

RETAIL & OFFICE OPPORTUNITIES

SWC ROUTE 20 & ROUTE 23 (300-320 S STATE STREET, MARENGO, IL)

HARD CORNER
"MAIN & MAIN"



OFFICE
3,633 SF



POTENTIAL
DRIVE THRU

RETAIL
1,000-3,000 SF



IL Route 23 (State Street)

Offered By:
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Managing Broker | Principal
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Blue Chip Commercial Real Estate, 101 N. Main Street, Unit 15, Crystal Lake, IL 60014
www.bluechipcommercialre.com



RETAIL & OFFICE OPPORTUNITIES

SWC ROUTE 20 & ROUTE 23 (300-320 S STATE STREET, MARENGO, IL)

PROPERTY HIGHLIGHTS



PROPERTY SPECIFICATIONS

OFFERING:	Retail & Office Space for Lease and/or Potential Redevelopment
PROPERTY TYPES:	* 6,000 SF Multi-Tenant Retail * 3,633 SF Converted Office
AVAILABLE NOW:	1,000-3,000 SF (Retail) 3,633 SF (Office)
LEASE RATES:	\$16 SF Gross (Retail) \$10 SF Gross (Office)
DRIVE-THRU:	Potential to Add Drive Thru on South End Cap Retail Space
ACREAGE:	0.89 Acres 0.42 Acres (Retail) 0.47 Acres (Office)
SPRINKLERED:	No
FRONTAGE:	138' Route 20 274' Route 23 (Includes Office)
ACCESS:	Full Access (Route 23) Right-In Only (Route 20)
ZONING:	B1 & R3 (City of Marengo)
UTILITIES:	Municipal Water & Sanitary
TRAFFIC:	22,000+ VPD Intersection 20/23
R.E. TAXES:	\$26,867 (Retail) \$7,939 (Office)
CO-TENANCY:	Athletico, Smoke Shop
NEARBY TENANTS:	McDonalds, Subway, BMO Harris, Taco Bell, Dollar General, Sullivans Grocery Store, Circle K

Investment Highlights

- Prime Retail, Fast Food, or Office Exposure along State Highway Frontage
- Potential to Add Fast Food Drive Thru along South End Cap Retail Space
 - Historic 3,633 SF Converted Office Ideal for Professional Use
- Ownership Will Consider Alternative Retail & Office Redevelopment Options
 - 22,000 VPD Pass Through the Intersection of Routes 20/23
- National Retail & Restaurant Tenants Nearby Including McDonalds, Taco Bell, Subway, Chase Bank, BMO Harris, Dollar General, and Circle K

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NEIGHBORHOOD AERIAL MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2021 Est. Population	6,391	8,763	11,345
2021 Est. Average Household Income	\$84,538	\$88,068	\$97,048
2021 Est. Households	2,341	3,187	4,125

