

RETAIL SPACE **FOR LEASE** + POTENTIAL OUTLOT AVAILABLE



PROPERTY SPECIFICATIONS

- Description:** Community Shopping Center
- Building Size:** 212,000 SF
- Available Spaces:** 1,500, 10,075 & 13,000 SF
- HVAC:** Gas Forced Air
- Electric:** 200 Amp three-phase
- Sprinklered:** Yes
- Floors:** Varies per unit
- Sewer/Water:** City
- Parking:** Ample parking to code
- Possession:** Upon lease execution
- Real Estate Taxes, CAM & Insurance:** \$5.00 PSF
- Lease Price:** **\$9.00 - \$18.00 NNN**
- Outlot Available:** **Call Broker for details**

PROPERTY OVERVIEW

- Terrific retail location on Rt 31 north of Rt 120
- **Unit 1792** - 13,000 SF - Approximately 101' wide. Large open floor area with two large bathrooms, private office, receiving area, dropped ceiling. Ceramic tile floor, 10'9" ceiling height. Space can be subdivided.
- **Unit 1774** - 1,500 SF - Approximately 14.5' wide. Open floor space with stockroom wall. One bathroom, VCT Flooring. Drop ceiling with fluorescent lighting, 10'11" ceiling height.
- **Unit 1762** - 10,075 SF - Approximately 76' wide by 100' deep in showroom area. Two bathrooms, 16' x 76' stockroom with 6' x 9' overhead door and 11'11" ceiling height.
- Signalized intersection
- Monument signage
- Under new ownership
- Renovations coming soon
- Join Applebee's, American Freight, BMO Harris, Woof & Run, Well Now Urgent Care, QT Nails, McHenry Liquor, Great Clips, Cross Kick Fitness, Twisted Limits Axe Throwing, Popeye's, Aspen Dental, Stella's, and Panera is coming soon!
- Great location for a dollar store, restaurants, general retail, financial office, event space or pet supply store.

