### **Poplar Commons Shopping Center**

2306-2336 Hassell Road | Hoffman Estates, IL | US | Cook County **Available SF:** 1,915 | **Lease Rate:** \$12 | **Lease Terms:** Triple Net | **Sale Price:** \$2.825.000





Building Type:	Retail
Available SF:	1,915
Total SF:	20,400
Number of Stories:	1
Expandable:	No
Zoning:	Retail, Business District
Site Size:	2.72 Acres
Specialty Features:	TIF District
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Unknown
Sale Price:	\$2,825,000
Lease Rate:	\$12
Lease Terms:	Triple Net
Last Updated:	Nov 11, 2022

# **Economic Development Contact**

**Kevin Kramer** 

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### **Realtor/Owner Contact**

Milan Rubenstein Owner 312-867-8744 x200 | milan@windycityre.com

# **Property and Area Description**

Popular Commons Strip Center. One retail spaces available that can be divided. Great strip center with 7- Eleven anchor tenant. Ample parking. Located near the I-90 entrance. The Center is surrounded by Apartment Complexes, Business Park, and Sports Center. Over 7,000 VPD along Hassell Rd

### **Population**

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Source: ESRI®, 2025

#### Households



Source: ESRI<sup>®</sup>, 2025

## **Transportation**

Nearest Highway: Rt-72 (Higgins Rd) (1.00 mi.)

Nearest Interstate: I-90 (1.00 mi.)

Nearest Commercial Airport: OHare International Airport (15.00 mi.)

Rail Served: No Rail Served By: Other

Rail Infrastructure in Place: No

#### **Utilities**

Natural Gas: Nicor

Water: Village of Hoffman Estates Sewer: Village of Hoffman Estates