



41,188sf

Colliers

2,060sf

For Lease

Algonquin Town Center

1300-1440 E Algonquin Rd, Algonquin, IL 60102

Negotiable

Discover a prime leasing opportunity at 1320-1440 E Algonquin Rd in Algonquin Town Center, IL. This retail property, spanning 103,266 SF, offers various leasing options from 780 to 41,188 SF. This well-maintained space hosts a diverse tenant mix, including Dollar Tree, Goodwill, Subway, and more. Boasting monument signage along Algonquin Road ensures high visibility with over 39,000 VPD. Strategically located across from national retailers including : Jewel-Osco, Dunkin Donuts, Walgreens, Starbucks, and more. This property promises a dynamic retail environment in suburban Algonquin. Don't miss the chance to become part of this thriving commercial hub.

Contact us:

Brad Belden

Senior Vice President

773 531 6886

Brad.Belden@colliers.com

Scott Reinish

Senior VP

847 444 5727

scott.reinish@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved.

Colliers

www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team

Property Summary



Property Highlights

- 2,060sf Oulot & 41,188sf Big Box 18'+ Clear
- 300 parking spaces (6.10/1,000 sq. ft)
- Traffic counts over 39k along Algonquin Rd.
- 111' Frontage along Algonquin Rd.
- Pylon sign
- Signalized Intersection

Spaces	Lease Rate	Space Size
1302	\$21.00 SF/yr	780 SF
1310	\$20.00 SF/yr	1,140 SF
1324-1328	\$13.00 SF/yr	3,525 SF
1330	\$14.00 SF/yr	1,840 SF
1350	\$50.00 SF/yr	2,060 SF
1400	\$10.00 SF/yr	41,188 SF
1404	\$17.00 SF/yr	1,560 SF
1406	\$15.00 SF/yr	2,880 SF
1414	\$15.50 SF/yr	2,480 SF
1416	\$18.00 SF/yr	1,323 SF

