



RETAIL SPACE FOR LEASE



Hainesville Town Center

60 E. Belvidere Rd.
Hainesville IL 60030

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THE SPACE

Location	60 E. Belvidere Rd. Hainesville, IL 60030
County	Lake
Cross Street	Hainesville Rd.
Traffic Count	24,100
Square Feet	1,275
Rent Per SF (Annual)	\$15.00
Lease Type	NNN
Floor	1

Notes This 1,275 SF in-line space is currently built-out as a beauty salon but would also be ideal for any other type of retail use.

HIGHLIGHTS

- Strong Co-tenants (i.e. Starbucks and The UPS Store)
- Easy access from Belvidere Rd.
- Monument signage
- Traffic count = 24,100 VPD

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,355	64,866	136,212

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$132,843	\$121,889	\$139,309

NUMBER OF HOUSEHOLDS

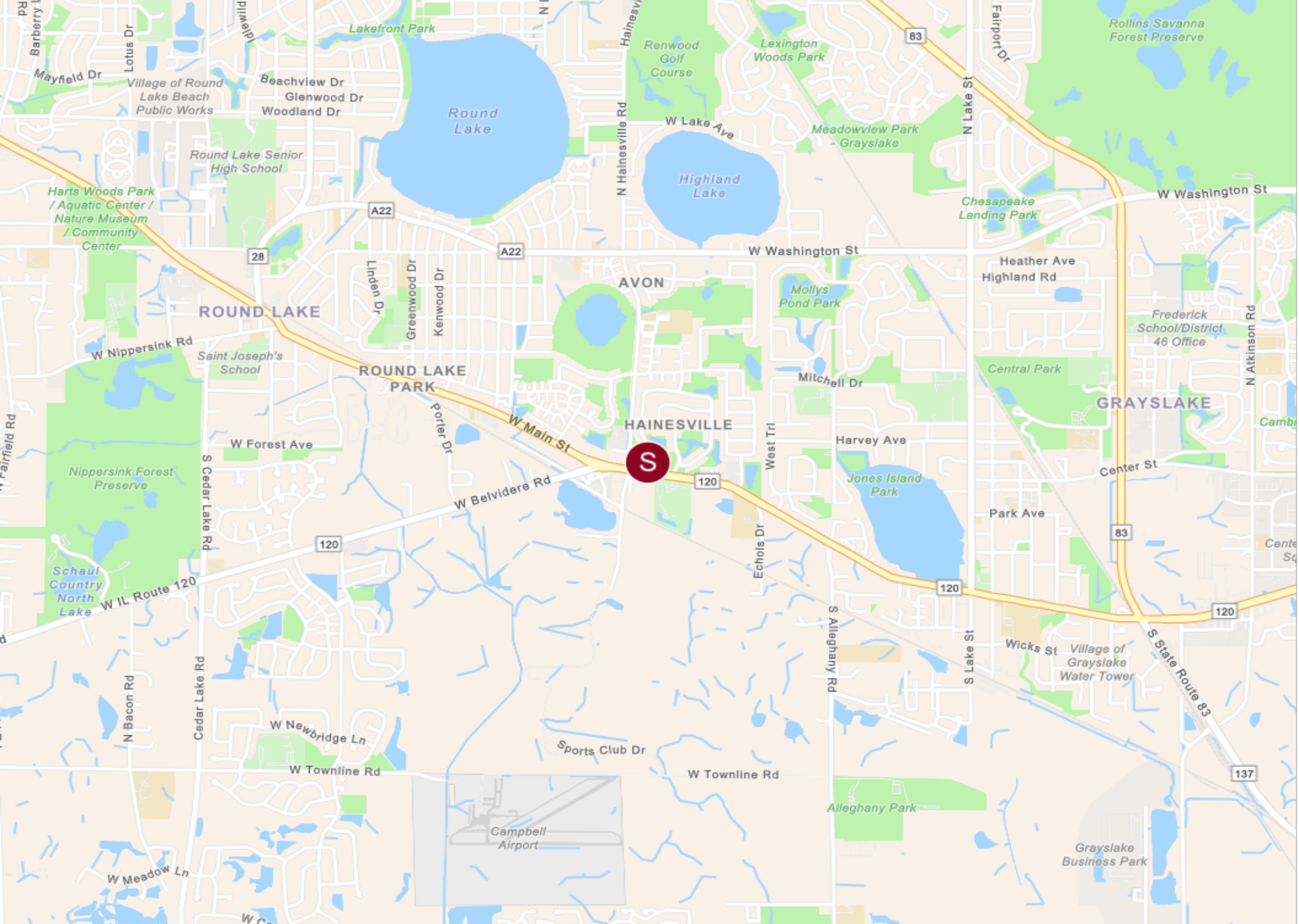
1.00 MILE	3.00 MILE	5.00 MILE
3,379	23,269	48,874

