

Arlington Heights, Illinois

Demographic and Development Summary 2025



Arlington
Heights

TAKE IT TO THE HEIGHTS!™

DOWNTOWN ARLINGTON HEIGHTS

Arlington Heights features an eclectic, vibrant, and award-winning Downtown with an exciting urban vibe and more than 30 shops and boutiques, plus nearly 40 unique restaurants and eateries. And over 25 of these restaurants offer outdoor dining, adding to Downtown's alluring street life. Four free public garages provide ample parking to visitors. Also, we are immediately served by Metra suburban rail, providing car-free access at all hours of the day.



Downtown Arlington Heights is also a Chicagoland destination for entertainment. The 300-seat **Metropolis Performing Arts Centre** offers concerts, comedy, as well as live theatre and musicals. We are also home to venues such as **Big Shot Piano Lounge**, a great spot for live music in a classy and cozy environment and **Hey Nonny**, a music venue featuring a variety of great live acts throughout the week from rock to jazz to blues in an intimate setting.



Numerous large-scale events make Downtown Arlington Heights a year-round destination. **Arlington Alfresco** is one of Chicagoland's premier outdoor destinations, with four blocks of pedestrian-only outdoor dining and shopping from May through September. **Frontier Days** is held in Recreation Park at the beginning of July, featuring a carnival, live music, and the annual 4th of July parade. Also, the weekly **Sounds of Summer Concert Series** takes place on Thursday evenings from June through August, offering music from some of the Chicago area's best live acts. These

free shows in Harmony Park emphasize that evenings are alive in Downtown Arlington Heights. The summer concludes with **Harmony Fest featuring The Taste of Arlington Heights**, a two-day event highlighted by live music, family-friendly activities, and some of the best cuisine in the northwest suburbs.

And the holiday season is also a great time of year for events. The annual **Tree Lighting Ceremony** on the day after Thanksgiving in North School Park kicks off the holiday season. Meanwhile, the **Rotary Santa Run** in early December features over 2,000 Saint Nicks dashing through the streets of Arlington Heights in this one-of-a-kind 5K run.

DOWNTOWN ARLINGTON HEIGHTS

Downtown Arlington Heights is a thriving mixed-use district with thousands of residents, over 30 shops and boutiques, and nearly 40 restaurants. Harmony Park plays host to the Sounds of Summer Concert series on Thursday evenings throughout the summer.

The **Metropolis Performing Arts Centre** is home to hundreds of shows year-round including live theater, concerts, and stand-up. Every December, the Metropolis presents “A Christmas Carol”, while The Second City performs their annual holiday revue, featuring their nationally renowned sketch comedy and improv.



Annual events bring a multitude of guests from throughout the Chicago area to Downtown Arlington Heights every year. **Arlington Alfresco** brings tens of thousands from around the Chicago region to savor an outdoor dining experience unlike any other. Live music at the Sounds of Summer concert series in Harmony Park, Thursday nights from June through August, is also a Downtown highlight.

Downtown Arlington Heights is a great place to shop, dine, and play. Please visit **TakeItToTheHeights.com** for more information.



BEYOND DOWNTOWN

For fitness, recreation, or relaxation, the **Arlington Heights Park District** offers a plethora of options. In Arlington Heights you will find five community centers with outdoor pools, the Olympic Indoor Swim Center, two tennis clubs, two public golf courses, the Arlington Heights Historical Museum, the Senior Center, and an outdoor skate park. This in addition to more than 50 public parks that include sports complexes, playgrounds, and picnic shelters across 715 acres of land.



The **Arlington Heights Memorial Library** is one of the nation's most highly acclaimed for its size, regularly receiving a five-star rating from *Library Journal*. This prestigious designation is received by only 1% of the country's public libraries. More than just books, the Arlington Heights Memorial Library has an extensive offering of services from various digital media, to a full-service business center, numerous classes and webinars, and other great resources. A new makerspace facility opened in 2021 as well. Dubbed the "Makerplace", businesses and

residents can take advantage of an extensive variety of equipment and technology, such as a commercial kitchen, sewing machines, 3D printers, laser cutters, laminating machines, and more.

