

FOR LEASE

2314 W IL-120

2314 W IL ROUTE 120 MCHENRY, IL 60051



INVESTMENT SUMMARY

2314 W IL-120 offers a rare opportunity to lease a freestanding, highly visible commercial building along one of McHenry's busiest retail corridors. Situated directly on Route 120 (Elm Street), this property provides exceptional signage potential and convenient access for both local and regional traffic. The building was previously occupied by a full-service restaurant, featuring existing kitchen infrastructure, large open dining areas, and ample on-site parking — making it ideal for restaurant, retail, or service-oriented users looking for immediate functionality and strong visibility.

PROPERTY SUMMARY

Building	SqFt	8,334 SqFt
Year Built	Lot	1971
Size	(acres)	1.03
Parcel	ID	09-36-200-020
Zoning	Type	Commercial
County		McHenry
Coordinates		42.343061,-88.243471
Lot Size (SF)		44,867.00 SqFt
Tax Amount		\$18,389.26

PROPERTY HIGHLIGHTS

- Highly visible freestanding building along the busy east-west corridor of Illinois Route 120, offering excellent exposure.
- Built in 1980 and well maintained for prior full-service restaurant use, meaning many infrastructure elements are already in place.
- Ample on-site parking about 75 parking spaces included with the building.
- Fully builtout restaurant/food service use (2nd generation), making conversion to restaurant or hospitality use especially attractive.
- Located in the west McHenry retail trade area, offering access to both local population and regionally-driven traffic via Route 120 — strong for destination users.

Mon Ami Real Estate

1033 W Van Buren
Chicago, IL 60607

Office: 312-589-5797
www.monamire.com



SHERGIL KHAN

Leasing & Sales Rep
Mobile: 312-667-4664
skhan@monamire.com

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#1	Restaurant	\$ 11.75 SF/Yr	NNN	8,448 SF	Negotiable



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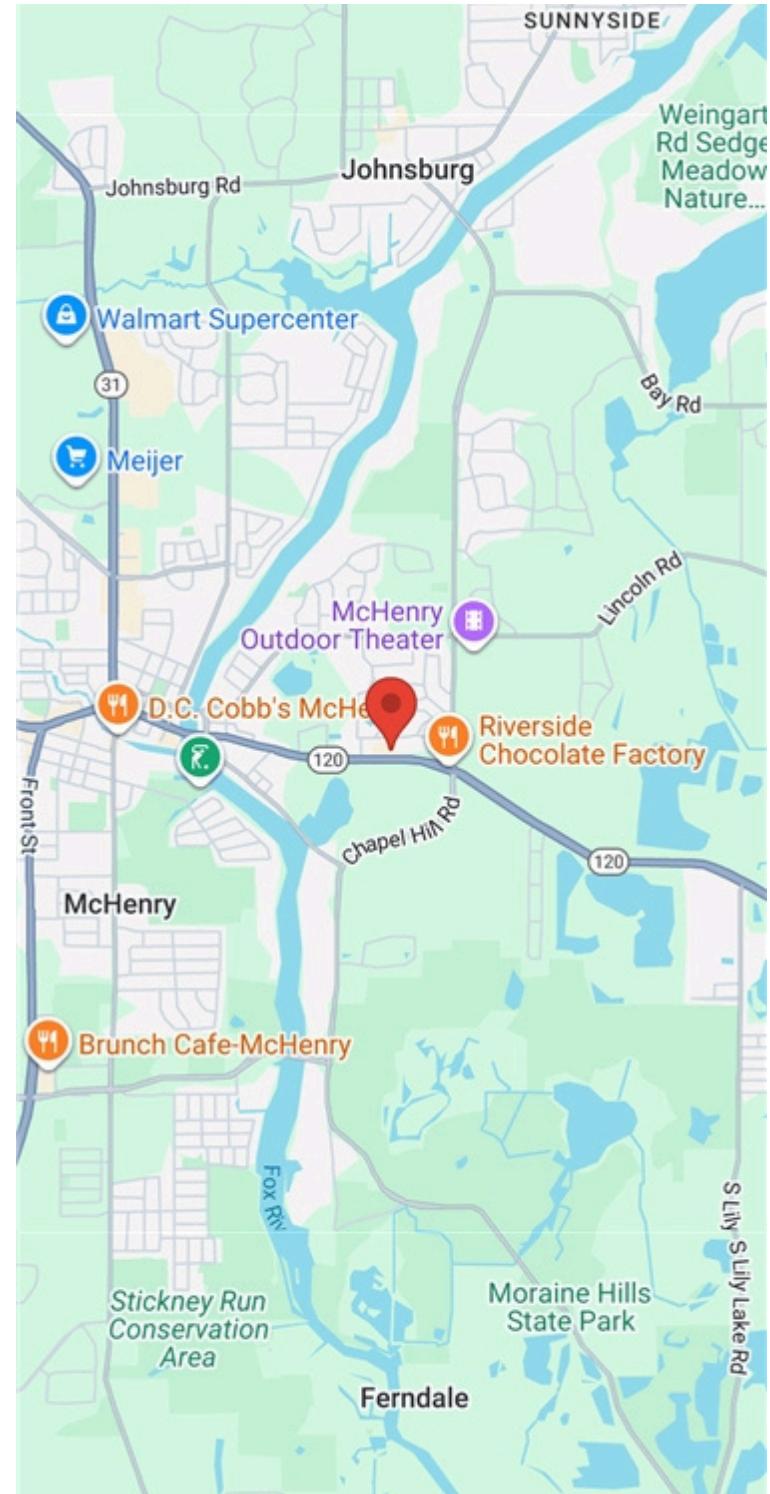
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,066	29,516	58,337
2010 Population	3,503	33,917	69,708
2025 Population	3,556	34,189	70,647
2030 Population	3,499	34,193	70,831
2025-2030 Growth Rate	-0.32 %	0 %	0.05 %
2025 Daytime Population	2,999	31,079	60,006