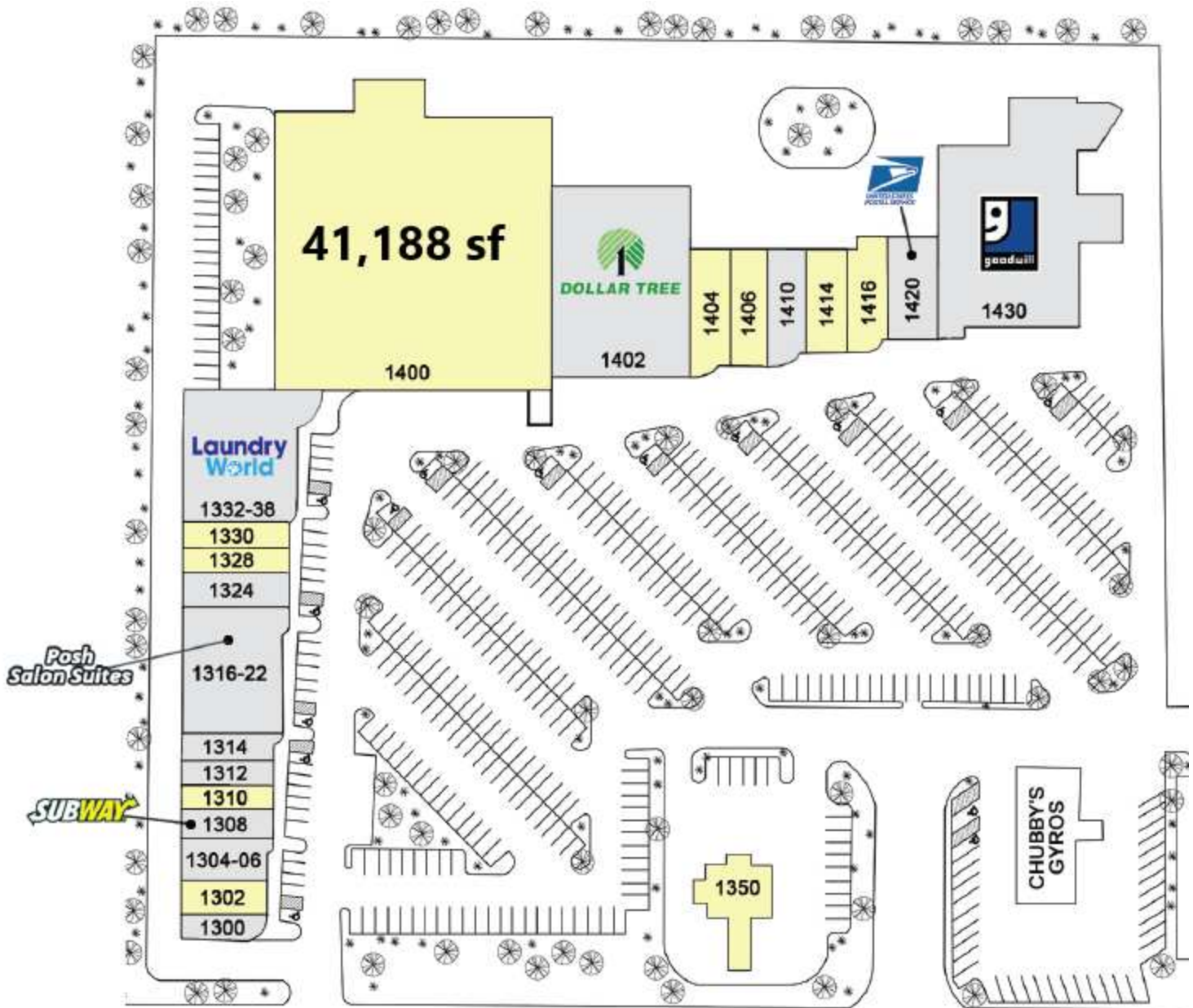
Offering Summary

Available SF:	780 - 41,188 SF
Taxes:	\$1.70 SF/yr
Expenses	\$2.20 SF/yr
Building Size:	103,266 SF

