



# FOX RIVER CENTER

1201-1231 S. Main St., Algonquin, IL 60102

**Mark Meskauskas**

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**BRIAN  
PROPERTIES, INC.**



**PROPERTY HIGHLIGHTS**

- High Traffic Location: Main St. (Rt.31) sees an average of 14,000+ cars per day
- LED parking lot poles & canopy lights provide excellent visibility for drivers and pedestrians
- Ample Parking: There are 5 parking spaces per 1,000 SF available
- Garbage collection is included in CAM

**PROPERTY DESCRIPTION**

The Fox River shopping center is an established retail destination in the Algonquin, IL community. The retail spaces available for lease are suitable for a variety of businesses, and the Fox River shopping center provides tenants with a high-quality environment in which to operate. The shopping center is well-maintained and offers ample parking for customers. In addition, the location is highly visible and easily accessible, making it ideal for businesses looking to attract new customers.

**LOCATION DESCRIPTION**

The Fox River shopping center is located in the far northwest suburb of Algonquin, IL. The Village of Algonquin is a well-located far northwest suburb with a population of approximately 29,700. Algonquin is a vibrant community that is ideal for retail businesses.

**OFFERING SUMMARY**

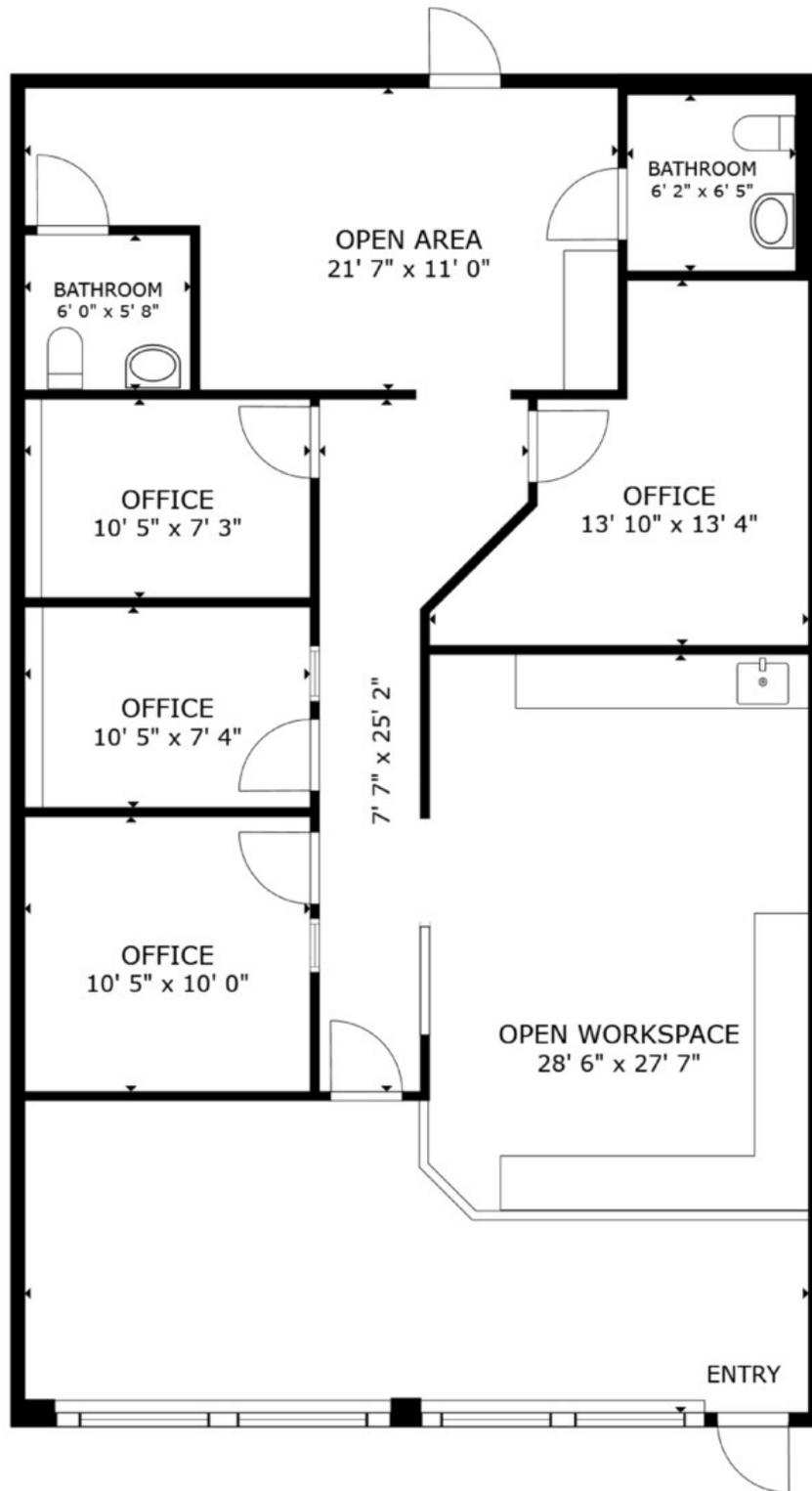
Building Size:	16,500 SF
Available SF:	1,000 - 1,500 SF
Rental Rate:	\$15.00 SF/yr (NNN)
CAM:	\$3.50 / SF
Real Estate Taxes:	\$2.75 / SF
Traffic Count:	13,900
Parking Ratio:	5 per 1,000
Zoning:	B-2 - Business, General Retail