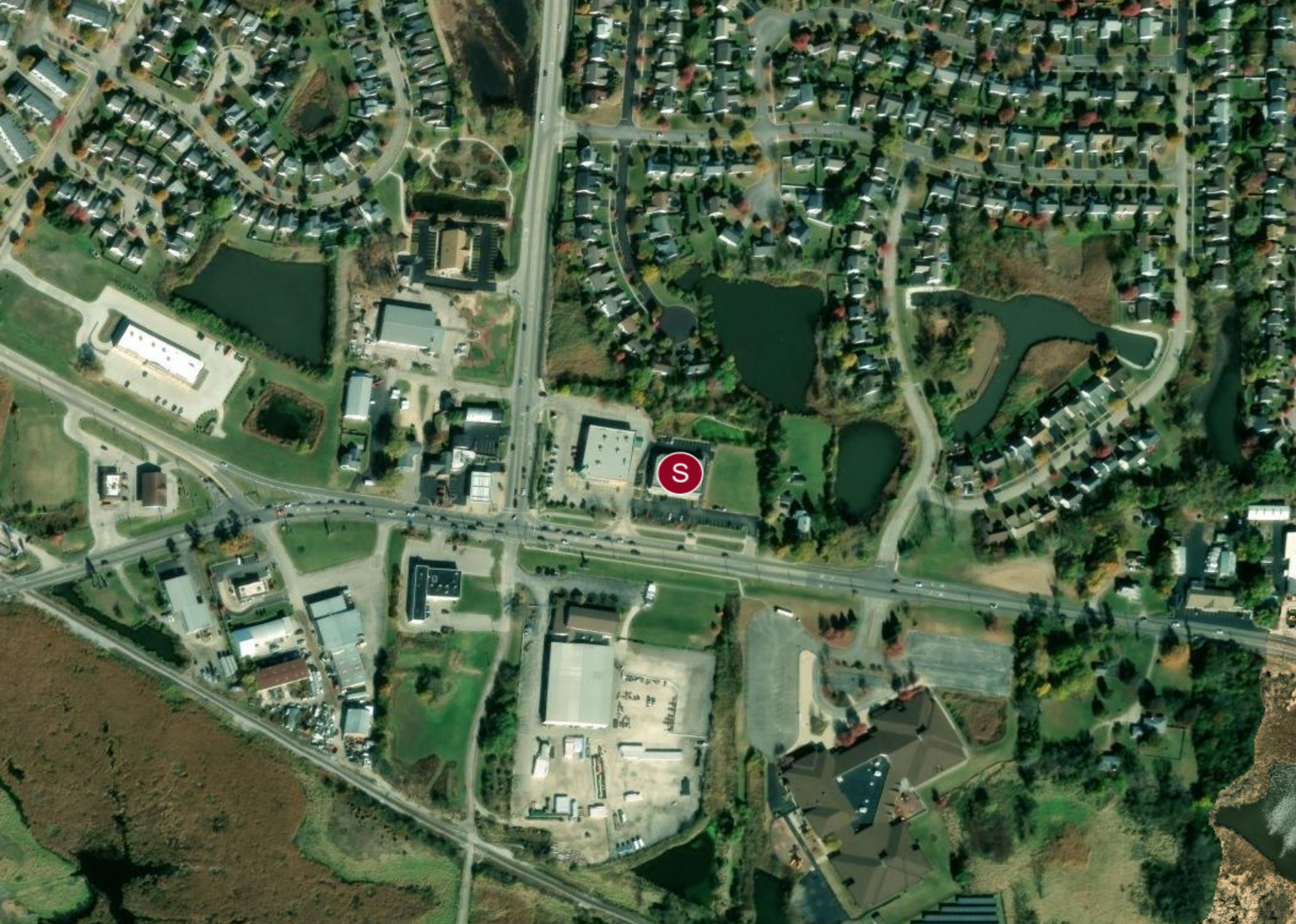
PROPERTY FEATURES

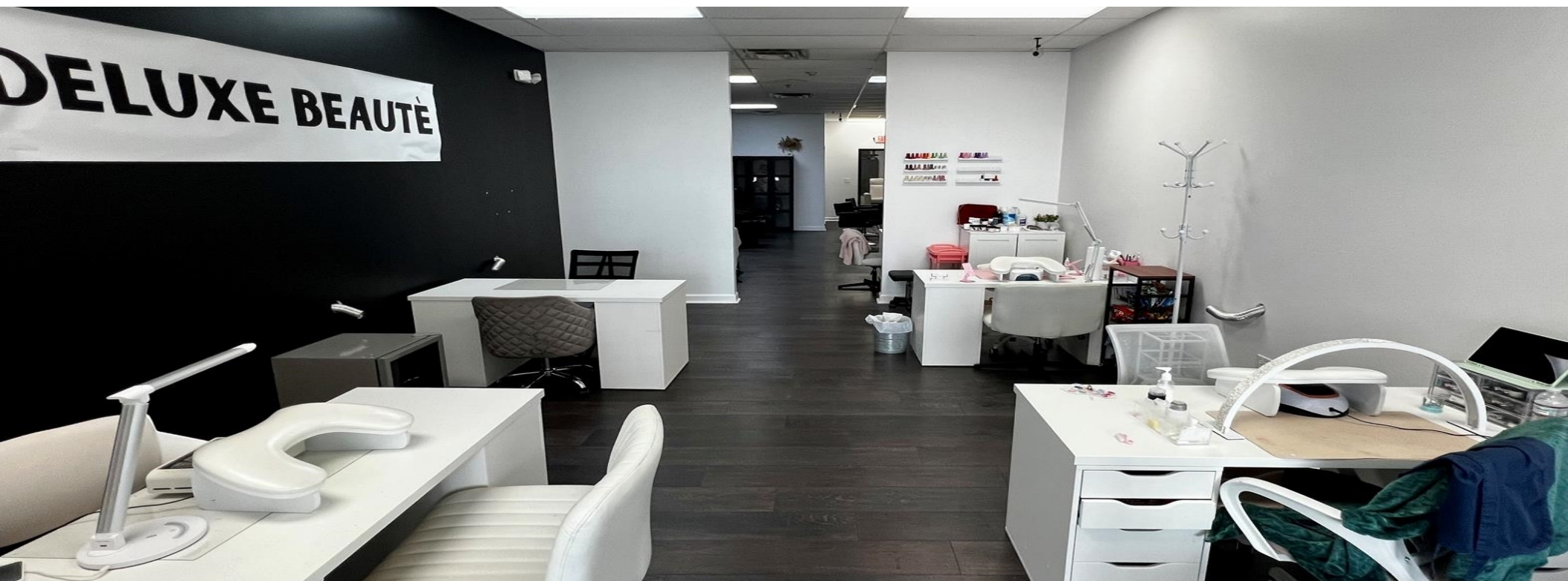
TOTAL TENANTS	6
BUILDING SF	10,177
LAND ACRES	1.02
YEAR BUILT	2006
ZONING TYPE	B-1
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	44

Property Summary

- Hainesville Town Center is located on the north side of Belvidere Rd., just east of the signalized intersection of Belvidere Rd. and Hainesville Rd. and adjacent to Walgreens, which is on the corner.
