



REAL ESTATE

Valli Fresh Market Plaza

For Lease: up to 1,200 sf outparcel with drive-thru option

850 North Roselle Road, Hoffman Estates, IL 60169

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VALLI FRESH MARKET PLAZA

Address:

850 North Roselle Road,
Hoffman Estates, IL 60169

Space Available:

Up to 1,200 sf outparcel
with drive-thru available

Highlights:

High Volume Grocery Store

Affluent Neighborhood
area

30 Miles Northwest of
Downtown Chicago

307 parking spaces

Signalized Hard-Corner
Intersection of Roselle
Road, Higgins Road and
Bode Road

Nearby Tenants Include
Kohl's, Best Buy,
Burlington, Walgreens,
Petco

80,725 CPD at intersection

Easily Accessible to
Interstates 90 and 290 with
310,650 Combined
Vehicles per Day





Outparcel Site

Walgreens

Outparcel Site

Subject Property

HIGGINS RD | 39,825 VPD

ROSELLE RD | 35,800 VPD

BODE RD | 5,100 VPD


jiffylube
 David's
 Burrito
 Express
BRIGHT
 Dental


Mobil



amazon fresh
MART petco
Office DEPOT
O'Reilly AUTO PARTS

Burlington
Jewel-Osco
SALLY BEAUTY
penny's

CARMAX

KOHL'S DAVIS BRIDAL
CROUCH BLICK art materials
BEST BUY

R
RENAISSANCE®
Schaumburg Convention Center & Hotel
500 Four-Star Hotel Rooms
160,000 SF Event Space
28,000 SF Ballroom

IKEA

HYATT REGENCY
468- Hotel Rooms
30,000 SF Event Space

R
ROOSEVELT UNIVERSITY

Walgreens

ROSELLE RD | 35,800 VPD

HIGGINS RD | 39,825 VPD

jiffylube

BRIGHT
DELICIOUS
Deli & Burrito
Express

qp
QUALITY PARTS & OILS

Mobil

Subject Property



Mixed-Use Development Underway with a Hotel, Townhomes, Assisted Living Facility, Apartments, Retail, Entertainment, Top Golf, Zurich Headquarters (2,600 Employees)

R
RENAISSANCE
Schaumburg Convention Center & Hotel
500 Four-Star Hotel Rooms
160,000 SF Event Space
28,000 SF Ballroom



190 | 140,600 VPD

ROSELLE RD | 35,800 VPD



HYATT REGENCY
468-Hotel Rooms
More than 30,000 SF of Unique Event Space



58 | GOLF RD | 43,575 VPD

58

WOODFIELD MALL
A SIMON MALL
300 Stores | 2+ Million SF
NORDSTROM
macy's
LORD TAYLOR
DSW



STREETS | WOODFIELD
24 Tenants | 692,549 SF



72

HIGGINS RD | 39,825 VPD

1290 | 170,050 VPD



Subject Property

Schaumburg Golf Club

James B. Conant High School
2,346 Students



DEMOGRAPHICS

850 N Roselle Rd	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Hoffman Estates, IL 60169				
Population				
2021 Estimated Population	15,691	102,242	248,001	891,848
2026 Projected Population	15,495	100,202	242,640	871,483
2020 Census Population	15,366	102,293	247,891	894,056
2010 Census Population	15,913	103,578	249,026	890,936
Projected Annual Growth 2021 to 2026	-0.2%	-0.4%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2021	-0.1%	-0.1%	-	-
2021 Median Age	36.5	39.1	39.2	39.1
Households				
2021 Estimated Households	6,642	41,293	96,583	335,706
2026 Projected Households	6,580	40,874	95,711	334,396
2020 Census Households	6,535	41,427	96,787	336,760
2010 Census Households	6,461	40,708	94,190	325,967
Projected Annual Growth 2021 to 2026	-0.2%	-0.2%	-0.2%	-
Historical Annual Growth 2010 to 2021	0.3%	0.1%	0.2%	0.3%
Race and Ethnicity				
2021 Estimated White	45.7%	56.9%	60.2%	60.6%
2021 Estimated Black or African American	6.8%	6.5%	5.7%	5.0%
2021 Estimated Asian or Pacific Islander	27.4%	21.6%	17.1%	14.3%
2021 Estimated American Indian or Native Alaskan	0.9%	0.6%	0.7%	0.8%
2021 Estimated Other Races	19.2%	14.5%	16.3%	19.3%
2021 Estimated Hispanic	19.5%	14.6%	17.4%	21.3%
Income				
2021 Estimated Average Household Income	\$86,842	\$103,608	\$111,421	\$114,882
2021 Estimated Median Household Income	\$79,071	\$90,626	\$93,243	\$94,198
2021 Estimated Per Capita Income	\$36,842	\$41,916	\$43,447	\$43,290
Education (Age 25+)				
2021 Estimated Elementary (Grade Level 0 to 8)	6.0%	3.2%	4.2%	5.2%
2021 Estimated Some High School (Grade Level 9 to 11)	5.2%	3.1%	3.8%	4.5%
2021 Estimated High School Graduate	19.7%	20.4%	20.9%	21.4%
2021 Estimated Some College	14.3%	17.7%	18.0%	18.1%
2021 Estimated Associates Degree Only	7.2%	7.6%	7.7%	7.6%
2021 Estimated Bachelors Degree Only	29.9%	30.7%	28.7%	27.4%
2021 Estimated Graduate Degree	17.7%	17.3%	16.6%	15.7%
Business				
2021 Estimated Total Businesses	663	5,301	11,451	37,370
2021 Estimated Total Employees	8,227	88,219	191,141	573,754
2021 Estimated Employee Population per Business	12.4	16.6	16.7	15.4
2021 Estimated Residential Population per Business	23.7	19.3	21.7	23.9



A2Z
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CONTACT

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