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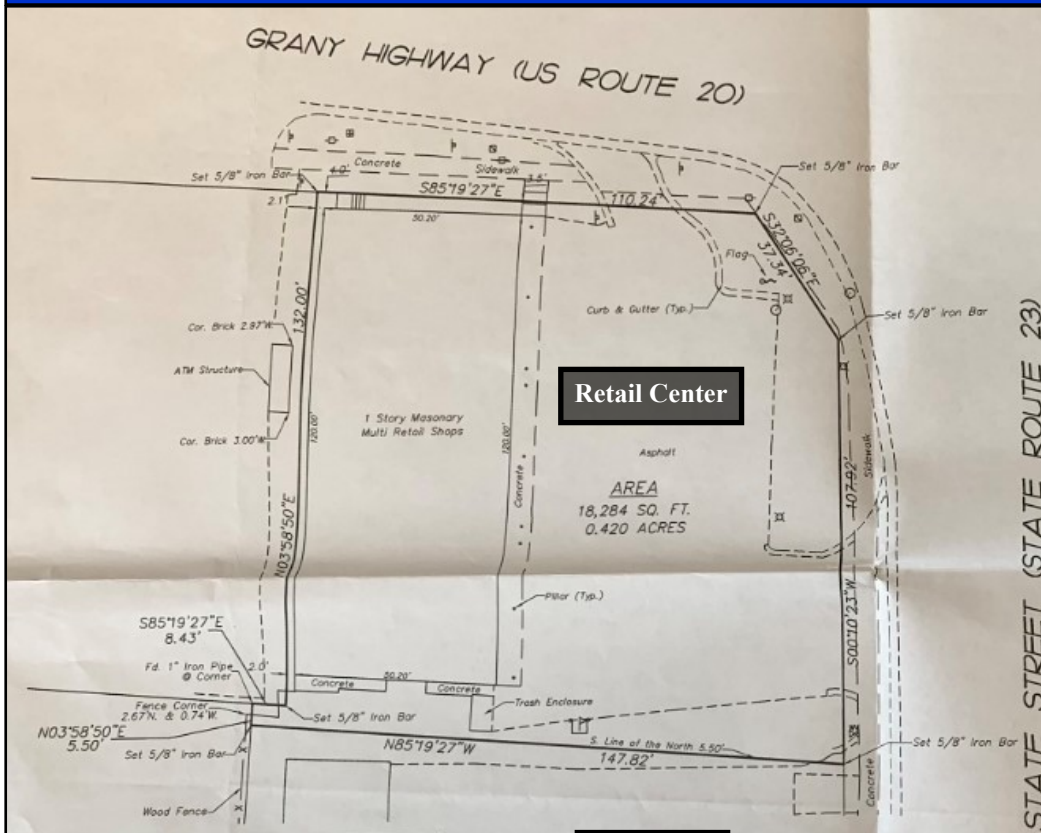


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PROPERTY SURVEY

"RETAIL CENTER"



Retail Center

Office

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID 86 DEGREES WEST ALONG SAID SAID SOUTH LINE... NORTH-EAST CORNER OF SAID BLOCK; THENCE NORTH 86 DEGREES WEST ALONG SAID SAID SOUTH LINE... NORTH AND 14 LINKS; THENCE SOUTH 4 DEGREES WEST 2 CHAINS; THENCE SOUTH 86 DEGREES EAST PARALLEL WITH SAID SOUTH LINE OF MAIN STREET 1 CHAIN AND 14 LINKS; THENCE NORTH 4 DEGREES EAST 2 CHAINS TO THE PLACE OF BEGINNING, BEING IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 44 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN McHENRY COUNTY, ILLINOIS.

TOGETHER WITH:
 THAT PART OF LOT 1 IN BLOCK 1 OF THE ORIGINAL PLAT OF MARENGO, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 44 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 50 LINKS TO THE SOUTHEAST CORNER OF LOT 1, BEING ON THE WEST LINE OF STATE STREET; THENCE NORTH ALONG SAID WEST LINE OF STATE STREET, A DISTANCE OF 44.20 FEET TO THE PLACE OF BEGINNING; THENCE WESTERLY ALONG SAID WEST LINE OF STATE STREET, A DISTANCE OF 87.90 FEET TO THE SOUTHERLY LINE OF MAIN STREET; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF MAIN STREET, HAVING A BEARING OF NORTH 86 DEGREES 00 MINUTES WEST, A DISTANCE OF 54.40 FEET TO THE WEST LINE OF SAID LOT 1; THENCE SOUTHERLY ALONG SAID WEST LINE OF LOT 1, HAVING A BEARING OF SOUTH 4 DEGREES 02 MINUTES 50 SECONDS WEST, A DISTANCE OF 90.17 FEET; THENCE EASTERLY ALONG A LINE HAVING A BEARING OF SOUTH 87 DEGREES 18 MINUTES 30 SECONDS EAST, A DISTANCE OF 61.30 FEET TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: THAT PART OF LOT 1 IN BLOCK 1 OF THE ORIGINAL PLAT OF MARENGO RECORDED SEPTEMBER 26, 1846 IN BOOK 6 OF DEEDS, PAGE 188, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 05 MINUTES 33 SECONDS WEST (ASSUMED) 30.00 FEET, ALONG THE EAST LINE OF SAID LOT 1, BEING ALSO THE WEST LINE OF STATE STREET; THENCE NORTH 32 DEGREES 22 MINUTES 26 SECONDS WEST, 37.18 FEET TO THE NORTHERLY LINE OF SAID LOT 1, BEING ALSO THE SOUTHERLY LINE OF GRANT STREET; THENCE SOUTH 86 DEGREES 00 MINUTES 15 SECONDS EAST, 20.00 FEET, ALONG SAID SOUTH LINE OF GRANT STREET TO SAID PLACE OF BEGINNING), IN McHENRY COUNTY, ILLINOIS.