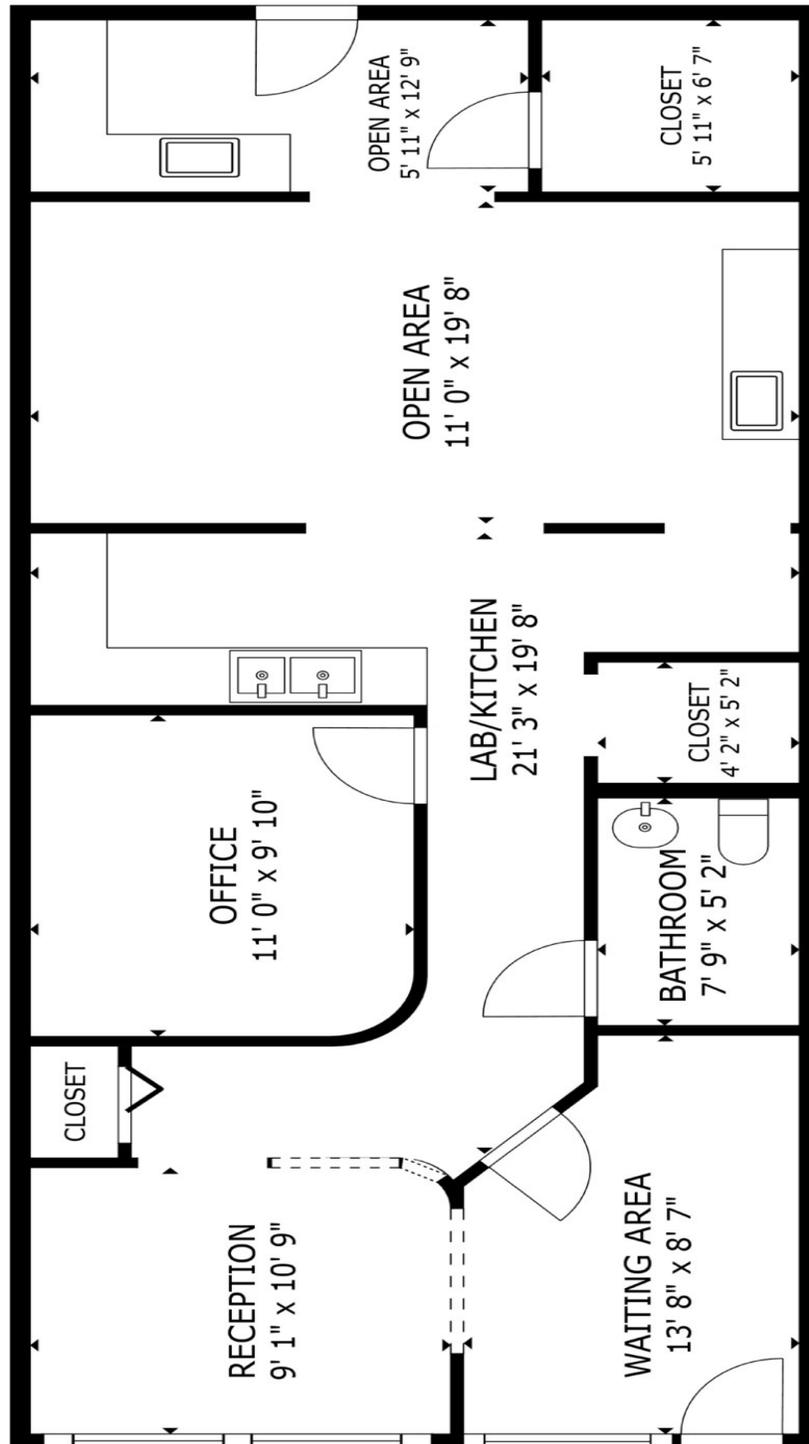


AVAILABLE SPACES

SUITE #	SIZE	LEASE RATE	RE TAXES	CAM	MONTHLY GROSS	LEASE TYPE	VIRTUAL TOUR
■ 1201	1,500 SF	\$15.00 SF/yr	\$2.75 SF/yr	\$3.50 SF/yr	\$2,656	NNN	<a href="#">Virtual Tour</a>
■ 1203	1,000 SF	\$15.00 SF/yr	\$2.75 SF/yr	\$3.50 SF/yr	\$1,770	NNN	<a href="#">Virtual Tour</a>
