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		PROPERTY OVERVIEW
Building Size:	16,500 SF	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
Available SF:	1,000 SF	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.
Rental Rate:	\$15.00 SF/yr (NNN)	LOCATION OVERVIEW
CAM:	\$2.50 / SF	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.
Real Estate Taxes:	\$2.25 / SF	PROPERTY HIGHLIGHTS
Traffic Count:	13,900	• High Traffic Location: Main St. (Rt.31) sees an average of 14,000+ cars per day
Parking Ratio:	5.0 per 1,000	 LED parking lot poles & canopy lights provide excellent visibility for drivers and pedestrians
J		 Ample Parking: There are 5 parking spaces per 1,000 SF available
Zoning:	B-2 - Business, General Retail	Garbage collection is included in CAM

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AVAILABLE SPACES FOX RIVER CENTER 1201-1231 S. MAIN ST. | ALGONQUIN, IL 60102



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







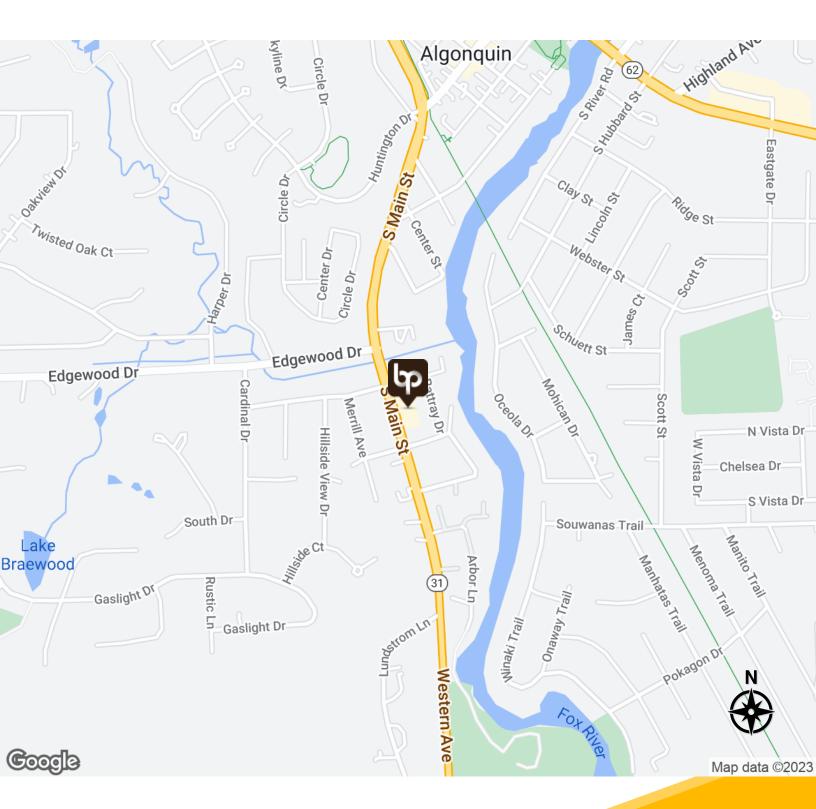




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LOCATION MAP FOX RIVER CENTER 1201-1231 S. MAIN ST. | ALGONQUIN, IL 60102

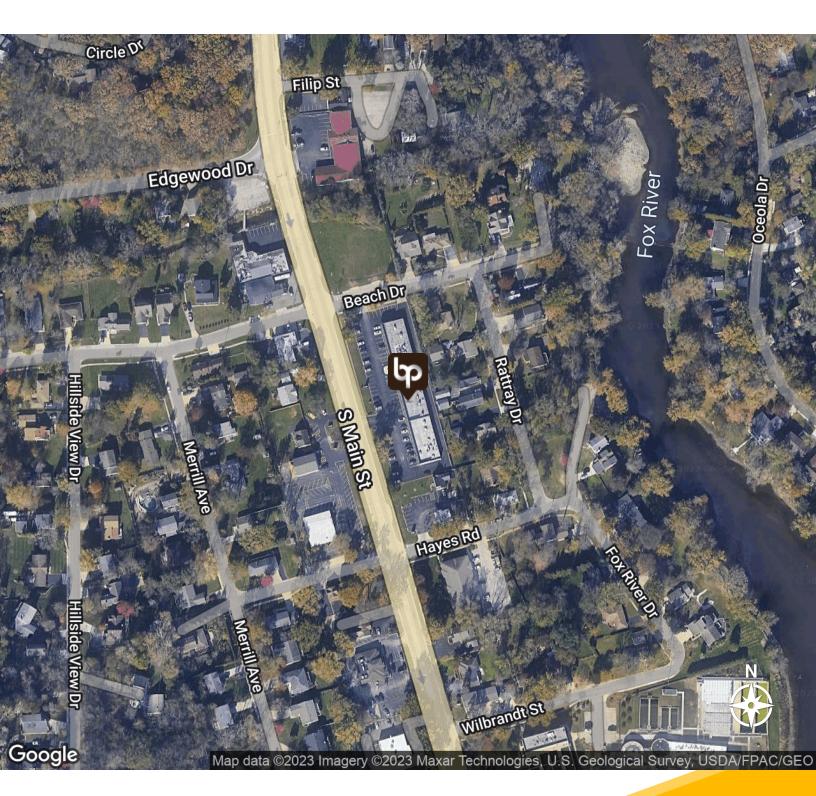


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AERIAL MAP FOX RIVER CENTER 1201-1231 S. MAIN ST. | ALGONQUIN, IL 60102



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	14		Wauconda 176 N	Libertyville <u>176</u> Mundelein
Marengo	176	Crystal Lake		Vernon Hills 43
Riley	47 Huntley	Cary Lake in the Hills Algonquin	Lake Zurich	22 Buffalo Grove Wheeling
Genoa 72 Hampshire	90	Carpentersville West Dundee	62 Hoffman	atine Arlington Heights Mt Prospect
23 Burlington	47 20	D Elgin	58 Schaumburg	90

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,511	59,225	141,392
Average Age	41.2	39.1	39.2
Average Age (Male)	38.3	37.1	37.9
Average Age (Female)	42.5	39.8	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,785	20,868	50,681
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$114,668	\$106,127	\$107,541
Average House Value	\$240,996	\$231,757	\$244,613

* Demographic data derived from 2020 ACS - US Census

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