The intersection of Arlington Heights Road and Algonquin Road is where you will find **Mitsuwa Marketplace**, the largest Japanese grocer in the Midwest. Mitsuwa attracts thousands of tourists every year with its authentic grocery selection, retail kiosks, and renowned dining. The food court itself has been praised by Thrillist.com as one of the best restaurants in the Chicago suburbs: "There's a sushi joint, ramen joint, Chinese joint, Japanese joint, and Korean joint, as well as a bakery, café, and confectionary. Grab a bowl of one of Chicago's best ramen and a bento box alongside a choco crab donut and green tea and vanilla swirl ice cream for a trip that will have you seeing the suburbs in a whole new light."



UPCOMING DEVELOPMENT

Arlington Heights remains a target of significant financial investment. Upcoming development will help enhance undeveloped or underutilized properties throughout the community, affording Arlington Heights with an exciting mix of new residential, commercial, and industrial uses. One such example is **Arlington 425**, a mixed-use project approved for the largest undeveloped parcel in the Downtown. The plan calls for 319 residential units, 7,500 square feet of ground floor commercial space, and covered parking to accommodate residents, visitors, and customers.



Arlington Gateway is a proposed 16.4-acre mixed-use development located at the southeast corner of Algonquin and Arlington Heights Roads. The first phase of the proposal includes an eight-story apartment building with approximately 300 luxury and affordable rental units and 25,000 square feet of first-floor commercial space. Future phases of redevelopment could include a mix

of additional multi-family units with ground floor commercial spaces, renovation of the former *Daily Herald* headquarters as a medical office building, and other potential uses.

Mylo Arlington Heights is an approved redevelopment of two vacant office buildings on the north side of Downtown into a six-story mixed-use building with 135 residential units and 1,875 square feet of first-floor commercial space. The site would also feature 175 parking spaces. Construction is anticipated to begin in 2025.



The **Hickory-Kensington** redevelopment area is located within a TIF district that will help incentivize development in an area of the community just east of Downtown, consistent with the *Hickory-Kensington Area Plan*. This plan envisions the development of mixed-use residential and commercial with multi-family housing, townhomes, and first-floor retail and services. Such development will increase property values within the TIF, strengthening the tax base, and providing density to help support area businesses. This comprehensive project is located just east of Downtown, around the intersection of Hickory Avenue and Kensington Road.



FourNorth Apartments represent the latest stage of redevelopment for this neighborhood. Completed in 2024, this five-story building offers 76 residential units, 117 public/private parking spaces, and nearly 3,500 square feet of streetfront commercial space. Additional new residential construction in the neighborhood is also currently being proposed.

5 N. Douglas Apartments, at the corner of Douglas Avenue and Kensington Road, is a proposed five-story multi-family building with 64 luxury apartments. The site is a half-mile walk from Downtown Arlington Heights, and the property is adjacent to the new FourNorth Apartments site.



The Southpoint shopping center, at the corner of Rand Road and Palatine Road is seeing substantial new investment after years of high vacancy. Among the tenants that have opened in the past two years:

- At Home: The Home Décor Superstore
- Bibibop Asian Grill
- Chipotle
- Consumers Credit Union
- Golf VX: Golf Simulator Experience

The Northwest Gateway Center is a 50-acre spec industrial development consisting of two planned facilities totaling over 500,000 square feet of manufacturing and warehousing space. The site offers excellent access to I-90, I-290, and I-355 via IL-53. Construction is complete and is welcoming its first tenant, Red Bull, who is opening a 57,000 square foot warehouse and distribution facility in 2024.



The **Arlington Downs** project is an exciting addition to the Chicago market. The 27-acre mixed-use development currently offers nearly 500 residential units, and is home to **First Ascent**, an Olympic-quality climbing facility and fitness center. Future potential development includes additional multi-family residential, as well as retail and restaurant.



DIGITAL BUSINESS RESOURCES

The Village of Arlington Heights offers several digital resources to help existing businesses stay informed and market themselves.

