



**4,711 SQ FT FREESTANDING BUILDING ON 0.86 ACRES**

**FORMER IHOP RESTAURANT**  
2250 BARRINGTON RD, HOFFMAN ESTATES, IL  
**FOR LEASE**



**CONTACT: STEVEN BAER** [sbaer@metrocre.com](mailto:sbaer@metrocre.com) 847.412.9898



## PROPERTY HIGHLIGHTS

- 4,711 sf Freestanding Building on 0.86 Acres
- Available Immediately (Vacant 12/18/2020)
- Located just South of I-90 Interchange Ramp
- Lighted Access & Dedicated Monument Sign
- Strong Daytime Population

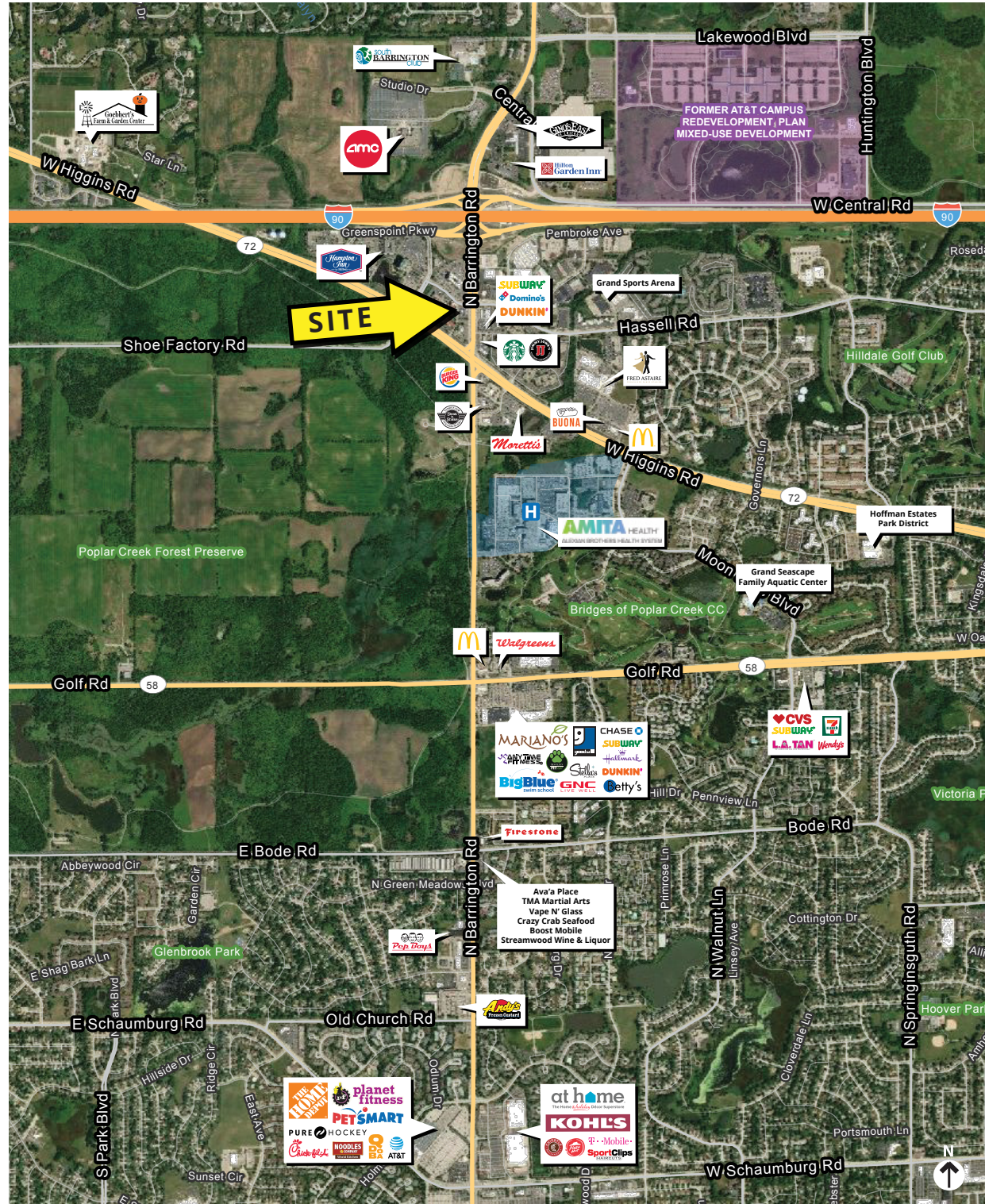
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,120	66,826	196,321
DAYTIME POPULATION	14,857	45,492	149,616
HOUSEHOLDS	2,030	25,361	73,629
AVG HH INCOME	\$84,310	\$104,119	\$113,988

