



ECHO COMMERCIAL
REALTY, LTD.

TOWN & COUNTRY SHOPPING CENTER

300 - 312 S. MCLEAN
BLVD ELGIN, IL 60123

FOR LEASE:
RETAIL, MEDICAL,
HEALTH & FITNESS



PROPERTY DETAILS



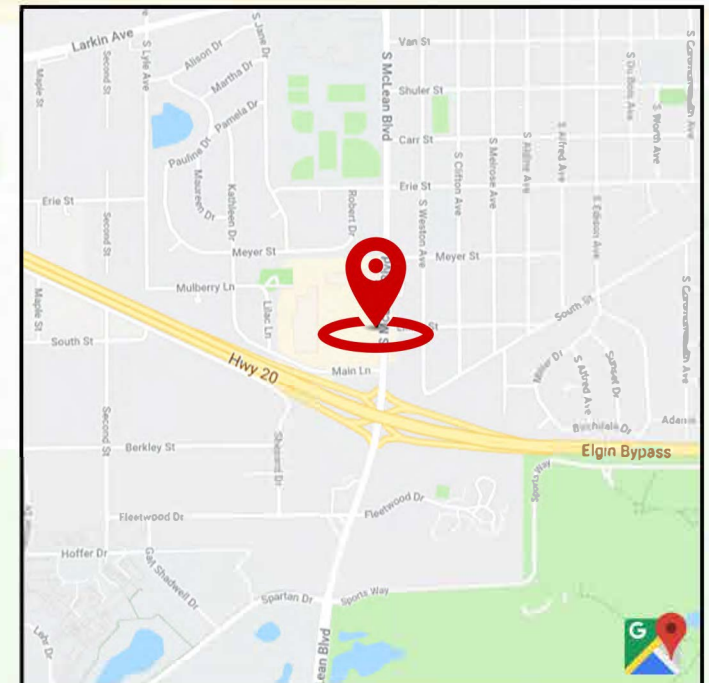
300 - 312 SOUTH MCLEAN
BLVD ELGIN, IL 60123

Located at the NWQ of McLean
Blvd & Route 20.

DESCRIPTION

Grocery anchored shopping center with good visibility and minimal tenant turnover.

Traffic Count 26,600 Vehicles per day on McLean
11,600 VPD on Lillian & 42,700 VPD on Rt 20





