# 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

MERCE

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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

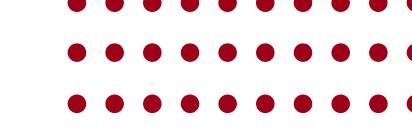
Easily Accessible to Interstates 90 and 290 with 310,650 Combined Vehicles per Day











## DEMOGRAPHICS

850 N Roselle Rd	4 1 11 0			<i></i>
Hoffman Estates, IL 60169	1 mi radius 3	mi radius	5 mi radius 10	) mi radius
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









## CONTACT

#### **A2Z REAL ESTATE INC**

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