Business Webpage

A great starting point is the Village' *Business* webpage at VAH.com/business. The site is a great resource for Arlington Heights residents and visitors, and is an easy-to-use channel for promoting your business and bringing in new customers. Adding a listing to the business directory is free to use for business license holders. For more information on how to utilize the site, contact the Department of Planning and Community Development at (847) 368-5200, by email at planningmail@vah.com.

Related Pages

- Commercial Permits
- Community Events
- Licensing
- Business Resources
- Available Spaces
- Business Directory
- Tax Increment Financing (TIF)

Home > Business

Business

Arlington Heights businesses enjoy the benefit of progressive and proactive efforts in recruiting new businesses and retaining current business. Our economic development efforts, along with efforts of local business-oriented agencies, create a favorable, welcoming climate for all businesses.

If you are interested in opening a business in Arlington Heights or if you would like to learn more about programs and incentives for new and existing businesses, please call the Planning & Community Development Department at 847.368.5200.

Related Topics

- [Business Assistance from Local Agencies](#)
- [Demographic and Development Summary](#)
- [Business Resource Guide](#)
- [Demographics & Community Profile](#)

Social Media

Don't forget to support us on social media as well. Like us on our Facebook pages!

- The **Take It To The Heights!** Facebook page is designed to provide information on shopping, dining, entertainment, tourism, and events throughout the Village.
 - [Facebook.com/TakeItToTheHeights](https://www.facebook.com/TakeItToTheHeights)
- The **Village of Arlington Heights** Facebook page is your source for community-wide information and notices from our various departments.

Follow us on Twitter as well [@ArlingtonHtsGov](https://twitter.com/ArlingtonHtsGov)! Here you will find an array of Village-wide information from events, to community-wide alerts, to informative tweets from our various departments such as Police, Fire, and Planning & Community Development.

Please visit our social media sites to learn more about what's happening in Arlington Heights!



INCENTIVE PROGRAMS

The Village of Arlington Heights offers several incentive opportunities to help businesses grow and thrive. Businesses that generate a substantial amount of sales tax, provide a significant number of quality employment opportunities, or fill an unmet need in the Village's business community, may be eligible. If you think that your business may qualify for one or more of these programs, please contact the Village's Business Development Manager at (847) 368-5200. Visit VAH.com/business to learn how Arlington Heights can help your business.

Zero Interest Loan Program

The Zero Interest Loan Program is designed to assist new businesses looking to start operations in Arlington Heights, as well as existing businesses that are looking to grow and expand within the Village. This will benefit both the community and region by increasing employment, reducing vacancies, and creating business-to-business and business-to-consumer opportunities.

Eligible applicants are for-profit business owners or property owners who are looking to enhance their Arlington Heights operation or facility. Qualified applicants can be awarded an interest-free loan of up to 75% of their project costs for a maximum of five years, not to exceed \$25,000 from the Village (larger requests can be considered on a case-by-case basis). Businesses must comply with appropriate governmental regulations, including those outlined in the *Zero Interest Loan Program Policy and Procedures*. Among the eligible costs for the loan:

- Start-up or relocation into an Arlington Heights property
- Expansion within current location
- Interior build-out
- Purchase of machinery or equipment
- Energy efficiency improvements
- Electric vehicle charging station installation
- Upgrades to technology
- Other improvements as may be approved by the Village that enhance occupancy rates, employment figures, and/or tax revenue

Small Business Sales Tax Rebate Program

The Village is offering eligible retail businesses the opportunity to apply for the Small Business Sales Tax Rebate Program. This program is administered by the Arlington Heights Department of Planning and Community Development and was conceived by the Arlington Economic Alliance. The program is designed to attract new small retail businesses of less than 5,000 square feet to the Village, as well as helping existing small retail businesses with their expansion efforts.

Under the program, eligible new businesses can receive a rebate of as much as 50% of local sales taxes generated. Eligible existing businesses can receive a rebate of as much as 50% of local sales taxes generated on the increment over the prior year's (base year) sales. The rebate will be remitted annually, not to exceed the duration of their lease, or five years, whichever is less.

