

THE SHOPS AT FOX RIVER

SEC Route 31 & Running Brook Farm Blvd | McHenry, IL



CONTACT

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MID-AMERICA®

Asset Management, Inc.

A MEMBER OF CHAINLINKS RETAIL ADVISORS

THE SHOPS AT FOX RIVER

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ANCHORS



JCPenney



DSW
DESIGNER SHOE WAREHOUSE

ROSS
DRESS FOR LESS

AREA
RETAILERS



PETSMART

BED BATH &
BEYOND

T.J. MAXX

OLD NAVY

TRAFFIC
COUNTS



ULTA
BEAUTY

five
BELOW

D
Discovery Clothing Company



FEATURES



JO-ANN
fabric and craft stores

maurices

Richmond Road: 17,000 vpd

- The Shops at Fox River serves the growing communities in the northwestern suburbs of the Chicago MSA
- The center offers great access and visibility from Richmond Road, the main retail corridor in the McHenry market
- Junior anchor and shop opportunities available

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McHenry –Phase I		
Suite	Tenant	SF
1	Dick's Sporting Goods	49,973
2	Petsmart	20,165
3	DSW	18,100
4	Bed Bath & Beyond	23,384
5	Ross Dress For Less	25,472
5A	Jo-Ann	17,172
6	Planet Fitness	18,000
6A	Available	12,275
7	Ulta Beauty	10,000
8	T.J. Maxx	24,096
9	Available	12,367
10	Old Navy	15,278
A1	Mariner Finance	2,500
A4	Five Below	7,350
D1	Available	2,150
D3	Maurices	5,000
D4	Torrid	2,500
D5	Lane Bryant	4,500
OP2	Olive Garden	7,399
OP3-1	Buffalo Wild Wings	5,687
OP3-2	AT&T	3,273
Total GLA		286,730

Johnsburg – Phase II		
Suite	Tenant	SF
E1	Kay Jewelers	2,500
E4	Available	5,500
E5	Discovery Clothing Co.	10,000
F1	McHenry Nails & Spa	2,250
F3	Payless Shoesource	3,000
F4	Sally Beauty Supply	1,500
F5	Available	1,500
F6	Yogeeze Frozen Yogurt	1,500

F7	Subway	1,500
F8	Claire's	1,500
G1	Massage Envy	4,000
G3	Justice	4,000
G6	Available	4,526
H1	Mathnasium	2,000
H3	The McHenry Dentist	1,760
H4	Available	2,640
OP1	Chase	4,443
U1	JCPenney	103,525
Total GLA		157,644



Suite	Tenant	SF
Outlot	Proposed Retail	7,000

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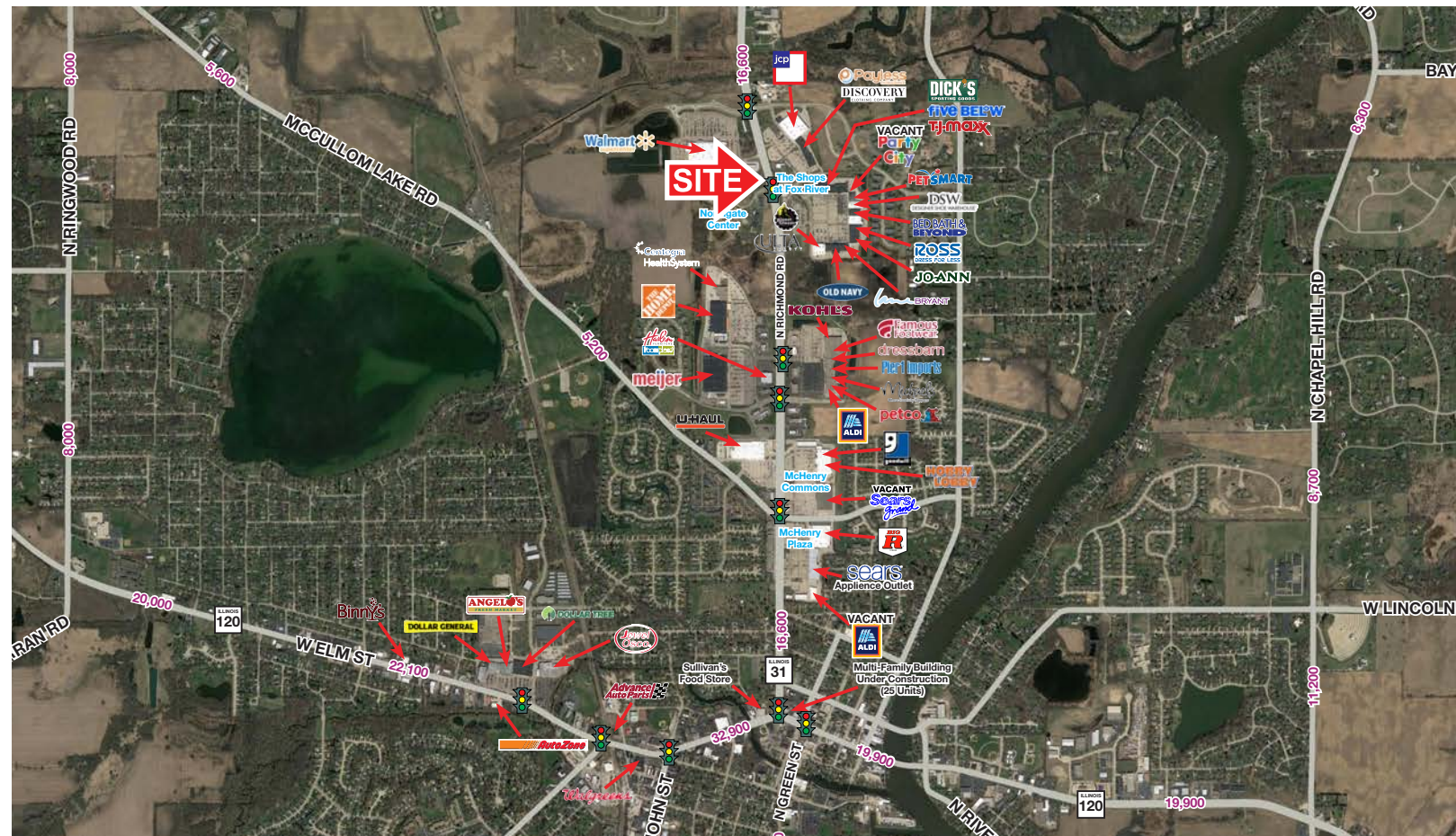
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TRADE AREA DEMOGRAPHICS

5 Mile	7 Mile	10 Mile
66,110 Est. Population	113,589 Est. Population	252,363 Est. Population
24,848 Est. Households	42,527 Est. Households	89,646 Est. Households
\$82,273 Est. Average Income	\$85,177 Est. Average Income	\$86,374 Est. Average Income
43,521 Est. Daytime Population	65,196 Est. Daytime Population	149,885 Est. Daytime Population



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