

FOR LEASE

McHenry Grounds

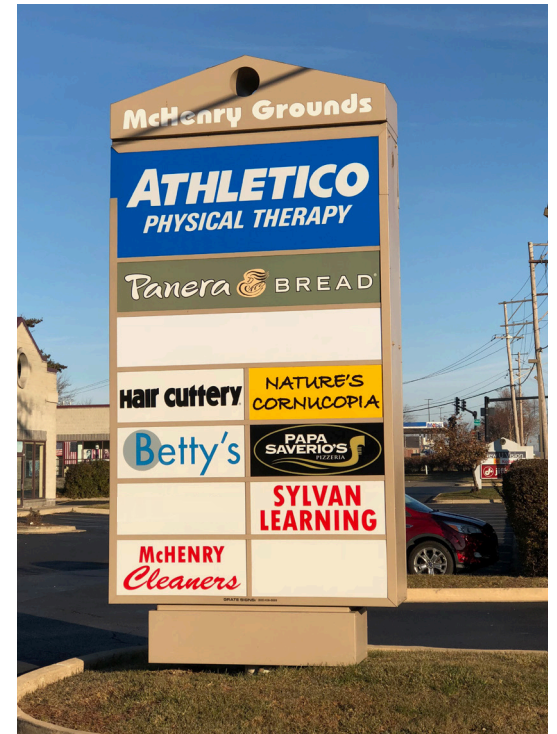
SWC ROUTE 31 & MCCULLOM LAKE ROAD
1711-1775 RICHMOND ROAD, MCHENRY, IL 60050

RETAIL



FEATURES

- + End Cap Available
- + Highly Visible on Route 31
- + Situated Along McHenry's Regional Retail Corridor
- + Join Panera Bread, Hair Cuttery, Athletico & More
- + Surrounded by 1.8 Million SF of Retail
- + 3 Easy Access Points
- + New Pylon Sign



