



PROPERTY SPECIFICATIONS

PROPERTY TYPE:	Community Center	OCCUPANCY:	87.67%
BUILDING SIZE:	33,590 SF	LAND SIZE:	+/- 5 Acres
PRICE:	\$7,586,900	NOI:	\$531,083
PRICE PER SF:	\$226	CAP RATE:	7
REAL ESTATE TAXES:	\$171,323.18 (2018)	TOTAL TENANTS:	14
PIN:	06-33-352-003	YEAR BUILT:	2004

Stony Creek is a prominently located community center that shadows Jewel/Osco, Ace Hardware, Panera Bread, Outback Steakhouse and Circle K. Tenants include Randall's Pancake House, Hair Cuttery, Girl Scouts, a Dentist, Miracle Ear, Morelli's Pizza and Richards Fine Jewelry. Other immediate area retailers include Kohl's, TJMaxx, Home Depot and Best Buy. The center is located at the prime retail intersection in South Elgin, with traffic counts of 28,477 VPD. 3-mile population is 18,114 and average household income is \$114,560.

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer or sub-agency is being made.

Presented By:

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Realty Metrix Commercial
2390 Esplanade Drive
Suite 201
Algonquin, IL 60102



Stony Creek Shopping Center AERIAL MAP

RealtyMetrix
Commercial



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AGREED TO AND ACCEPTED

This ___th day of _____, 20__.

Signature: _____

Name (please print): _____

Company: _____

Title: _____

Return signed document to: Dave Schmidt at Realty Metrix Commercial

Address: 2390 Esplanade Dr. Algonquin, IL 60102

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