

RETAIL PROPERTY FOR LEASE

FOX RIVER CENTER

1201-1231 S. MAIN ST., ALGONQUIN, IL 60102

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BRIAN PROPERTIES, INC.

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EXECUTIVE SUMMARY

FOX RIVER CENTER

1201-1231 S. MAIN ST. | ALGONQUIN, IL 60102



OFFERING SUMMARY

Building Size:	16,500 SF
Available SF:	1,000 SF
Rental Rate:	\$15.00 SF/yr (NNN)
CAM:	\$2.50 / SF
Real Estate Taxes:	\$2.25 / SF
Traffic Count:	13,900
Parking Ratio:	5.0 per 1,000
Zoning:	B-2 - Business, General Retail

PROPERTY OVERVIEW

The Fox River shopping center is an established retail destination in the Algonquin, IL community. The retail spaces available for lease are suitable for a variety of businesses, and the Fox River shopping center provides tenants with a high-quality environment in which to operate. The shopping center is well-maintained and offers ample parking for customers. In addition, the location is highly visible and easily accessible, making it ideal for businesses looking to attract new customers.

LOCATION OVERVIEW

The Fox River shopping center is located in the far northwest suburb of Algonquin, IL. The Village of Algonquin is a well-located far northwest suburb with a population of approximately 29,700. Algonquin is a vibrant community that is ideal for retail businesses.

PROPERTY HIGHLIGHTS

- High Traffic Location: Main St. (Rt.31) sees an average of 14,000+ cars per day
- LED parking lot poles & canopy lights provide excellent visibility for drivers and pedestrians
- Ample Parking: There are 5 parking spaces per 1,000 SF available
- Garbage collection is included in CAM

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AVAILABLE SPACES

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SUITE NUMBER	SIZE (SF)	LEASE RATE	REAL ESTATE TAXES	CAM	MONTHLY GROSS RENT	LEASE TYPE	COMMENTS
1203	1,000 SF	\$15.00 SF/yr	\$2.25 SF/yr	\$2.50	\$1,645	NNN	Former Dentist Office
1209	1,000 SF	\$15.00 SF/yr	\$2.25 SF/yr	\$2.50	\$1,645	NNN	
1219	1,000 SF	\$15.00 SF/yr	\$2.25 SF/yr	\$2.50	\$1,645	NNN	

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ADDITIONAL PHOTOS

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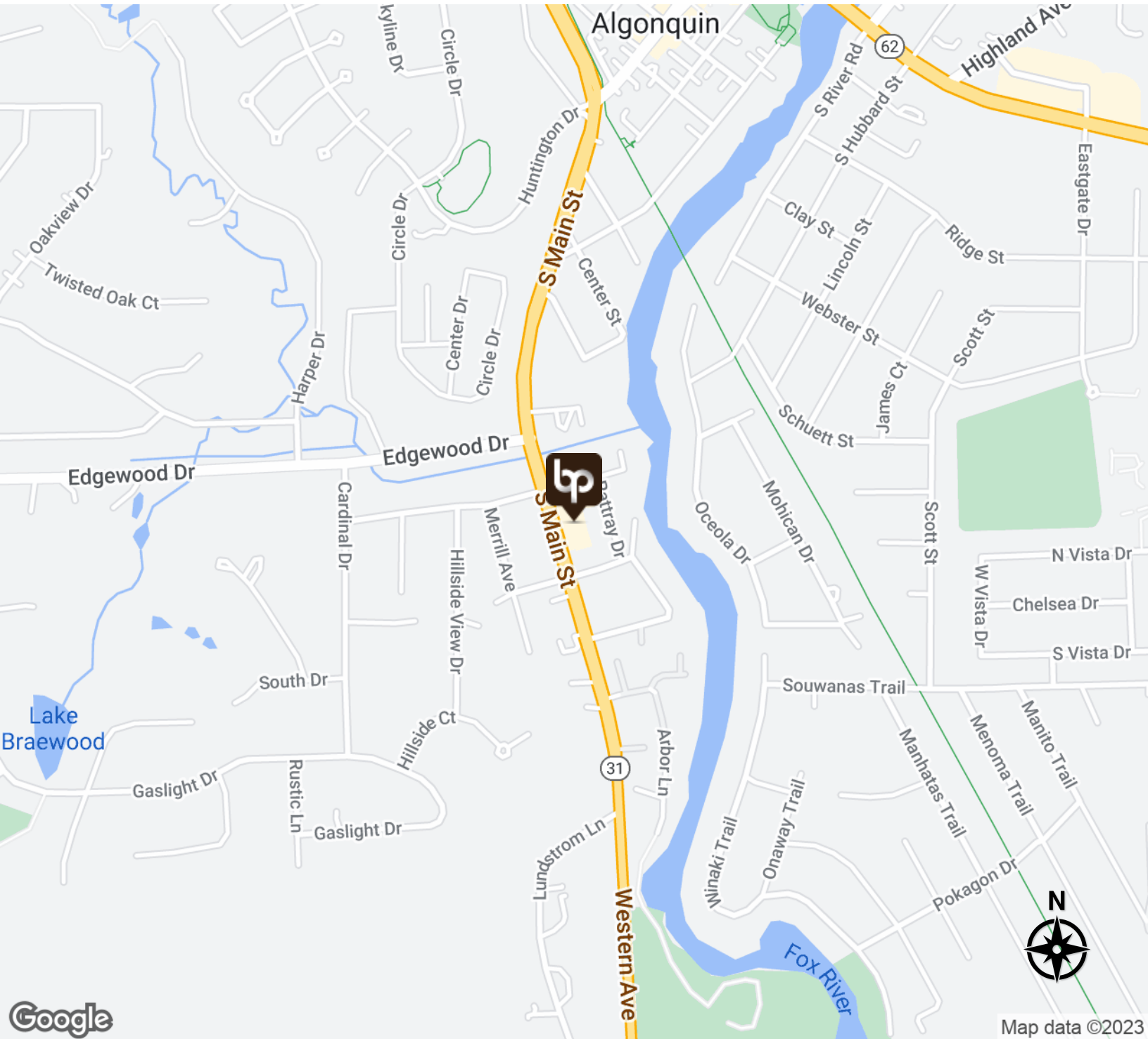