EXCLUSIVE AGENTS

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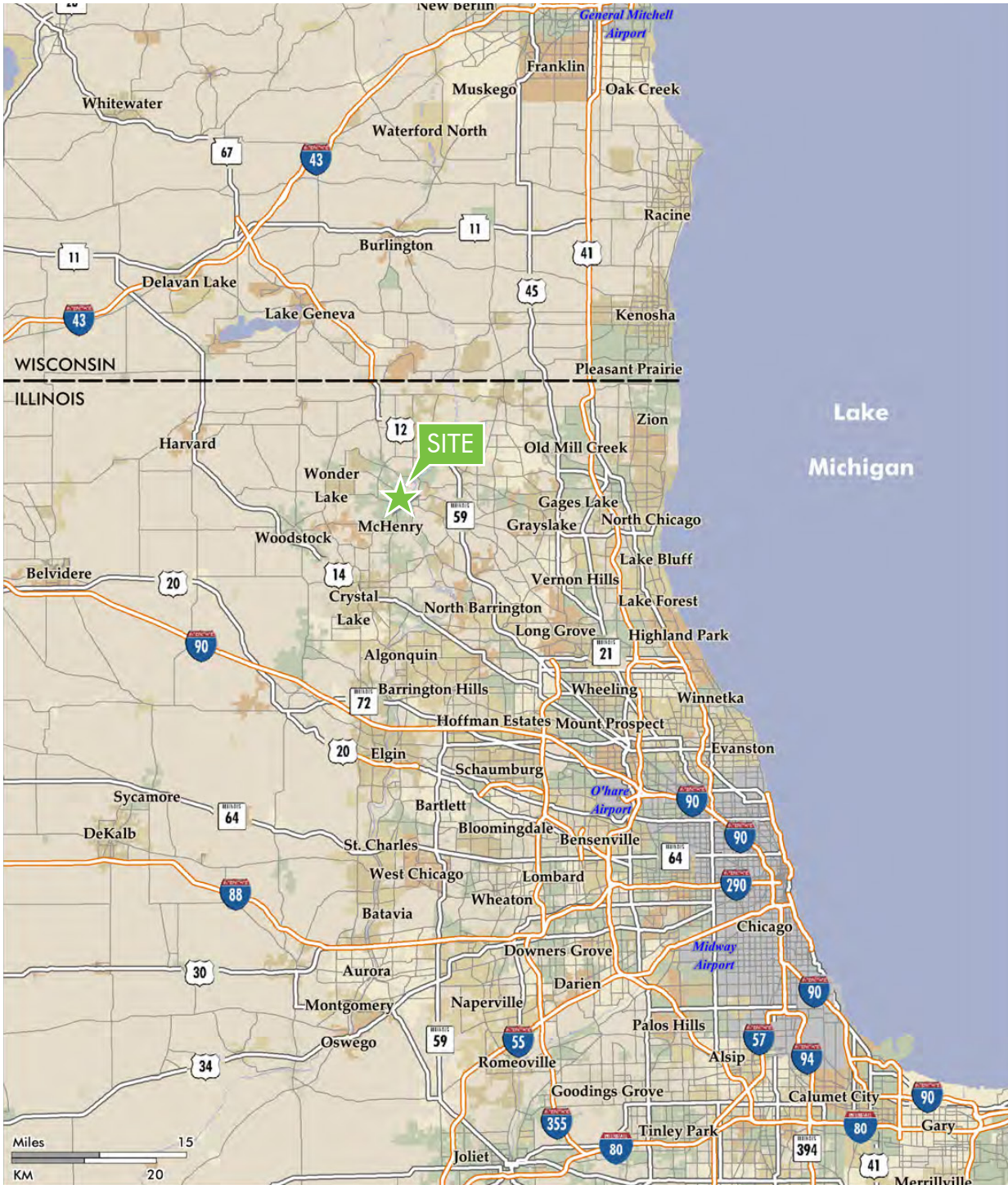
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NORTHWEST SUBURBAN CHICAGO