Brad Belden
Senior Vice President
773 531 6886
Brad.Belden@colliers.com

Scott Reinish
Senior VP
847 444 5727
scott.reinish@colliers.com

Site Plan



E Algonquin Rd. 39K+ VPD

Brad Belden
Senior Vice President
773 531 6886
Brad.Belden@colliers.com

Scott Reinish
Senior VP
847 444 5727
scott.reinish@colliers.com

Unit #1400 - 41,188 sf - 18' Clear



Brad Belden
Senior Vice President
773 531 6886
Brad.Belden@colliers.com

Scott Reinish
Senior VP
847 444 5727
scott.reinish@colliers.com

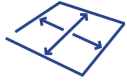
Center Photos



Brad Belden
Senior Vice President
773 531 6886
Brad.Belden@colliers.com

Scott Reinish
Senior VP
847 444 5727
scott.reinish@colliers.com

Property & Area Highlights



103,266 SF

Size



\$94K

Average HH Income



93k

Households



300

Parking Spaces



\$241K

Median Home Value



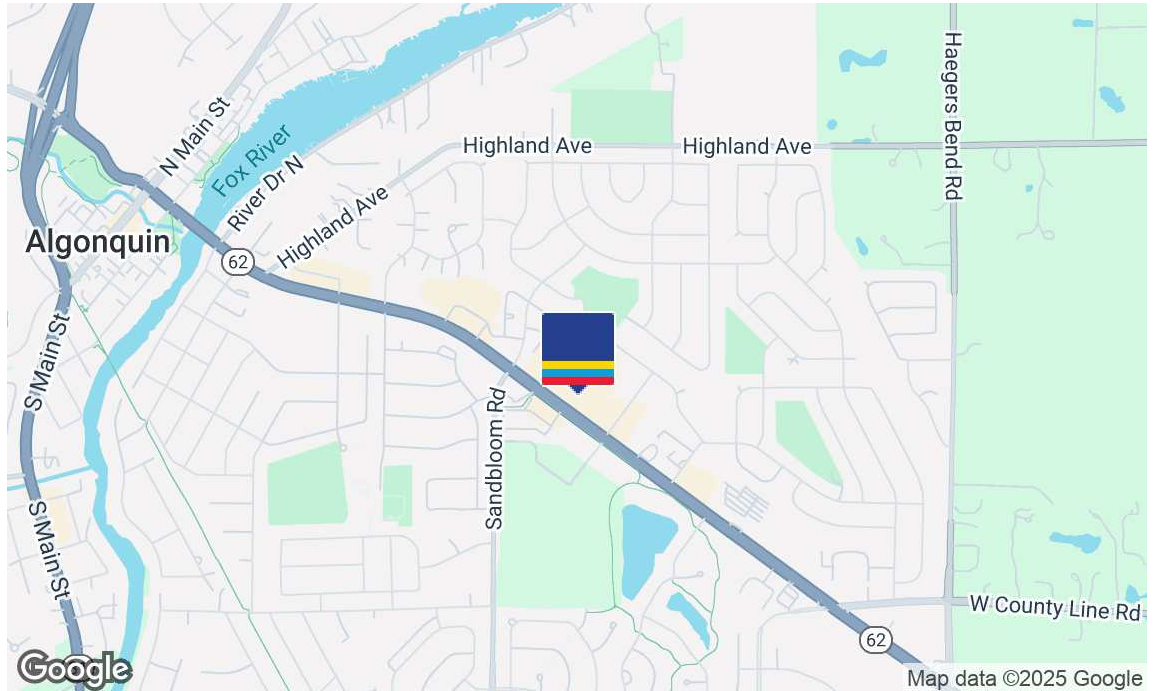
132K

Population



38K ADT

Traffic Counts



Location Overview

Algonquin, situated in McHenry County, Illinois, stands along 1300-1440 E Algonquin Rd, northwest of downtown Chicago. The village embraces a mix of residential calm and commercial accessibility, with the Fox River adding to its scenic charm. Positioned near Algonquin Road, residents likely enjoy easy access to diverse amenities and commercial centers. Algonquin is known for its diverse community and economic vibrancy, hosting both local businesses and larger retail options. The village offers a dynamic lifestyle with shopping centers, eateries, and entertainment venues contributing to its appeal. This central address signifies a convenient location for a balanced lifestyle, making Algonquin a welcoming community for both residents and businesses.

Area Tenants

- Dollar Tree
- Dunkin
- Merlin's Mufflers
- Starbuck's
- O'Reillys Auto Parts
- Caliber Collision
- Jimmy John's
- Benjamin Moore
- FedEx
- Walgreens
- McDonald's
- Jewel Osco
- USPS
- Subway
- Huntington Bank
- Corsa Clean Car Wash
- Shining Stars Learning CTR
- Popeye's

