

# End Cap Space Available

4087 W. Algonquin Rd.  
Algonquin, IL 60102



## Offering Summary

<b>Lease Rate:</b>	\$18 P/SF
<b>Taxes:</b>	\$2.81 psf
<b>CAM:</b>	\$2.48 psf
<b>Building Size</b>	8,900 SF
<b>Available SF</b>	1,359 & 1,850 SF or 3,209 SF
<b>Zoning</b>	B-2

## Executive Summary

End cap space available for lease in Square Barn Plaza, located along Algonquin Road in Algonquin, IL. The space consists of two units currently combined for 3,209 SF - divisible to 1,359 SF and 1,850 SF to suit tenant needs. The center offers strong demographics, convenient access, ample surface parking, and prominent visibility from the busy Dunkin Donuts outlot positioned directly in front of the plaza. Come join established tenants including Edward Jones, Algonquin Kids Dentistry, and Wellspring Chiropractic, with Cadence Academy Preschool located adjacent to the center.



## Key Highlights



Major Retail  
Corridor



Across the Street  
from the Boulder  
Ridge Country  
Club



Close to Many  
different  
retailers and  
service providers



26,000+ VPD on  
Algonquin Rd  
11,000+ VPD on  
Square Barn Rd.

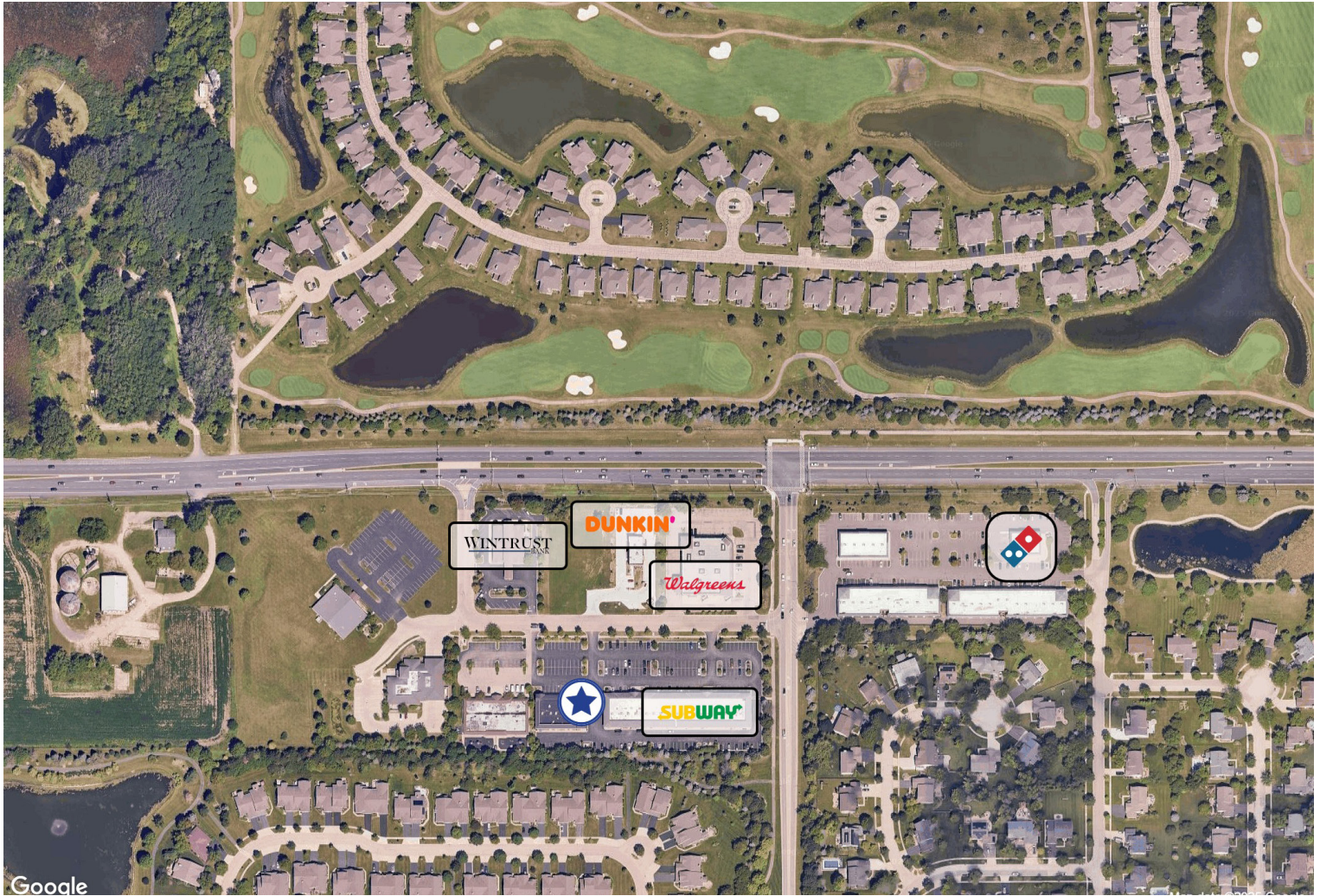
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# Demographics & Retail Map



<b>Population</b>	<b>1 Miles</b>	<b>3 Mile</b>	<b>5 Mile</b>
Total	8,003	66,988	128,649
Average Age	40.8	39.1	40.9
<b>Households &amp; Income</b>	<b>1 Miles</b>	<b>3 Mile</b>	<b>5 Mile</b>
Total Households	2,657	22,859	46,533
Average HH Income	\$149,769	\$152,969	\$139,741
Average House Value	\$370,397	\$328,744	\$325,814

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