■ 1219	1,000 SF	\$15.00 SF/yr	\$2.75 SF/yr	\$3.50 SF/yr	\$1,770	NNN	<a href="#">Virtual Tour</a>

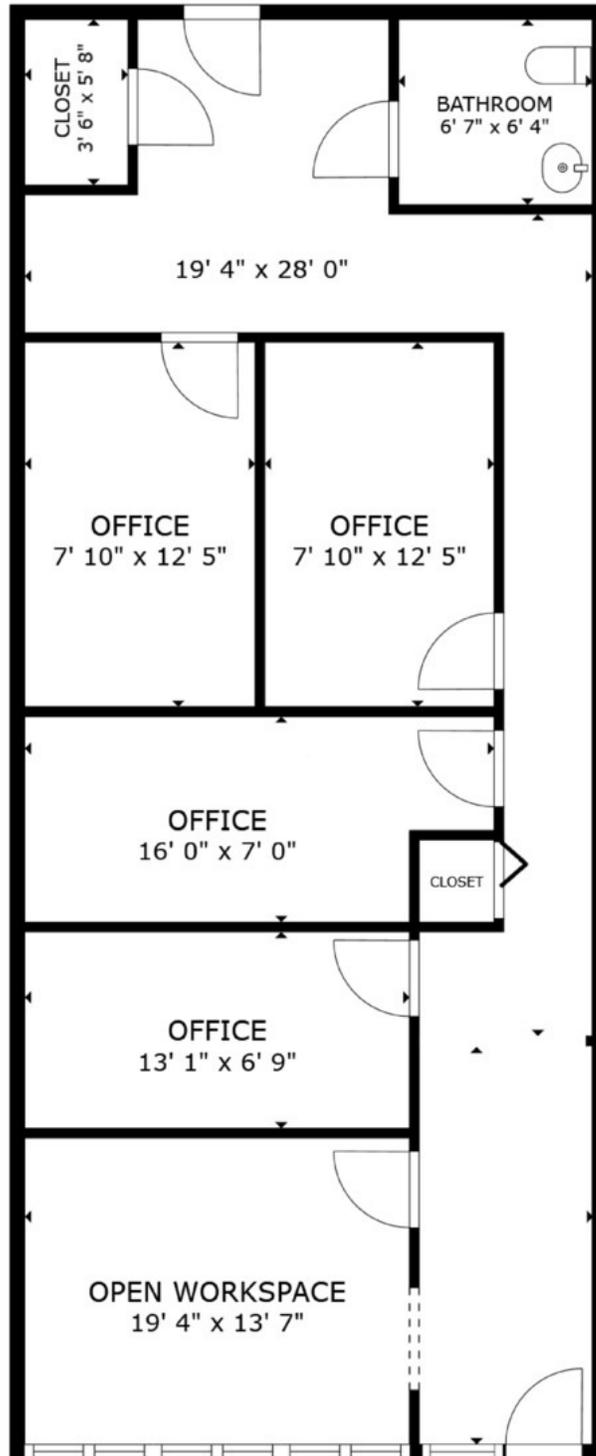


SUITE #	SIZE	LEASE RATE	RE TAXES	CAM	MONTHLY GROSS	VIRTUAL TOUR
1201	1,500 SF	\$15.00 SF/yr	\$2.75 SF/yr	\$3.50 SF/yr	\$2,656	<a href="#">Virtual Tour</a>



