

RETAIL SPACE FOR LEASE + OUTLOT PAD AVAILABLE



PROPERTY SPECIFICATIONS

Description:	Community Shopping Center
Building Size:	212,000 SF
Available Spaces:	5,000, 10,075 & 13,000 SF
HVAC:	Gas Forced Air
Electric:	200 Amp three-phase
Sprinklered:	Yes
Floors:	Varies per unit
Sewer/Water:	City
Parking:	Ample parking to code
Possession:	Upon lease execution
Real Estate Taxes, CAM & Insurance:	\$5.00 PSF
Lease Price:	\$10.00 - \$18.00 PSF, NNN
Outlot Pad Available:	<ul style="list-style-type: none"> • 21,200 SF lot (subject to survey) • Can support up to a 2,240 SF building with drive-thru • Build-to-Suit or possible sale

PROPERTY OVERVIEW

- Terrific retail location on Rt 31 north of Rt 120
- **Unit 1792** - 13,000 SF - Approximately 101' wide. Large open floor area with two large bathrooms, private office, receiving area, dropped ceiling. Ceramic tile floor, 10'9" ceiling height. Space can be subdivided.
- **Unit 1786** - 5,000 SF - Approximately 50'w x 100'd. Open floor space with stockroom, nice glass line. One bathroom. Mixed Flooring. Drop ceiling.
- **Unit 1762** - 10,075 SF - Approximately 76' wide by 100' deep in showroom area. Two bathrooms, 16' x 76' stockroom with 6' x 9' overhead door and 11'11" ceiling height.
- **Outlot pad available** - approx. 200'w, with Rte 31 frontage x 106'd. Landlord will build to suit. Subject to City approval.
- Signalized intersection
- Monument signage
- Under new ownership
- Renovations coming soon
- Join Applebee's, American Freight, BMO Harris, Well Now Urgent Care, QT Nails, McHenry Liquor, Great Clips, Cross Kick Fitness, Twisted Limits Axe Throwing, Popeye's, Aspen Dental, Stella's, and Panera is coming soon!
- Great location for a dollar store, restaurants, general retail, financial office, event space or pet supply store.

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Unit 1762



Unit 1786



Unit 1792





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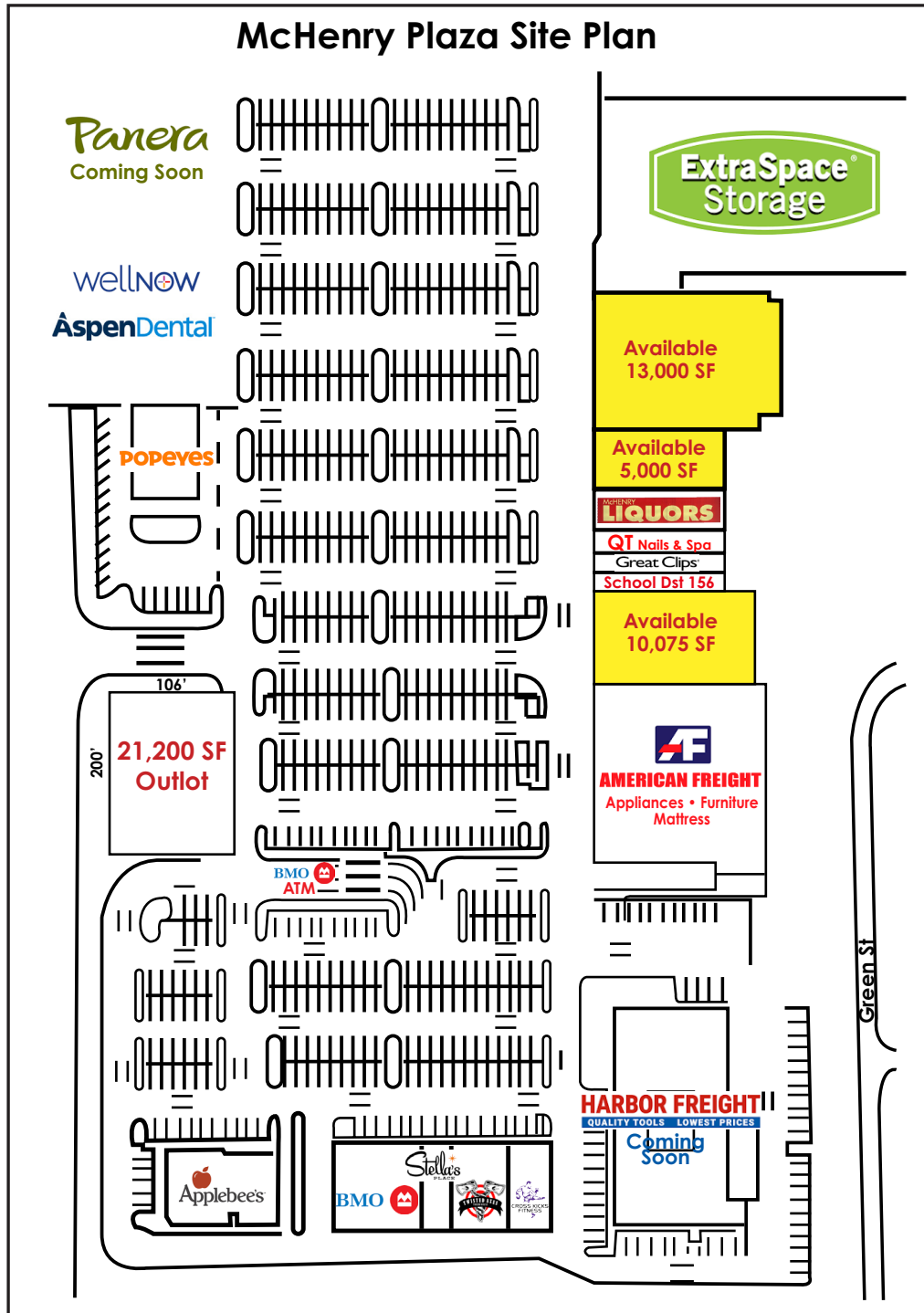