Eligible applicants will have a minimum three-year lease (the duration of the incentive period may not exceed the length of the lease) and the maximum store size is 5,000 square feet. Existing businesses must be expanding their square footage by at least 25%. The business may propose its own store hours, but must be open at least 40 hours per week, and at least one weekend evening per week until 8:00 p.m. between April 1 and October 31.

DEMOGRAPHICS

The Village of Arlington Heights continues to grow and thrive. In terms of population, Arlington Heights is the 15th-largest municipality in the State of Illinois. From 2010 to 2020, the community grew by 2,575 residents, a population increase of 3.43%.

Village of Arlington Heights Demographics

| | |
|--------------------------|-----------|
| Population | 77,676 |
| Households | 31,782 |
| Median Household Income | \$107,000 |
| Land Area (square miles) | 16.61 |
| UI-Covered Businesses | 2,969 |
| Private Sector Workers | 35,482 |

Sources: U.S. Census Bureau (2020 data)

Chicago Metropolitan Agency for Planning (CMAP)

Illinois Dept. of Employment Security

Downtown Demographics (Arlington Heights Road & Northwest Highway)

| | Within 1 mile | Within 5 miles | Within 10 miles |
|-----------------------|---------------|----------------|-----------------|
| Population | 19,191 | 314,938 | 943,029 |
| Households | 7,740 | 123,596 | 356,613 |
| Avg. Household Income | \$114,934 | \$114,699 | \$123,701 |

Source: CoStar (Dec. 2024 estimates)

Uptown Demographics (Arlington Heights Road & Rand Road)

| | Within 3 miles | Within 5 miles | Within 10 miles |
|-----------------------|----------------|----------------|-----------------|
| Population | 133,313 | 326,457 | 882,598 |
| Households | 52,423 | 127,586 | 335,214 |
| Avg. Household Income | \$119,448 | \$121,112 | \$126,685 |

Source: CoStar (Dec. 2024 estimates)

Southtown Demographics (Arlington Heights Road & Golf Road)

| | Within 3 miles | Within 5 miles | Within 10 miles |
|-----------------------|----------------|----------------|-----------------|
| Population | 111,039 | 266,371 | 1,046,628 |
| Households | 43,866 | 105,557 | 394,879 |
| Avg. Household Income | \$111,226 | \$115,834 | \$116,035 |

Source: CoStar (Dec. 2024 estimates)

INFRASTRUCTURE

Arlington Heights offers incomparable access throughout the Chicago area. With numerous means of access by auto or rail, and a short 15-minute drive time to O'Hare International Airport, Arlington Heights serves as an attractive destination for residents and businesses alike.

Note: vpd = vehicles per day

Highways

IL-53 (I-90/290/355) at Euclid Avenue = 105,000 vpd

I-90 (Jane Addams) at Arlington Heights Road = 143,700 vpd

Source: IL Dept. of Transportation

Major Intersections

Arlington Heights Road & Dundee Road = 48,000 vpd

Arlington Heights Road & Golf Road = 55,000 vpd

Arlington Heights Road & Northwest Highway (US-14) = 36,000 vpd

Arlington Heights Road & Rand Road (US-12) = 47,000 vpd

Source: IL Dept. of Transportation

Distance to Airports

O'Hare International Airport = 8-15 miles

Chicago Executive Airport = 3-10 miles

Metra Stations*

Arlington Heights (Downtown) = 2,506 total weekday boardings

Arlington Park = 1,638 total weekday boardings

Source: Metra (2018)

*The figures represent two of the 15 busiest stations in the entire Metra system excluding the Downtown Chicago terminus stations.



CONTACT INFORMATION

Village Staff is always happy to assist should you have any questions, thoughts, or concerns regarding your business. For any business-related questions, please contact:

Village of Arlington Heights
Department of Planning and Community Development
33 S. Arlington Heights Road
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Phone: (847) 368-5200
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VAH.com

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