## TRAFFIC COUNTS

	COUNT
BARRINGTON RD	36K VPD
HIGGINS RD	30K VPD
I-90	120K VPD
HASSELL RD	7K VPD

## AREA TENANTS INCLUDE

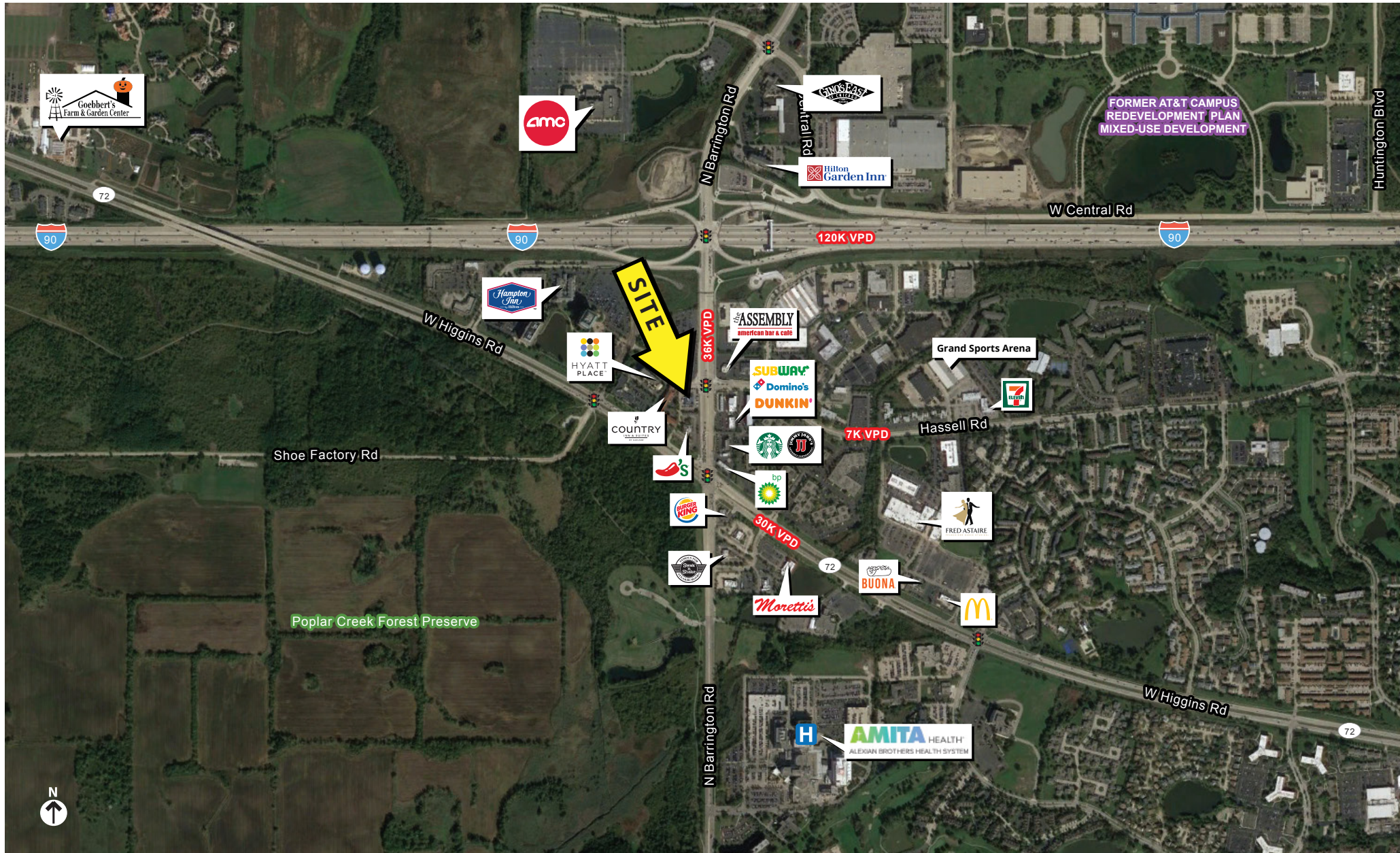




