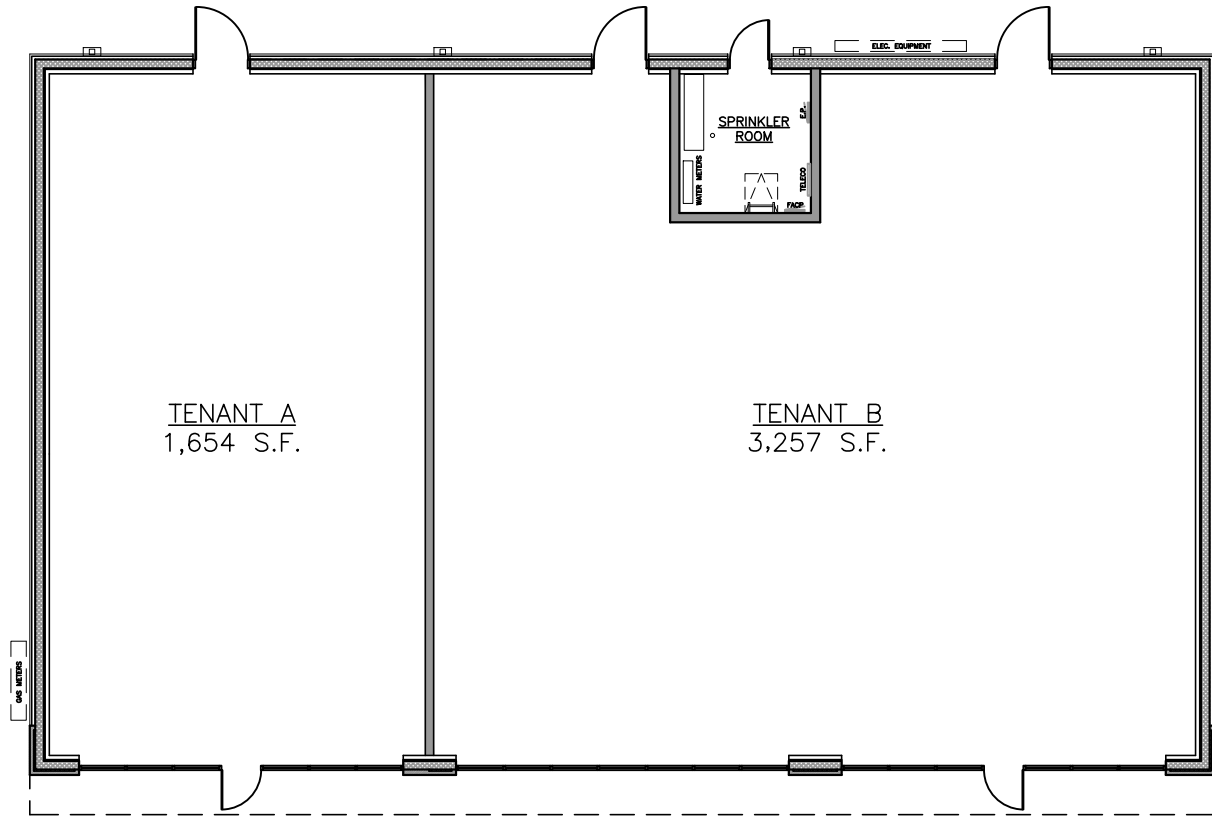
**Traffic Count**

- 57,500 vehicles per day

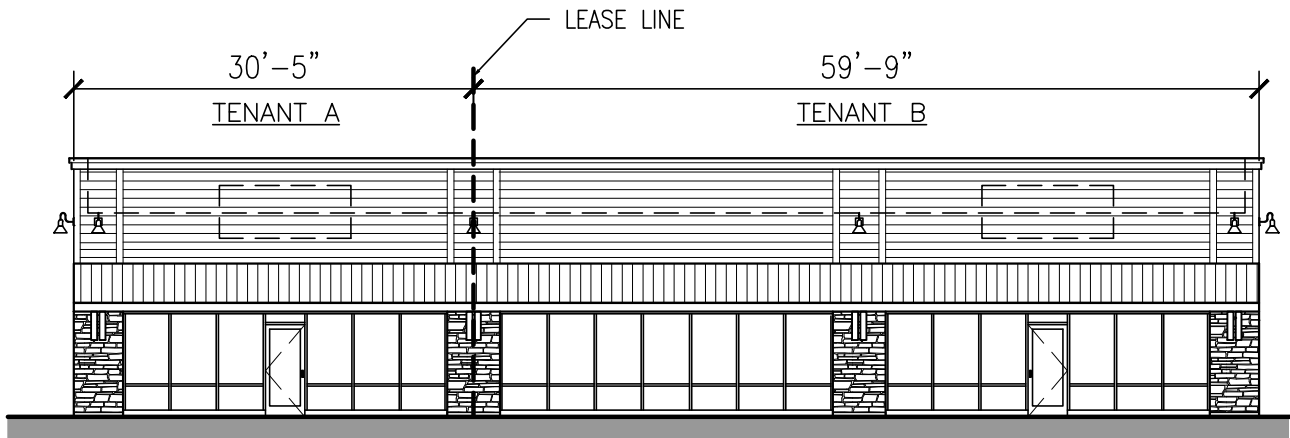
CIMA DEVELOPERS, LP.  
30 W 180 Butterfield Rd., Warrenville, IL 60555  
O: 630.653.1700 F: 630.791.8283

Dan Soltis  
dsoltis@CIMADevelopers.org  
www.CIMADevelopers.org

# EXHIBIT A



TENANT PLAN



TENANT ELEVATION



The PRIDE



bp

reg.

3.399

BP gasoline

with Invigorate

diesel

2.979

HIGH FLOW DIESEL

\$3 CAR WASH

URBAN COUNTER

Dogs. Burgers. Salads

tcbv frozen yogurt

BEER WINE

plus SPIRITS

TENANT PANEL

TENANT PANEL