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Area Demographics

Population	3 mile	5 mile	10 mile
2010 Population	35,254	63,218	274,565
2023 Population	35,590	63,894	278,612
2028 Population Projection	35,904	64,493	281,760
Annual Growth 2010-2023	0.1%	0.1%	0.1%
Annual Growth 2023-2028	0.2%	0.2%	0.2%
Median Age	41.7	41.7	40.3
Bachelor's Degree or Higher	26%	26%	29%
U.S. Armed Forces	0	0	197
Population by Race			
White	33,868	60,687	253,690
Black	426	835	6,688
American Indian/Alaskan Native	210	322	2,274
Asian	547	1,073	10,407
Hawaiian & Pacific Islander	19	32	205
Two or More Races	520	945	5,348
Hispanic Origin	5,078	7,721	57,266
Housing			
Median Home Value	\$211,895	\$210,810	\$217,956
Median Year Built	1980	1981	1983

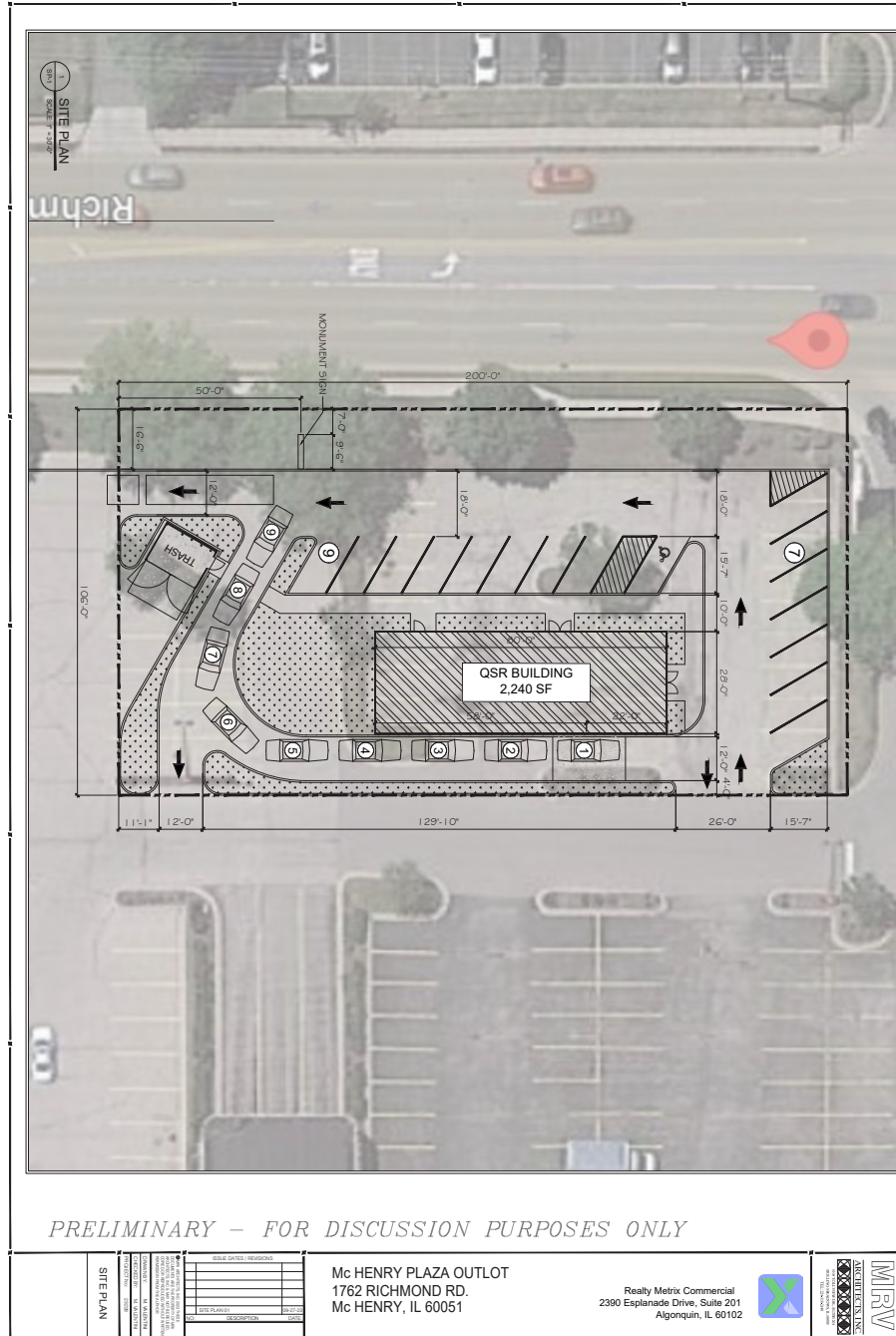
Households			
2010 Households	13,232	23,582	97,515
2023 Households	13,341	23,824	99,020
2028 Household Projection	13,459	24,054	100,189
Annual Growth 2010-2023	0.3%	0.2%	0.3%
Annual Growth 2023-2028	0.2%	0.2%	0.2%
Owner Occupied Households	10,591	19,407	81,072
Renter Occupied Households	2,868	4,647	19,116
Avg Household Size	2.6	2.7	2.8
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$467M	\$843M	\$3.5B
Income			
Avg Household Income	\$104,383	\$104,339	\$103,606
Median Household Income	\$82,643	\$82,865	\$82,791