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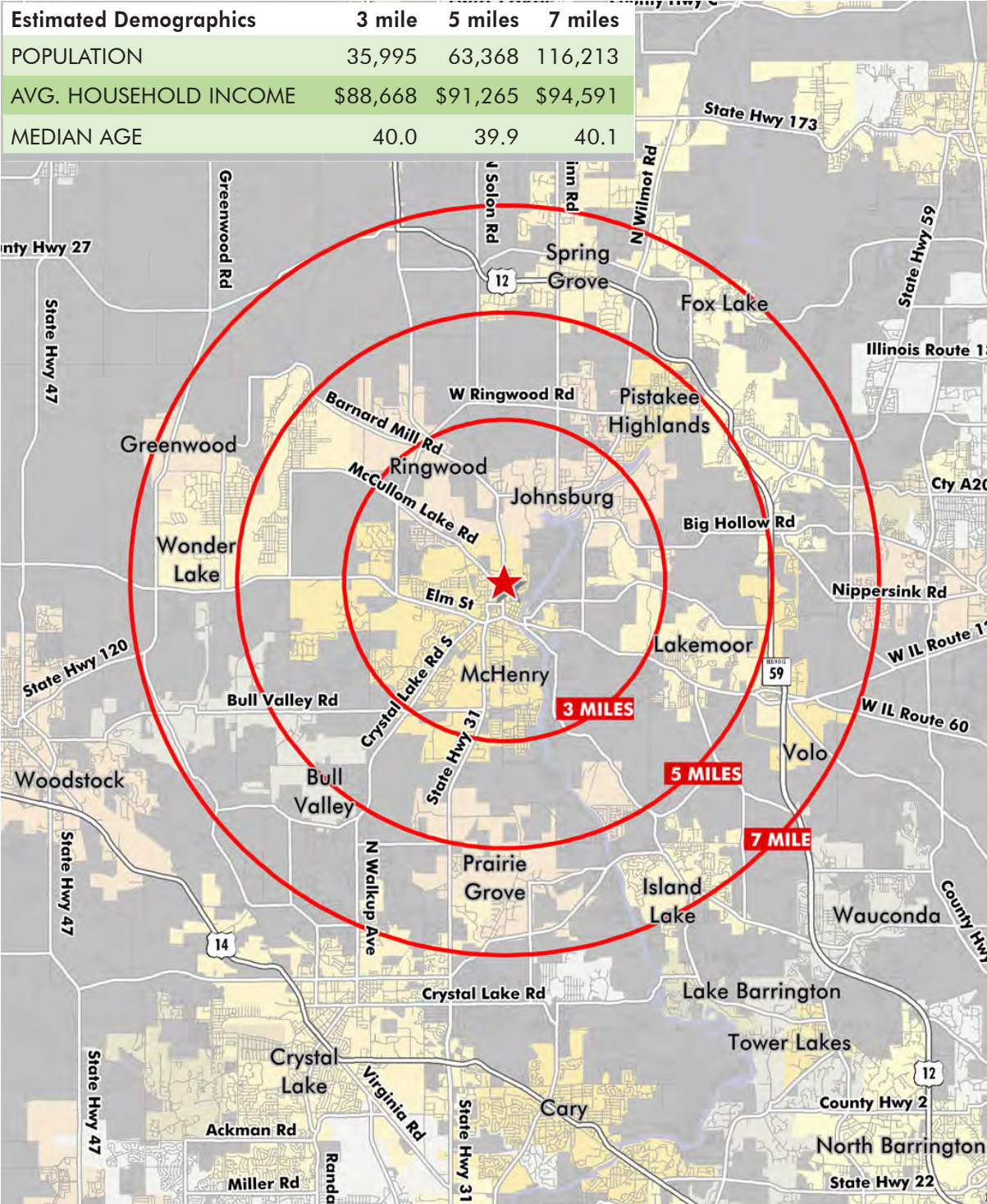
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SERVES EXTENDED TRADE AREA

Estimated Demographics	3 mile	5 miles	7 miles
POPULATION	35,995	63,368	116,213
AVG. HOUSEHOLD INCOME	\$88,668	\$91,265	\$94,591
MEDIAN AGE	40.0	39.9	40.1



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MAJOR REGIONAL SHOPPING DESTINATION