LINDA KOST
Senior Broker
847.910.8820
LKost@realtymetrix.com

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



Unit 1774

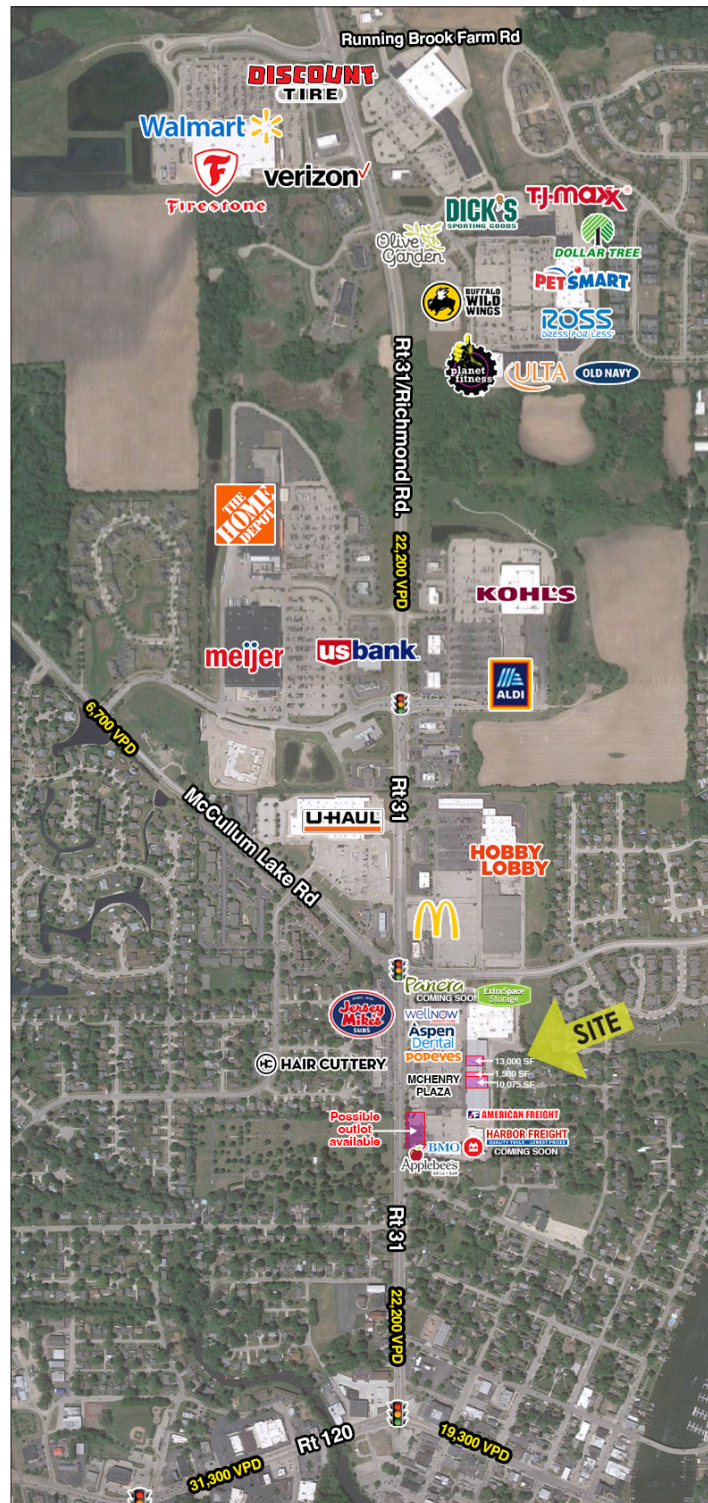


Unit 1762



Unit 1792





LINDA KOST
Senior Broker
847.910.8820
LKost@realtymetrix.com

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

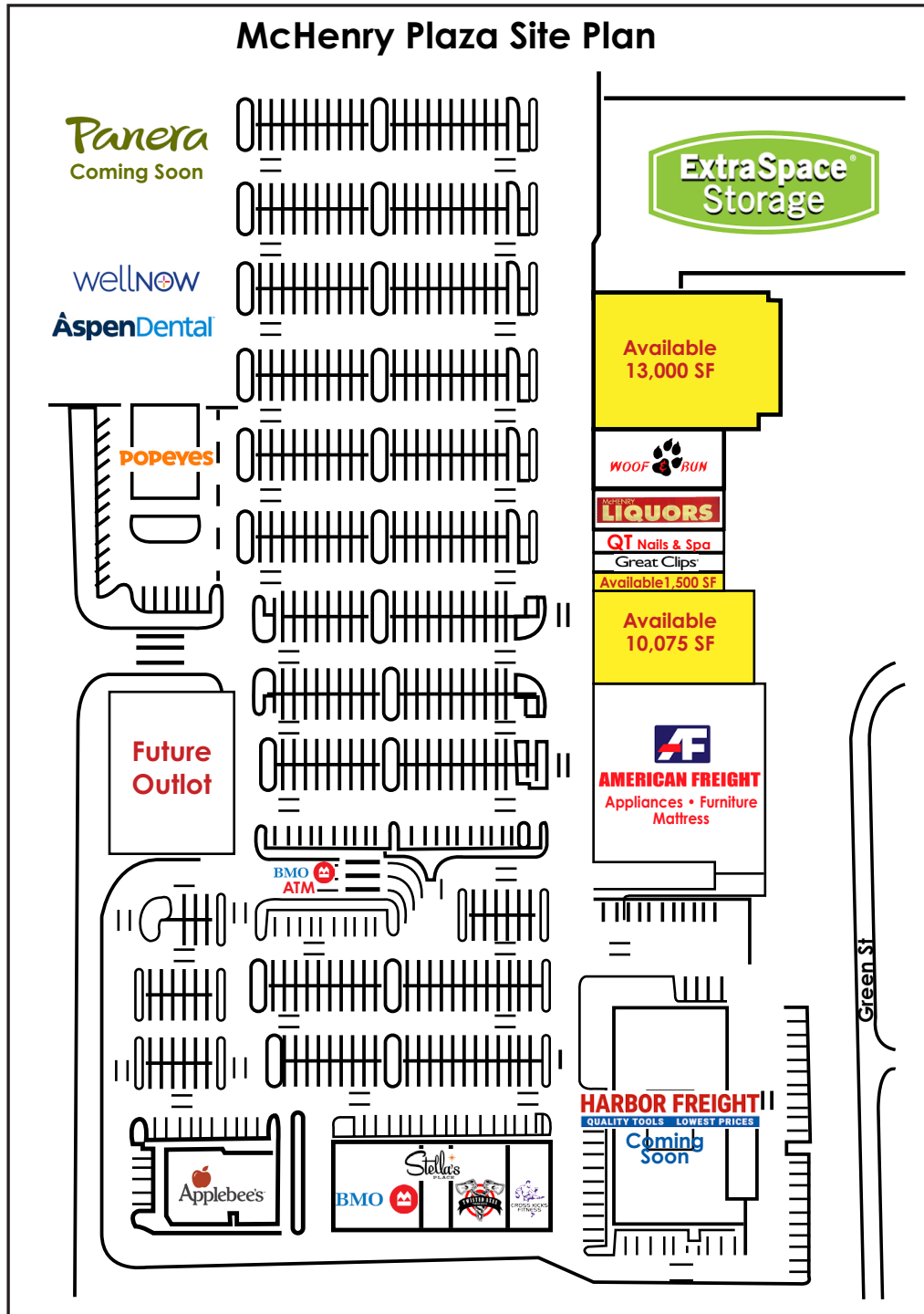




LINDA KOST
Senior Broker
847.910.8820
LKost@realtymetrix.com

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





LINDA KOST
Senior Broker
847.910.8820
LKost@realtymetrix.com

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



Area Demographics

Population	3 mile	5 mile	10 mile
2010 Population	35,254	63,218	274,565
2023 Population	35,590	63,894	278,612
2028 Population Projection	35,904	64,493	281,760
Annual Growth 2010-2023	0.1%	0.1%	0.1%
Annual Growth 2023-2028	0.2%	0.2%	0.2%
Median Age	41.7	41.7	40.3
Bachelor's Degree or Higher	26%	26%	29%
U.S. Armed Forces	0	0	197
Population by Race			
White	33,868	60,687	253,690
Black	426	835	6,688
American Indian/Alaskan Native	210	322	2,274
Asian	547	1,073	10,407
Hawaiian & Pacific Islander	19	32	205
Two or More Races	520	945	5,348
Hispanic Origin	5,078	7,721	57,266
Housing			
Median Home Value	\$211,895	\$210,810	\$217,956
Median Year Built	1980	1981	1983

Households			
2010 Households	13,232	23,582	97,515
2023 Households	13,341	23,824	99,020
2028 Household Projection	13,459	24,054	100,189
Annual Growth 2010-2023	0.3%	0.2%	0.3%
Annual Growth 2023-2028	0.2%	0.2%	0.2%
Owner Occupied Households	10,591	19,407	81,072
Renter Occupied Households	2,868	4,647	19,116