FLOOR PLAN

SUITE #	SIZE	LEASE RATE	RE TAXES	CAM	MONTHLY GROSS	VIRTUAL TOUR
1203	1,000 SF	\$15.00 SF/yr	\$2.75 SF/yr	\$3.50 SF/yr	\$1,770	<a href="#">Virtual Tour</a>



FLOOR PLAN

SUITE #	SIZE	LEASE RATE	RE TAXES	CAM	MONTHLY GROSS	VIRTUAL TOUR
1219	1,000 SF	\$15.00 SF/yr	\$2.75 SF/yr	\$3.50 SF/yr	\$1,770	<a href="#">Virtual Tour</a>

Additional Photos

Fox River Center | 1201-1231 S. Main St. | Algonquin, IL | 60102

For Lease

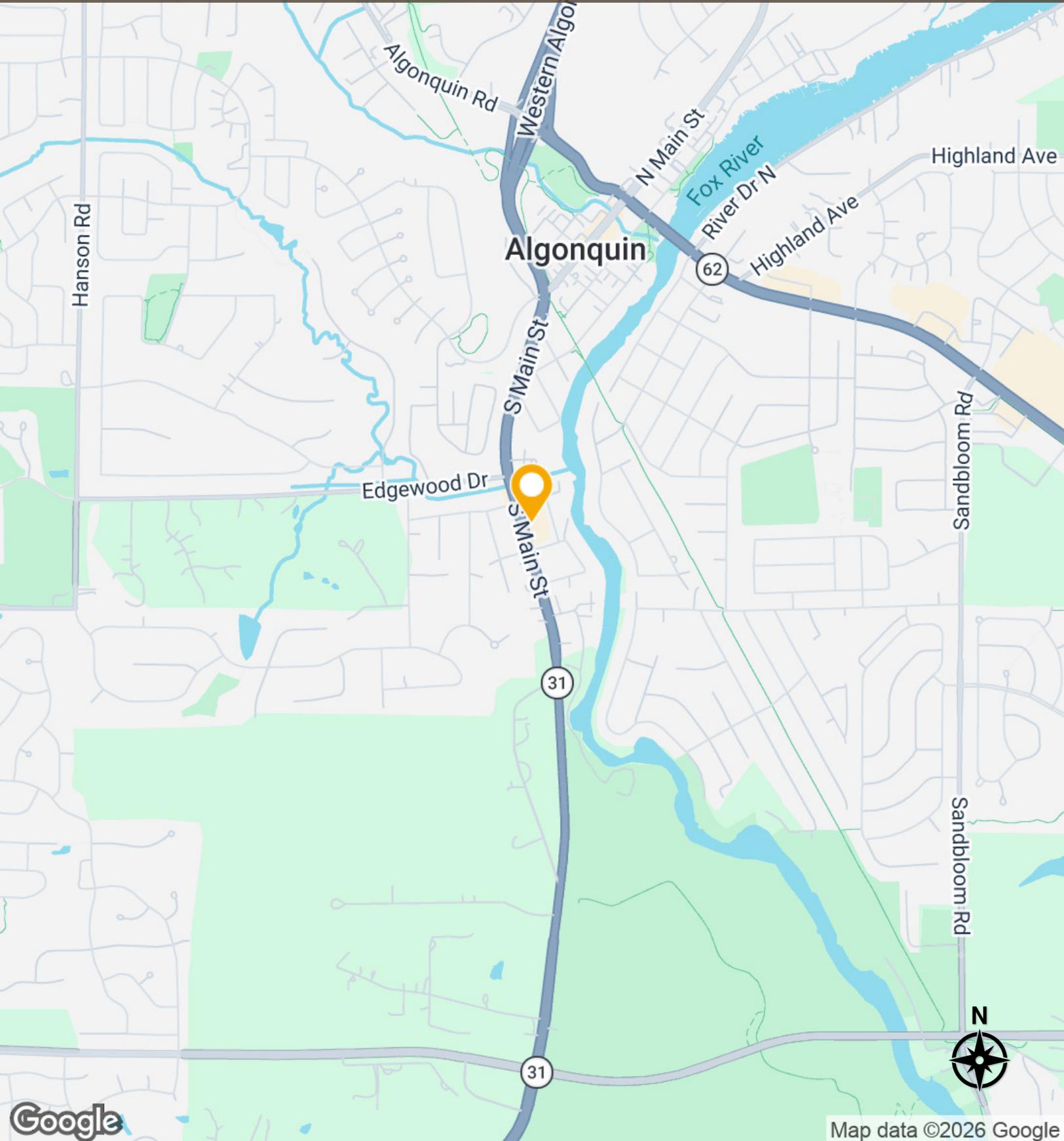


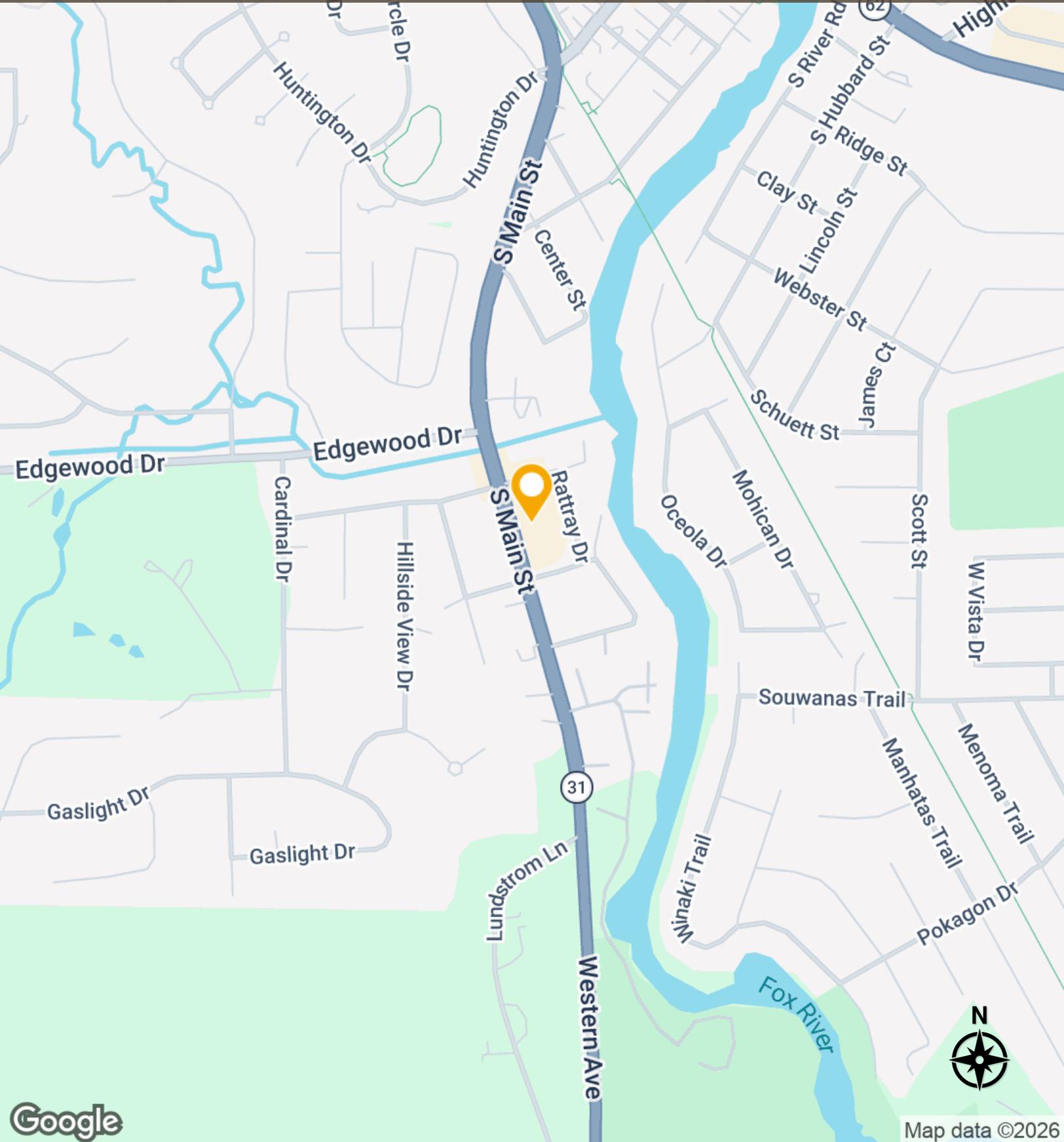
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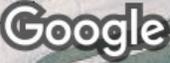
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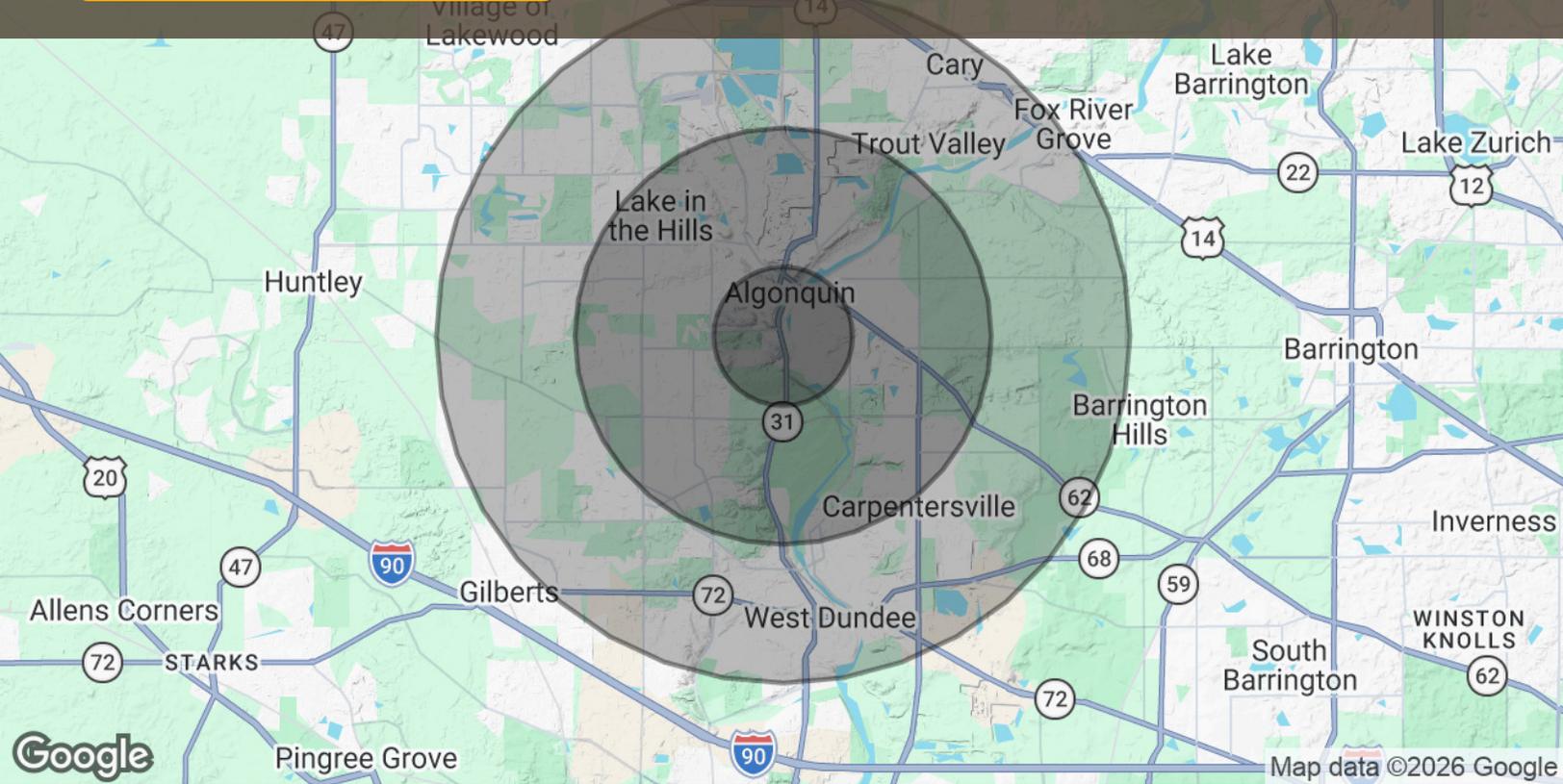


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# Demographics Map & Report

**For Lease**

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,511	59,225	141,392
Average Age	41.2	39.1	39.2
Average Age (Male)	38.3	37.1	37.9
Average Age (Female)	42.5	39.8	39.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,785	20,868	50,681
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$114,668	\$106,127	\$107,541
Average House Value	\$240,996	\$231,757	\$244,613

2020 American Community Survey (ACS)

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