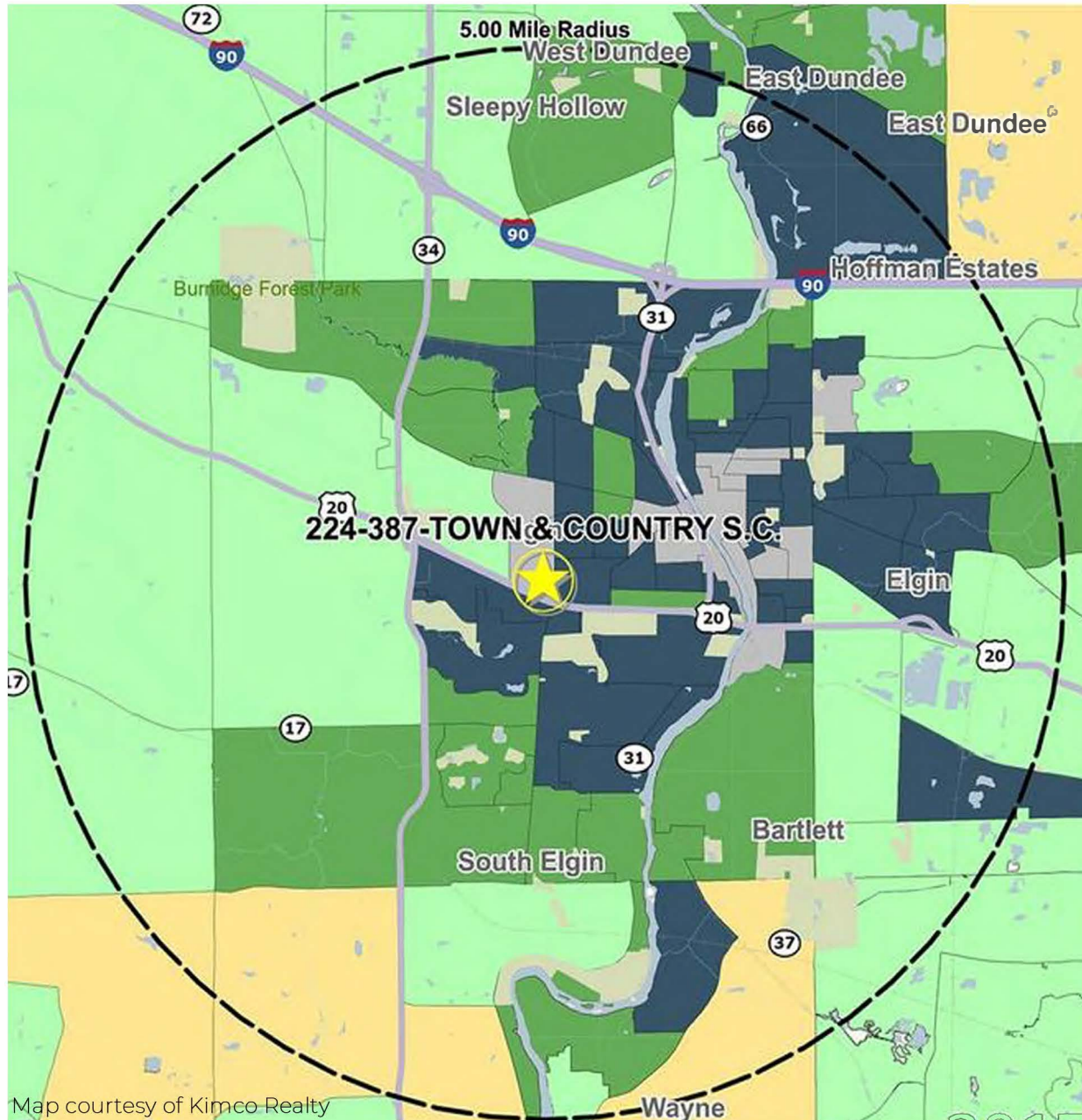
Spaces for Lease: 2,166-10,883 sf

TENANT LIST

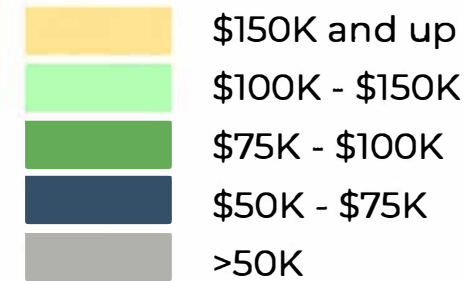
#	Tenant	SQ FT
1	Elgin Mall	81,550
2	Elgin Fresh Market	31,358
3	Luv Nails	1,200
4	Boost Mobile	1,200
5	Dolex	1,200
6	Star's Hair Salon	1,200
7	Luv 2 Smoke	1,200
8	Mariscos El Charco	4,000
9	AVAILABLE	10,883
10	Bellas Lavanderia	4,000
11	Geno's Fine Wine & Spirits	4,000
12	AVAILABLE	1,000
13	La Michoacana	2,500
14	Ambe Dental Works	2,500
15	Metro Staff	2,500
16	Currency Exchange	2,567
17	AVAILABLE	2,166
18	Family Dollar	8,292
19	Elgin Buffet	6,500
20	Magnum Insurance Agency	854
21	Subway	1,800
22	Taco Bell	3,000
23	Starbucks	2,200
24	Easy Cash Solutions	4,900