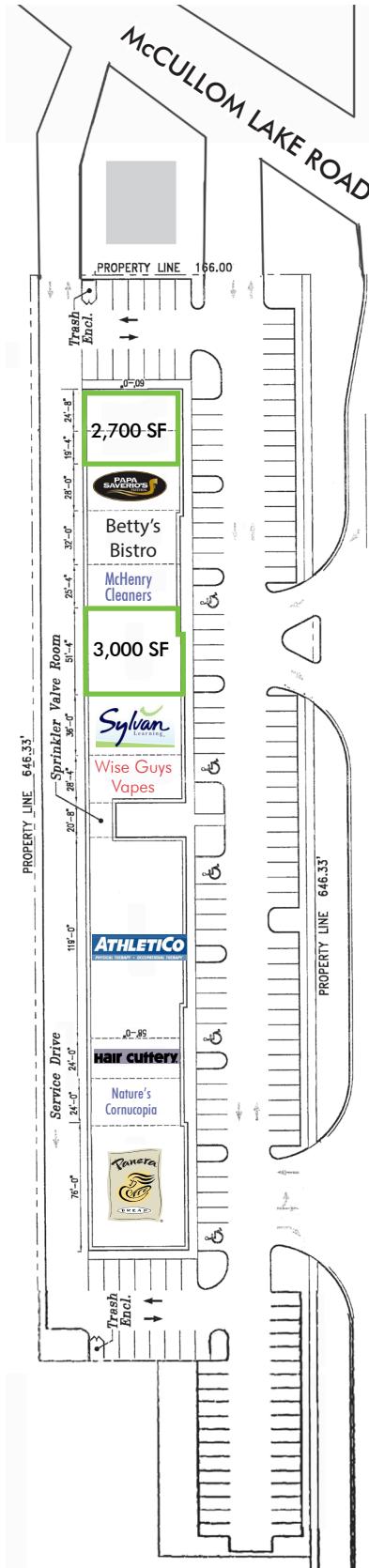


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ROUTE 31 \ RICHMOND ROAD

HIGHLY VISIBLE

UNIT	TENANT	SQ. FT.
1787	AVAILABLE	2,700
1777	Papa Saverio's Pizza	1,630
1771	Betty's Bistro	2,100
1767	Cleaners	1,500
1763	AVAILABLE	3,000
1759	Sylvan Leaning	2,350
1755	Wise Guys Vapes	1,330
1733	Athletico	7,075
1721	Hair Cuttery	1,363
1711-A	Nature's Cornucopia	1,826
1711-B	Panera Bread	4,300









CBRE

DEMOGRAPHIC BRIEF

McHENRY GROUNDS

1775 N RICHMOND RD

	1 MILE	3 MILES	5 MILES	7 MILES
 POPULATION				
2018 Population - Current Year Estimate	7,382	35,995	63,368	116,213
2023 Population - Five Year Projection	7,408	36,111	63,511	117,276
2010 Population - Census	7,294	35,706	63,151	114,263
2000 Population - Census	6,154	30,432	53,729	94,509
2010-2018 Annual Population Growth Rate	0.15%	0.10%	0.04%	0.21%
2018-2023 Annual Population Growth Rate	0.07%	0.06%	0.05%	0.18%
 HOUSEHOLDS				
2018 Households - Current Year Estimate	2,912	13,714	23,961	44,107
2023 Households - Five Year Projection	2,933	13,827	24,140	44,720
2010 Households - Census	2,866	13,460	23,566	42,865
2000 Households - Census	2,471	11,146	19,265	34,169
2010-2018 Annual Household Growth Rate	0.19%	0.23%	0.20%	0.35%
2018-2023 Annual Household Growth Rate	0.14%	0.16%	0.15%	0.28%
2018 Average Household Size	2.53	2.61	2.64	2.63
 HOUSEHOLD INCOME				
2018 Average Household Income	\$71,430	\$88,668	\$91,265	\$94,591
2023 Average Household Income	\$80,645	\$100,659	\$103,388	\$106,863
2018 Median Household Income	\$56,783	\$73,411	\$75,067	\$77,067
2023 Median Household Income	\$63,697	\$79,269	\$80,345	\$82,875
2018 Per Capita Income	\$28,226	\$33,813	\$34,616	\$35,761
2023 Per Capita Income	\$31,975	\$38,551	\$39,400	\$40,565
 HOUSING UNITS				
2018 Housing Units	3,153	14,914	26,156	48,104
2018 Vacant Housing Units	241 7.6%	1,200 8.0%	2,195 8.4%	3,997 8.3%
2018 Occupied Housing Units	2,913 92.4%	13,714 92.0%	23,960 91.6%	44,106 91.7%
2018 Owner Occupied Housing Units	1,585 50.3%	9,964 66.8%	18,065 69.1%	34,446 71.6%
2018 Renter Occupied Housing Units	1,328 42.1%	3,750 25.1%	5,895 22.5%	9,660 20.1%
 EDUCATION				
2018 Population 25 and Over	5,106	25,221	44,434	81,175
HS and Associates Degrees	3,329 65.2%	16,346 64.8%	29,029 65.3%	51,742 63.7%
Bachelor's Degree or Higher	1,364 26.7%	6,728 26.7%	12,011 27.0%	23,792 29.3%
 PLACE OF WORK				
2018 Businesses	478	1,372	2,063	3,514
2018 Employees	5,488	16,521	23,467	38,726