

Retail Space

- Vanilla Box Space
- 2nd Generation Restaurant Spaces
- 2nd Generation Pizza Restaurant
- Turnkey Office/Medical Spaces



FOR LEASE PROPERTY SPECIFICATIONS

Description:	Grocery Anchored Community Center
Building Size:	103,266 SF
Available Space:	1,240 SF to 13,610 SF
Land Size:	11 Acres
Year Built:	1988
Parking:	300 Spaces
Possession:	Closing/Lease Execution
Zoning:	B-3
Real Estate Taxes:	\$1.80 SF (2016)
CAM & Insurance:	\$2.45 SF
Lease Price	\$8.00 - 14.00 PSF, NNN

PROPERTY OVERVIEW

Retail – Restaurant – Office Space
1,240 up to 13,610 SF Contiguous

- Excellent opportunity to join Chase Bank, Dollar Tree, and Goodwill
- Other area retailers include Jewel Osco, Walgreens and Starbucks
- This center is located at a signalized intersection on E. Algonquin Road, a major arterial road in McHenry county on the East Side of Algonquin
- Trade area includes Algonquin, Barrington Hills and Carpentersville
- Traffic counts for Algonquin Rd are 35,000 vehicles per day
- **PINs:** 19-35-161-021, 19-35-301-001

Presented By:

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2390 Esplanade Drive
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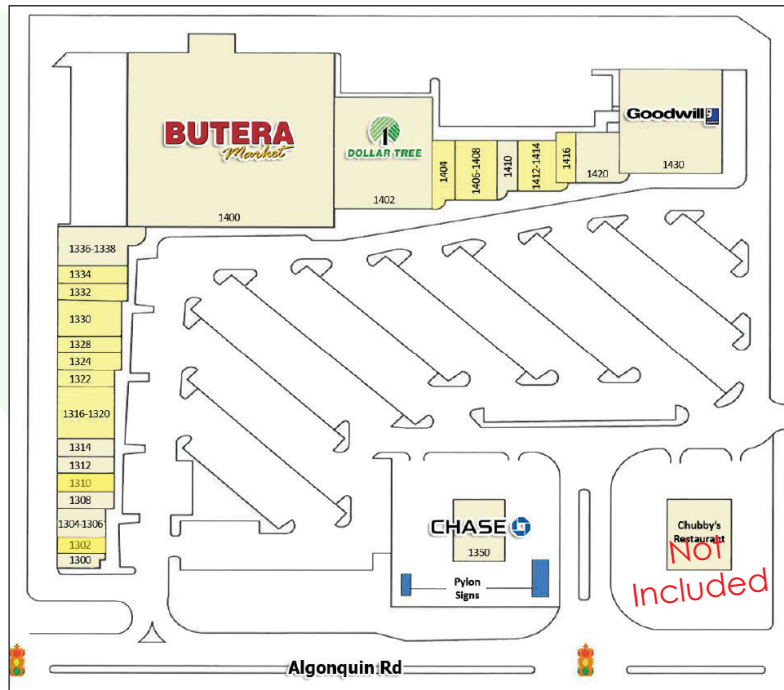
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Algonquin
Auto Repair

Wright
Wash



Walgreens

Jewel-Osco

Space	Sq Ft	Tenant
1300	972	Unique Nail Salon
1302	780	Available Retail
1304-1306	1,820	Dragon I Restaurant
1308	1,145	Dragon I Restaurant
1310	1,140	Town & Gardens Flower Shoppe
1312	1,140	S.T. Cigars
1314	1,146	Moderno Beauty Salon
1316-1320	3,720	Available Retail/Open Space
1322	1,240	Available Retail
1324	2,015	Available Restaurant
1328	1,910	Available Retail
1330	1,840	Available Retail
1332	1,445	Available Restaurant