Brad Belden

Senior Vice President

773 531 6886

Brad.Belden@colliers.com

Scott Reinish

Senior VP

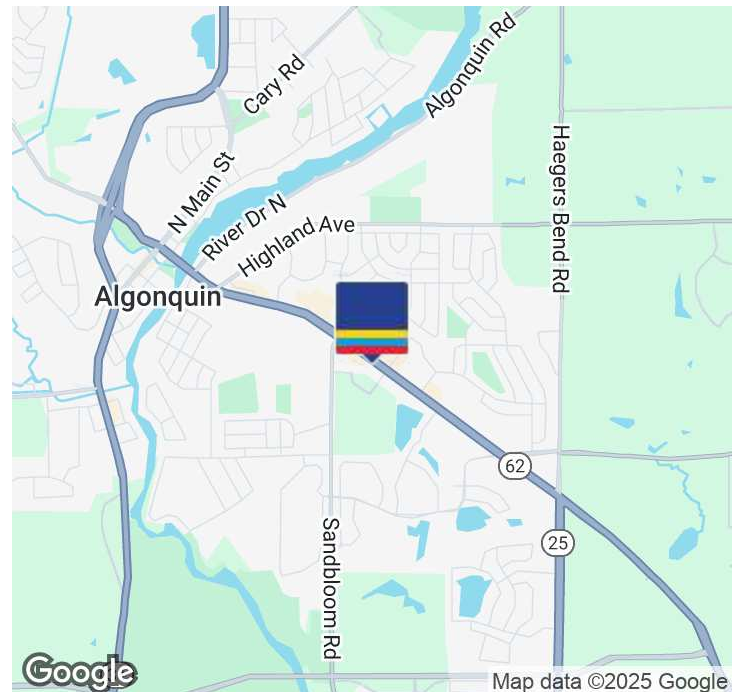
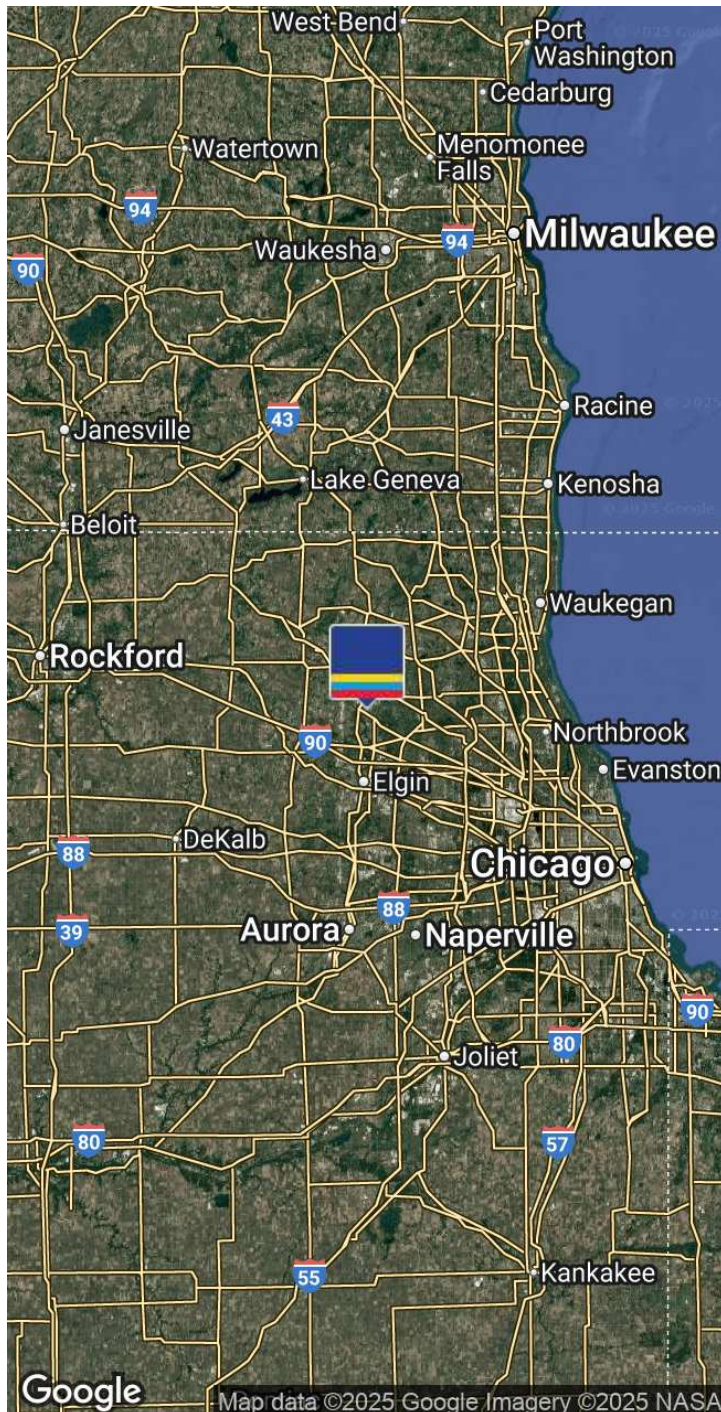
847 444 5727

scott.reinish@colliers.com

An aerial photograph of a commercial area with various business callouts. The callouts include: McDonald's, JJ (J&J), DOLLAR TREE, SUBWAY, Starbucks, Walgreens, FedEx, Dunkin' Donuts, Jewel-Osco, Benjamin Moore, O'Reilly Auto Parts, Caliber Collision, Thornton's, and Mobil. A yellow star labeled 'SITE' is located near the intersection of 32nd and 48th. Other labels include '1200 440T', '32nd and 48th', '48th and 32nd', and '32nd and 48th'.

Scott Reinish
Senior VP
847 444 5727
scott.reinish@colliers.com

Location Map



Location Overview

Algonquin, situated in McHenry County, Illinois, stands along 1300-1440 E Algonquin Rd, northwest of downtown Chicago. The village embraces a mix of residential calm and commercial accessibility, with the Fox River adding to its scenic charm. Positioned near Algonquin Road, residents likely enjoy easy access to diverse amenities and commercial centers. Algonquin is known for its diverse community and economic vibrancy, hosting both local businesses and larger retail options. The village offers a dynamic lifestyle with shopping centers, eateries, and entertainment venues contributing to its appeal. This central address signifies a convenient location for a balanced lifestyle, making Algonquin a welcoming community for both residents and businesses.

