

## Duluth Trading Co Outlot - Hoffman Bl & Pratum Ave

5190 Hoffman Blvd | Hoffman Estates, IL | US | Cook County

Available Acres: 2.2 |



|                            |                         |
|----------------------------|-------------------------|
| <b>Zoning:</b>             | Commercial, Retail      |
| <b>Setting:</b>            | Mixed-Use Business Park |
| <b>Within City Limits:</b> | Yes                     |
| <b>Last Updated:</b>       | Nov 11, 2022            |

### Economic Development Contact

**Kevin Kramer**

Village of Hoffman Estates

1900 Hassell Road

Hoffman Estates, 60169

(847) 781-2662 |

kevin.kramer@hoffmanestates.org

### Realtor/Owner Contact

**Scott Goldman**

Owner

312-212-5400 | sg@revisiongrp.com

### Property and Area Description

+2.2 Acre Site - Opportunity is purchase or Build-To-Suit, adjacent to Duluth Trading Company +Adjacent to Cabelas with over 1,000,000 visitors per year in its 180,000 SF store +Over 1,000,000 SF retail within 2 miles of site with a full service Marriott with conference, fine dining and 295 room accommodations +Site located just off I-90 interchanges in Prairie Stone Business Park, a 780 acres master planned business park including 100 acres of grasslands and nature trails +Location is 20 minutes from O'Hare, 10 minutes from Schaumburg +Business Park includes 100,000 SF Prairie Stone Sports & Wellness Center +Sears Arena sports and entertainment venue with 11,000 seats and 750,000 visitors annually Pad site available for sale lease, ground lease or build to suit. Join Duluth Trading Company flagship store with high visibility from I-90. Near Cabelas, The Saddle Room, proposed Culvers, and Target. Also near the Sears Centre Arena, that hosts a variety of family shows, concerts and sporting events. Just a mile from The Arboretum of South Barrington, Poplar- Prairie Stone Crossing shopping center and the 295-room Chicago Marriott Northwest hotel. Located at the Prairie Stone office park with 30+ corporate tenants including Sears Holding Corporation, I-CAR, Bosch Rexroth, Tate & Lyle, Sterta, Sensient, Mary Kay's regional distribution center and many more.

### Population

|                                                                                    |                                  |                                    |                                    |
|------------------------------------------------------------------------------------|----------------------------------|------------------------------------|------------------------------------|
|  | <b>645,971</b><br>10 Mile Radius | <b>2,265,449</b><br>20 Mile Radius | <b>5,597,071</b><br>30 Mile Radius |
|------------------------------------------------------------------------------------|----------------------------------|------------------------------------|------------------------------------|

Source: ESRI®, 2025

### Households

|                                                                                     |                                  |                                  |                                    |
|-------------------------------------------------------------------------------------|----------------------------------|----------------------------------|------------------------------------|
|  | <b>240,557</b><br>10 Mile Radius | <b>870,194</b><br>20 Mile Radius | <b>2,176,590</b><br>30 Mile Radius |
|-------------------------------------------------------------------------------------|----------------------------------|----------------------------------|------------------------------------|

Source: ESRI®, 2025

### Transportation

**Nearest Highway:** Higgins Road (Rt. 72) (1.00 mi.)

**Nearest Interstate:** I-90 (1.00 mi.)

**Nearest Commercial Airport:** O'Hare International Airport (15.00 mi.)

**Rail Served:** Unknown

**Rail Served By:** Other

**Rail Infrastructure in Place:** Unknown

### Utilities

**Electric:** ComEd

**Natural Gas:** Nicor

**Water:** Village of Hoffman Estates

**Sewer:** Village of Hoffman Estates

Kevin Kramer | Economic Development Director | Village of Hoffman Estates  
1900 Hassell Rd. | Hoffman Estates, IL 60169 | (847) 781-2662 | kevin.kramer@hoffmanestates.org