960 Parking Spaces

DEMOGRAPHICS



Average Household Income

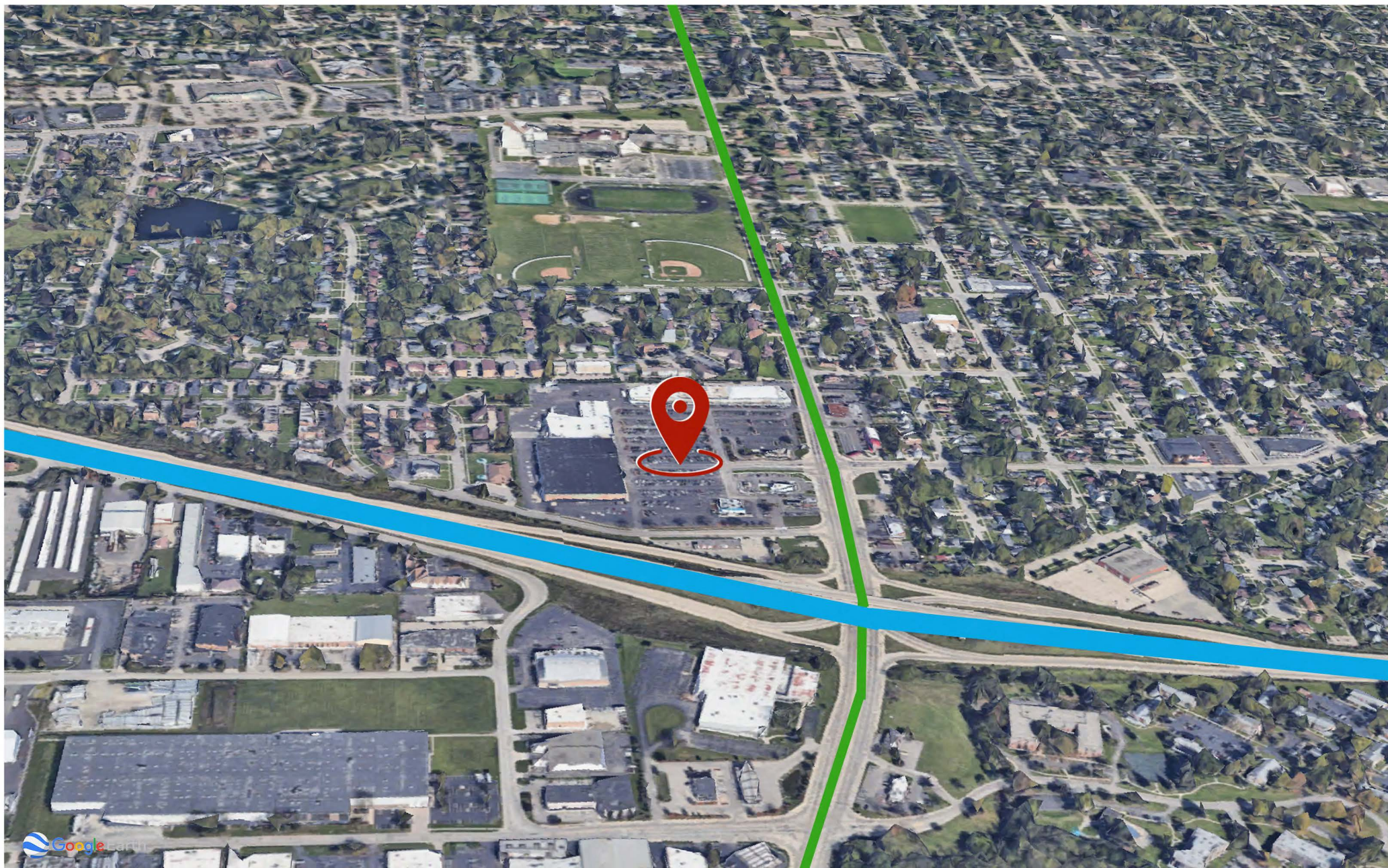


2018 Estimates	1 MILE	3 MILE	5 MILE
Households	3,970	33,480	54,426
Average HH Income	\$70,237	\$84,711	\$95,819
Median HH Income	\$55,517	\$68,007	\$74,987
Avg. Housing Value	\$160,138	\$215,705	\$252,031
Consumer Spending	\$96M	\$901.7M	\$1.6B
Total Population	12,666	102,476	164,669
2010 Population	13,241	99,298	162,033
2024 Population	12,739	104,467	166,764
Employees	6,990	38,944	68,241
Total Businesses	7 80	3,788	5,984
% College Degree+	11%	15%	19%
Median Age	35.3	36.3	37.0

<https://www.loopnet.com/Listing/300-S-McLean-Blvd-Elgin-IL/13051658/>

School Enrollments:

Larkin High School	2,079
Abbott Middle School	684
Harriet Gifford Elementry	437



BUSY, ESTABLISHED SHOPPING CENTER WITH GREAT VISIBILITY AND EXCELLENT CO-TENANCY.
JOIN STARBUCKS, FAMILY DOLLAR, SUBWAY, ELGIN MALL, ELGIN FRESH MARKET, AND TACO BELL.

825 S. Cleveland Avenue
Arlington Heights IL 60005

Direct: 847.431.7384
john@echocr.com

JOHN TOLIPOULOS
MANAGING BROKER

DISCLAIMER: The information provided herein has been obtained from sources we consider reliable; however, we make no representations or warranties, expressed or implied, as to their accuracy.