Brad Belden

Senior Vice President

773 531 6886

Brad.Belden@colliers.com

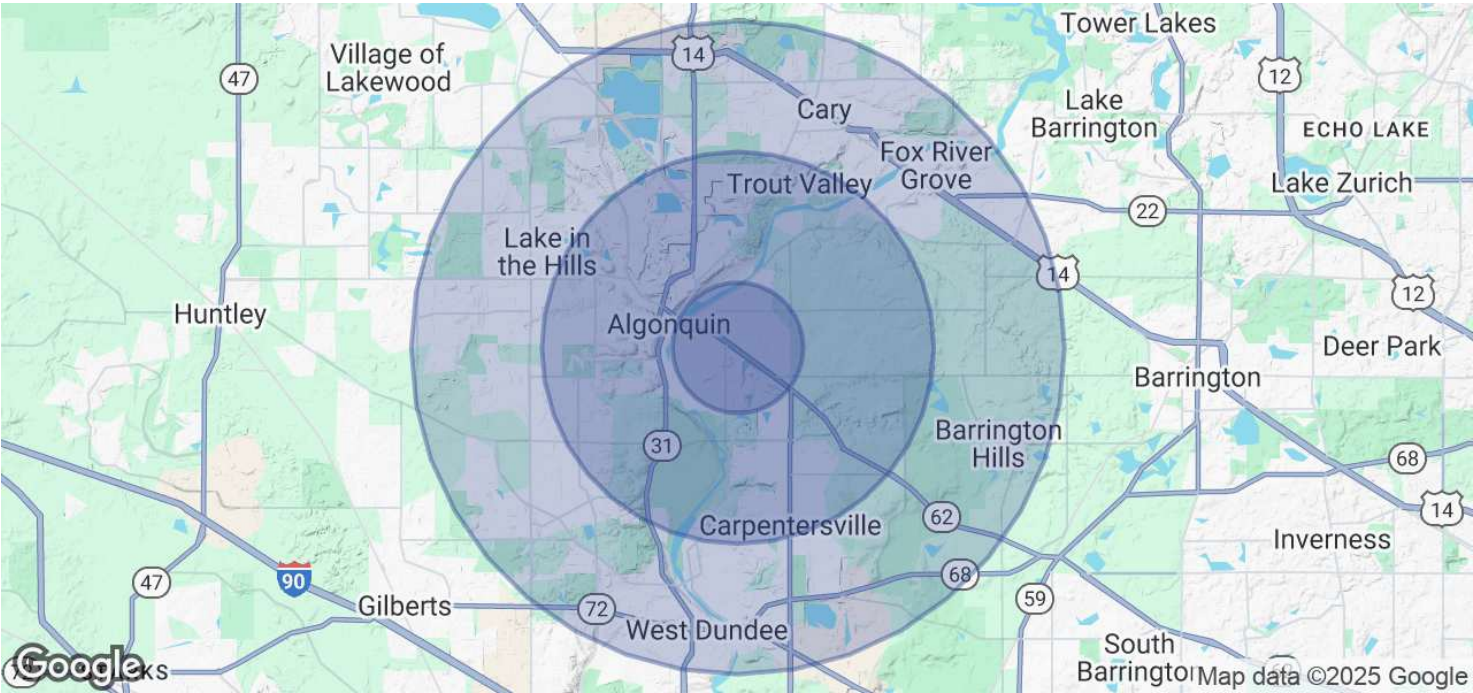
Scott Reinish

Senior VP

847 444 5727

scott.reinish@colliers.com

Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	7,721	51,396	132,633
Average Age	44.9	38.8	39.3
Average Age (Male)	41.0	36.5	37.9
Average Age (Female)	46.4	39.9	39.9
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,049	17,814	47,682
# of Persons per HH	2.5	2.9	2.8
Average HH Income	\$106,662	\$104,583	\$108,063
Average House Value	\$239,915	\$241,647	\$248,548

2020 American Community Survey (ACS)

Brad Belden
Senior Vice President
773 531 6886
Brad.Belden@colliers.com

Scott Reinish
Senior VP
847 444 5727
scott.reinish@colliers.com