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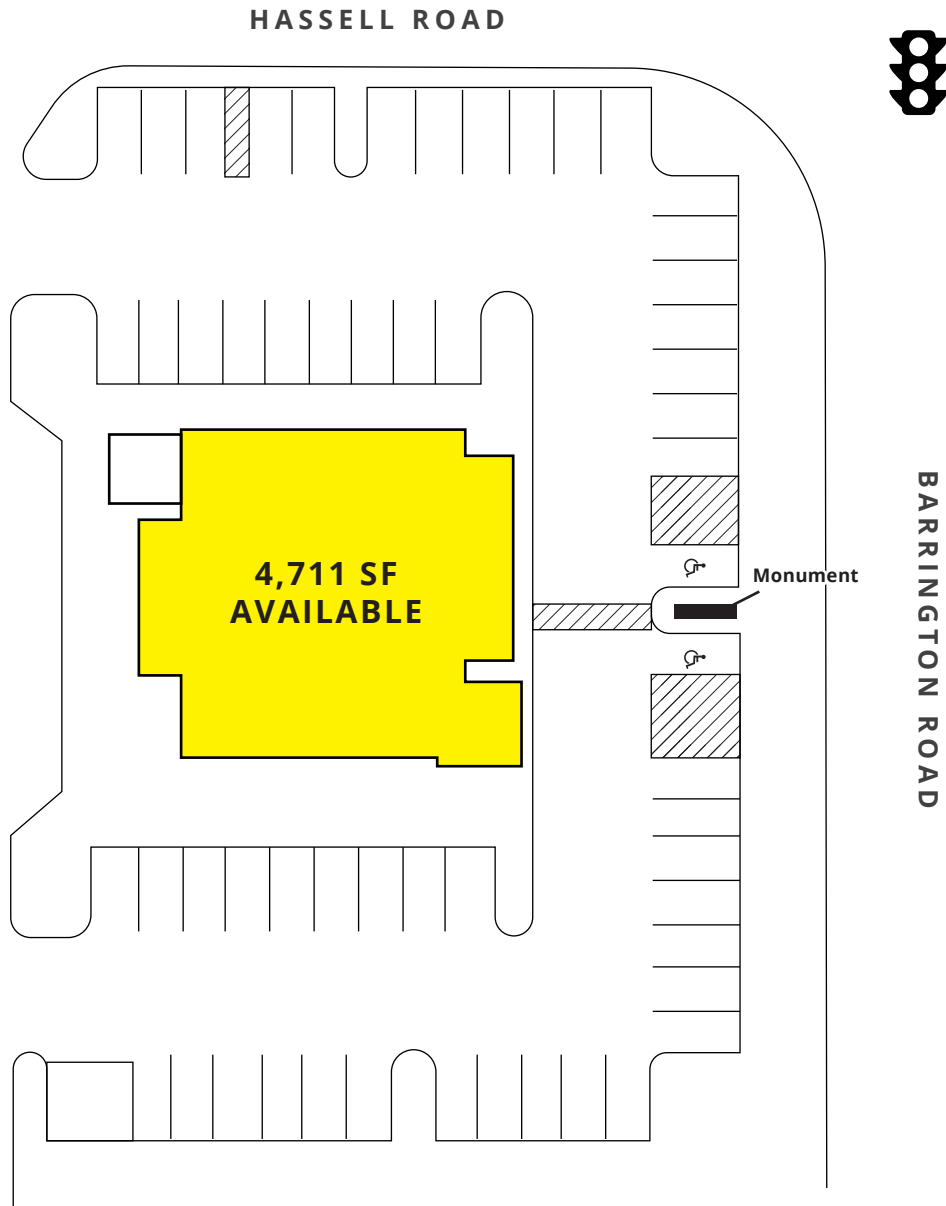
56 Skokie Valley Road  
Highland Park, Illinois 60035  
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