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LOCATION MAP

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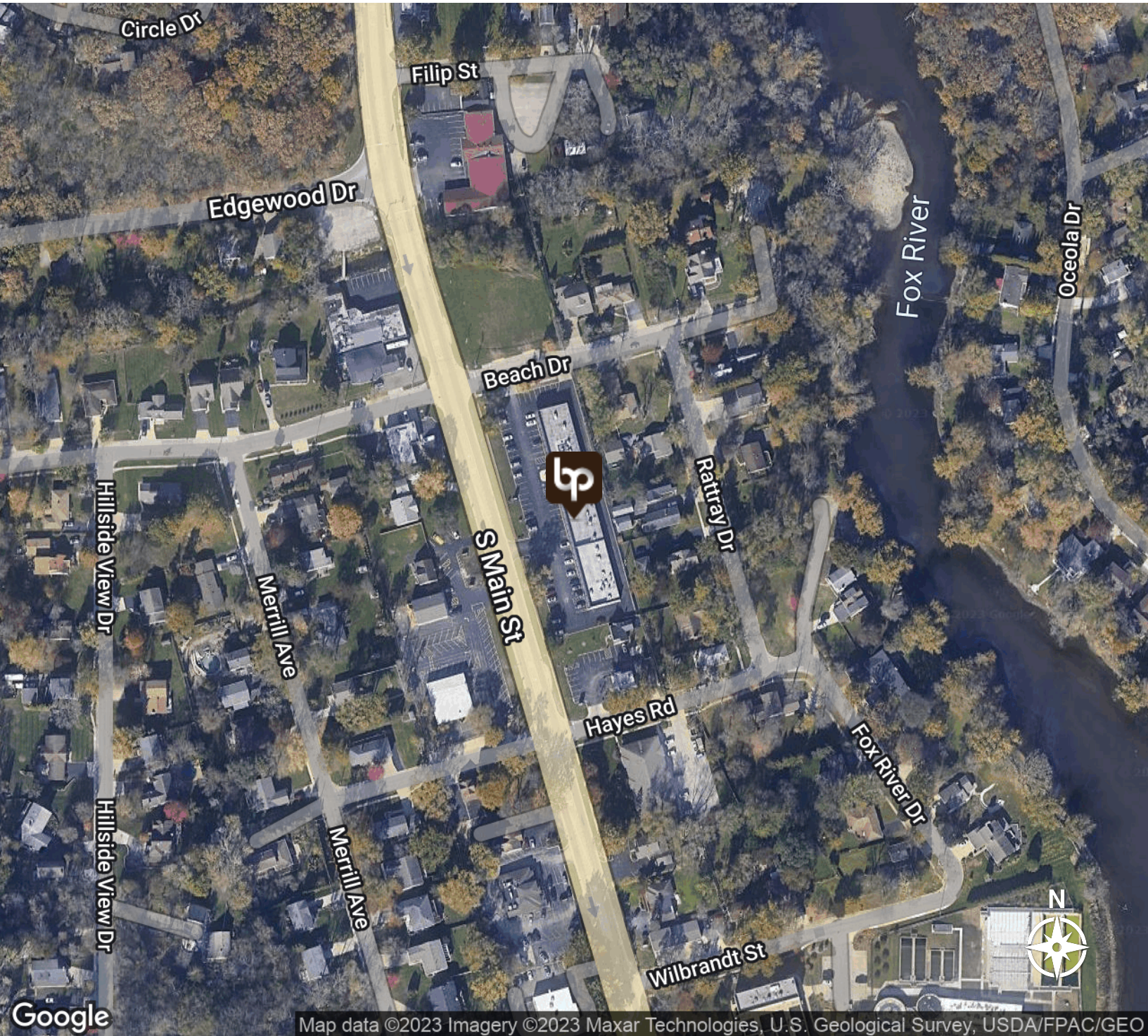


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AERIAL MAP

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