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	74	643	1,148
\$15000-24999	22	636	1,207
\$25000-34999	37	667	1,151
\$35000-49999	68	1,410	2,844
\$50000-74999	244	2,110	4,542
\$75000-99999	187	1,928	3,697
\$100000-149999	262	3,227	6,710
\$150000-199999	193	1,397	3,206
\$200000 or greater	353	1,984	4,522
Median HH Income	\$ 114,603	\$ 93,729	\$ 99,340
Average HH Income	\$ 150,611	\$ 117,636	\$ 122,763

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,138	10,814	21,144
2010 Total Households	1,346	12,763	26,328
2025 Total Households	1,440	14,001	29,028
2030 Total Households	1,452	14,375	29,847
2025 Average Household Size	2.47	2.42	2.42
2025 Owner Occupied Housing	1,216	10,428	22,663
2030 Owner Occupied Housing	1,241	10,886	23,716
2025 Renter Occupied Housing	224	3,573	6,365
2030 Renter Occupied Housing	211	3,489	6,130
2025 Vacant Housing	76	848	1,820
2025 Total Housing	1,516	14,849	30,848



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ABOUT MCHENRY

Located approximately 55 miles northwest of downtown Chicago and just 35 miles from O'Hare International Airport, the City of McHenry serves as a dynamic and growing commercial hub within the Fox River Valley. With a population of roughly 28,000 residents and a median household income of over \$83,000, McHenry combines the accessibility of a major suburban market with the welcoming character of a small-town community. The city's strategic position along Illinois Routes 120 and 31 provides excellent regional connectivity to Crystal Lake, Johnsburg, and Grayslake, as well as strong exposure for retail, dining, and service-based businesses.

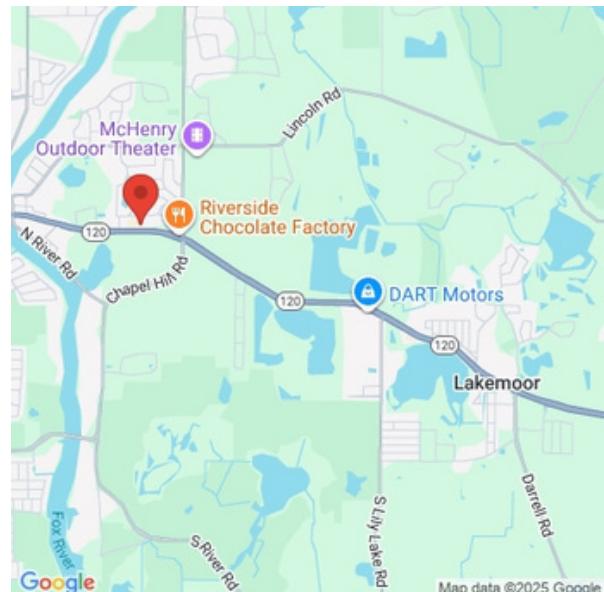
CITY OF MCHENRY

COUNTY

MCHENRY

AREA

POPULATION



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