< \$25,000	1,552	2,434	10,559
\$25,000 - 50,000	2,207	3,882	16,564
\$50,000 - 75,000	2,377	4,563	17,880
\$75,000 - 100,000	1,745	3,282	14,461
\$100,000 - 125,000	1,667	2,961	12,472
\$125,000 - 150,000	1,049	1,990	7,959
\$150,000 - 200,000	1,469	2,535	9,975
\$200,000+	1,273	2,176	9,150

Consumer Spending Details	3 miles			5 miles			10 miles		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Apparel	\$23,843,273	\$1,787	\$670	\$42,665,814	\$1,791	\$668	\$181,574,056	\$1,834	\$652
Entertainment, Hobbies & Pets	\$69,072,484	\$5,177	\$1,941	\$124,697,662	\$5,234	\$1,952	\$508,193,469	\$5,132	\$1,824
Food & Alcohol	\$124,472,602	\$9,330	\$3,497	\$223,698,303	\$9,390	\$3,501	\$939,308,046	\$9,486	\$3,371
Household	\$77,301,942	\$5,794	\$2,172	\$139,666,801	\$5,862	\$2,186	\$582,282,385	\$5,880	\$2,090
Transportation & Maintenance	\$119,611,854	\$8,966	\$3,361	\$217,780,133	\$9,141	\$3,408	\$908,801,159	\$9,178	\$3,262
Health Care	\$24,089,835	\$1,806	\$677	\$43,451,251	\$1,824	\$680	\$177,859,743	\$1,796	\$638
Education & Daycare	\$28,517,477	\$2,138	\$801	\$51,070,757	\$2,144	\$799	\$217,595,730	\$2,197	\$781
Total Specified Consumer Spending	\$466,909,467	\$34,998	\$13,119	\$843,030,721	\$35,386	\$13,194	\$3,515,614,588	\$35,504	\$12,618

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