Avg Household Size	2.6	2.7	2.8
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$467M	\$843M	\$3.5B
Income			
Avg Household Income	\$104,383	\$104,339	\$103,606
Median Household Income	\$82,643	\$82,865	\$82,791
< \$25,000	1,552	2,434	10,559
\$25,000 - 50,000	2,207	3,882	16,564
\$50,000 - 75,000	2,377	4,563	17,880
\$75,000 - 100,000	1,745	3,282	14,461
\$100,000 - 125,000	1,667	2,961	12,472
\$125,000 - 150,000	1,049	1,990	7,959
\$150,000 - 200,000	1,469	2,535	9,975
\$200,000+	1,273	2,176	9,150

Consumer Spending Details	3 miles			5 miles			10 miles		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Apparel	\$23,843,273	\$1,787	\$670	\$42,665,814	\$1,791	\$668	\$181,574,056	\$1,834	\$652
Entertainment, Hobbies & Pets	\$69,072,484	\$5,177	\$1,941	\$124,697,662	\$5,234	\$1,952	\$508,193,469	\$5,132	\$1,824
Food & Alcohol	\$124,472,602	\$9,330	\$3,497	\$223,698,303	\$9,390	\$3,501	\$939,308,046	\$9,486	\$3,371
Household	\$77,301,942	\$5,794	\$2,172	\$139,666,801	\$5,862	\$2,186	\$582,282,385	\$5,880	\$2,090
Transportation & Maintenance	\$119,611,854	\$8,966	\$3,361	\$217,780,133	\$9,141	\$3,408	\$908,801,159	\$9,178	\$3,262
Health Care	\$24,089,835	\$1,806	\$677	\$43,451,251	\$1,824	\$680	\$177,859,743	\$1,796	\$638
Education & Daycare	\$28,517,477	\$2,138	\$801	\$51,070,757	\$2,144	\$799	\$217,595,730	\$2,197	\$781
Total Specified Consumer Spending	\$466,909,467	\$34,998	\$13,119	\$843,030,721	\$35,386	\$13,194	\$3,515,614,588	\$35,504	\$12,618

LINDA KOST
Senior Broker
847.910.8820
LKost@realtymetrix.com

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