Space	Sq Ft	Tenant
1334	1,440	Available Retail
1336-1338	3,531	Cardinal Wine & Spirits
1400	41,188	Butera Market
1402	13,000	Dollar Tree
1404	1,500	Available Office/Medical
1406-1408	2,880	Available Retail/Office
1410	1,319	Craig Duncan, DDS
1412-1414	2,480	Available Retail/Office
1416	1,327	Available Restaurant
1420	2,590	US Postal Service
1430	12,000	Goodwill
1350	N/A	Chase Bank

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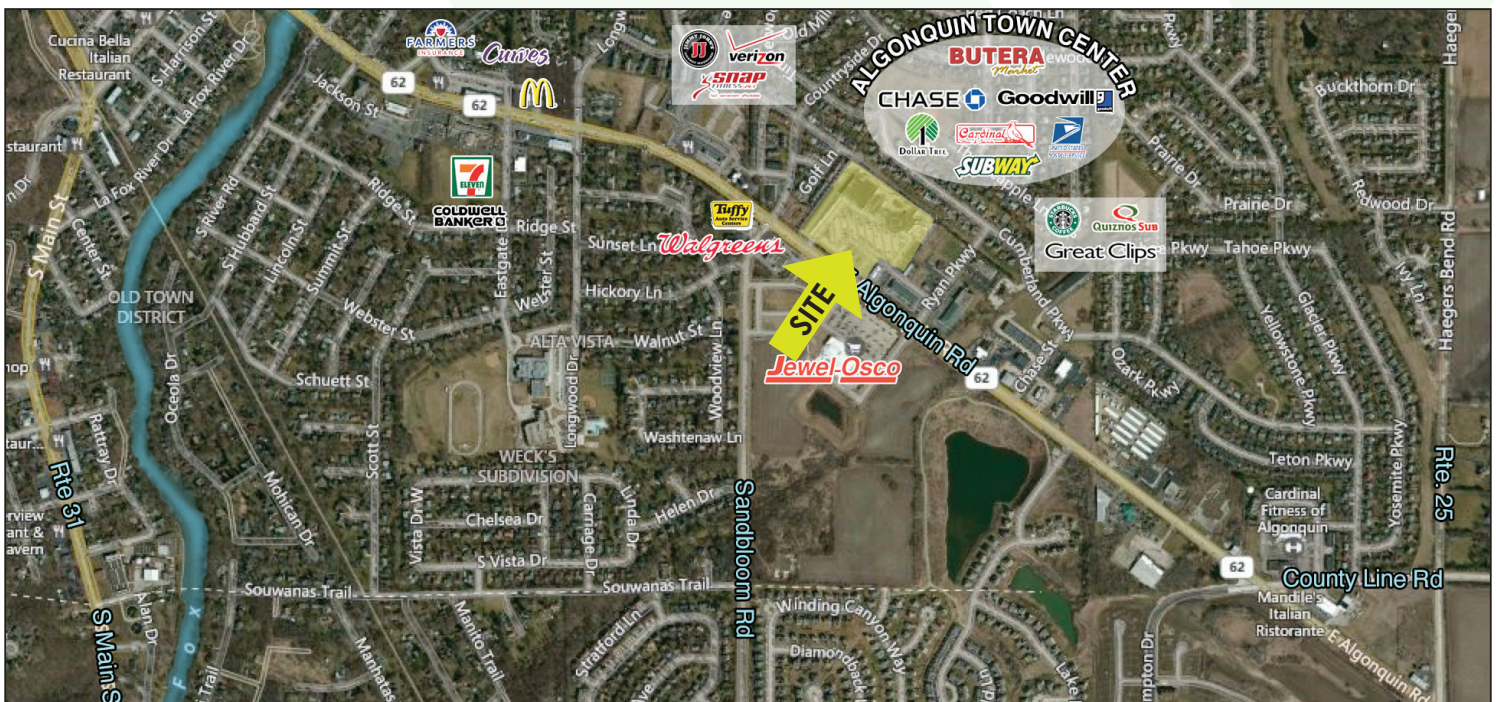
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Demographics	1 mile	3 miles	5 miles
Avg. Household Income	\$84,665	\$89,939	\$94,399
Population	8,297	52,117	137,468
Traffic Count: Algonquin Rd 35,000 cars per day			



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