TOGETHER WITH:
 THAT PART OF LOT 1 IN BLOCK 1 OF THE ORIGINAL PLAT OF MARENGO, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 44 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 50 LINKS TO THE SOUTHEAST CORNER OF LOT 1 AND THE PLACE OF BEGINNING, BEING ON THE WEST LINE OF STATE STREET; THENCE NORTH ALONG SAID WEST LINE OF STATE STREET, A DISTANCE OF 44.20 FEET, THENCE WESTERLY ALONG A LINE HAVING A BEARING OF NORTH 87 DEGREES 18 MINUTES 30 SECONDS WEST, A DISTANCE OF 61.30 FEET TO THE WEST LINE OF LOT 1; THENCE SOUTHERLY ALONG A LINE HAVING A BEARING OF SOUTH 4 DEGREES 02 MINUTES 50 SECONDS WEST, A DISTANCE OF 42.70 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE EASTERLY ALONG A LINE HAVING A BEARING OF SOUTH 86 DEGREES 00 MINUTES EAST, A DISTANCE OF 64.19 FEET TO THE PLACE OF BEGINNING, IN McHENRY COUNTY, ILLINOIS.

TOGETHER WITH:
 THE NORTH 5.50 FEET OF LOT 86 OF THE ASSESSOR'S PLAT OF SECTION 35, TOWNSHIP 44 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE WEST 8 RODS), ALL IN McHENRY COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 97 OF DEEDS, PAGE 205.

EXCEPTING THAT PART THEREOF DESCRIBED AS FOLLOWS: THAT PART OF LOT 1 OF THE ORIGINAL PLAT OF THE CITY OF MARENGO RECORDED SEPTEMBER 26, 1846 IN BOOK 6 OF DEEDS PAGE 188, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 05 MINUTES 33 SECONDS WEST (ASSUMED) 30.00 FEET, ALONG THE EAST LINE OF SAID LOT 1, BEING ALSO THE WEST LINE OF STATE STREET; THENCE NORTH 32 DEGREES 22 MINUTES 26 SECONDS WEST, 37.18 FEET TO THE NORTHERLY LINE OF SAID LOT 1, BEING ALSO THE SOUTHERLY LINE OF MAIN STREET; THENCE SOUTH 86 DEGREES 00 MINUTES 15 SECONDS EAST 20.00 FEET, ALONG SAID SOUTH LINE OF MAIN STREET TO SAID POINT OF BEGINNING, IN McHENRY COUNTY, ILLINOIS.

LEGEND	
○	CATCH BASIN
⊗	WATER VALVE
⊞	UTILITY RISER
⊥	Sign
⊥	Mail Box
⊞	Hand Hole
○	Utility Pole
⊞	Light Pole

NOTES

1. NO TITLE COMMITMENT WAS USED IN PREPARING THIS SURVEY.
2. NO DISTANCES SHALL BE ASSUMED BY SCALING.
3. ALL DISTANCES ALONG CURVES ARE ARC LENGTHS, UNLESS OTHERWISE NOTED.
4. BASIS OF BEARINGS - ILLINOIS STATE PLANE COORDINATES 1983 DATUM.

CLIENT: Home State Bank
 DRAWN BY: EH CHECKED BY: _____
 SCALE: 1"=20' SEC. 35 T. 44N R. 5E
 JOB NO.: 080212
 DATE: 4-21-2008

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
 * No distance should be assumed by scaling.
 * No underground improvements have been located unless shown and noted.
 * No representation as to ownership, use, or possession should be hereon implied.



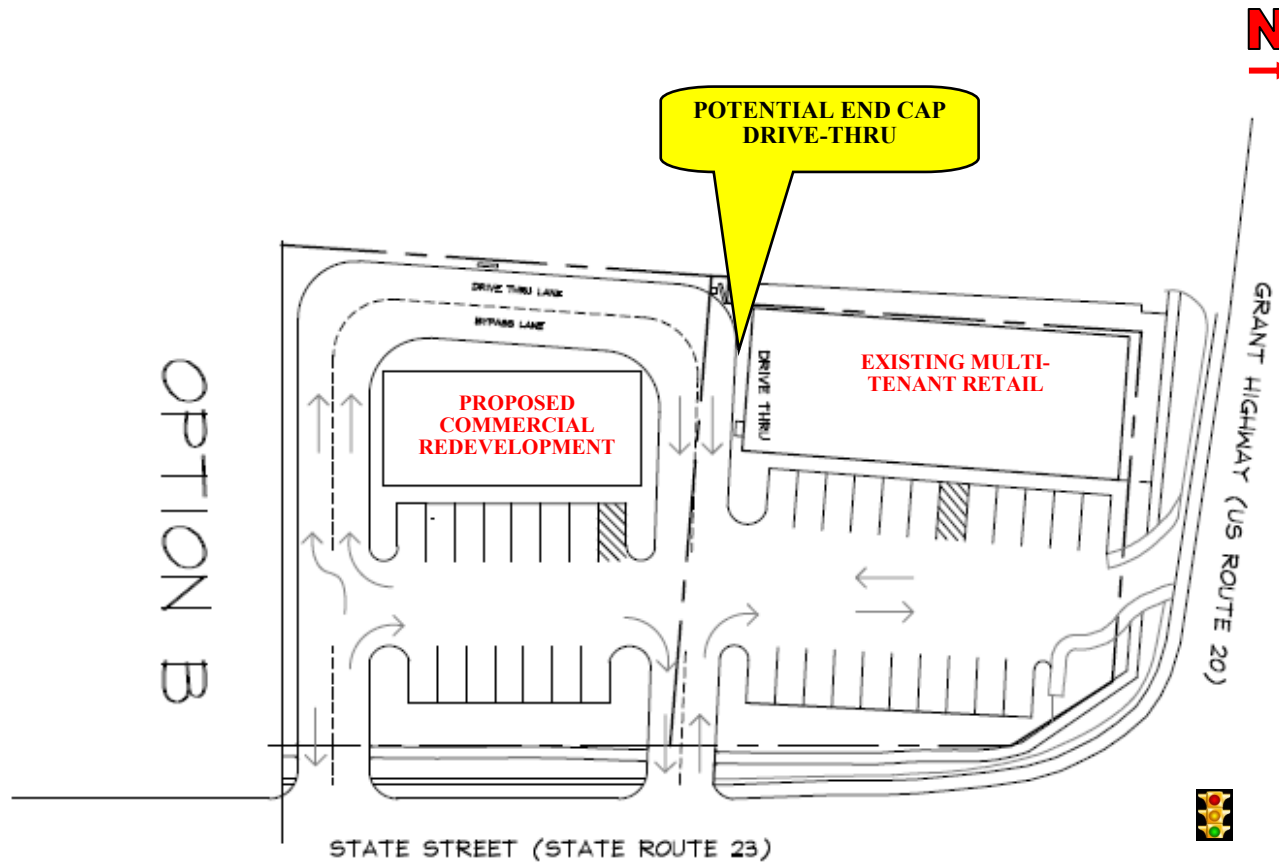
STATE OF ILLINOIS } S.S.
 COUNTY OF McHENRY }

This is to certify that we have surveyed the premises above described, and that the plat hereon is a representation of the said survey.
 This professional service conforms to the current Illinois minimum standards for a boundary survey.
 Dated at McHenry, McHenry County Illinois April 24 A.D. 2008
 SEC GROUP INC.

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PROPOSED END CAP DRIVE THRU & RETAIL



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PROPERTY PHOTOS