- Strong co-tenants like Starbucks and The UPS Store generate significant activity at the center.
- Monument signage is available with exposure to 24,100 vehicles per day.

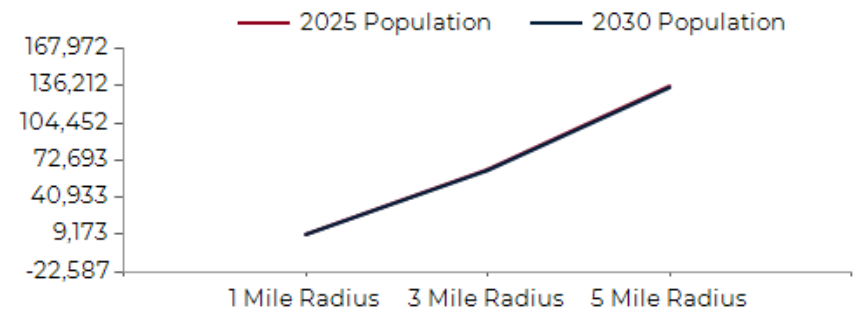




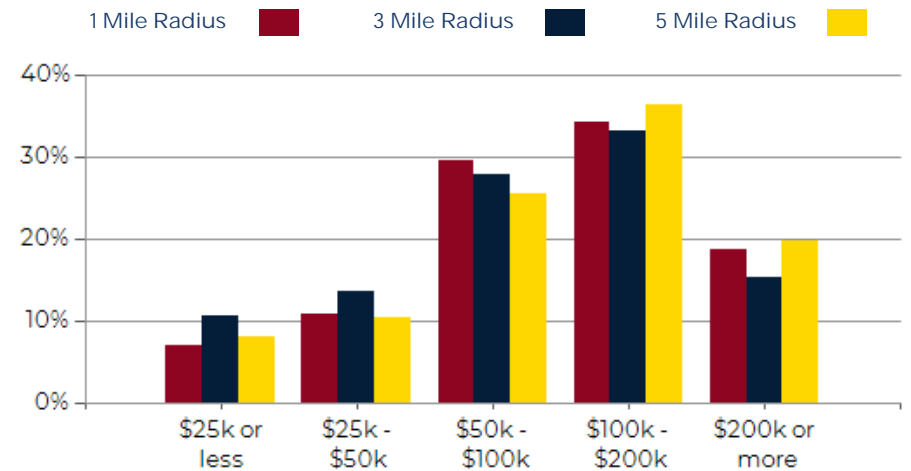


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,920	52,669	104,099
2010 Population	9,846	67,031	136,257
2025 Population	9,355	64,866	136,212
2030 Population	9,173	64,087	134,951
2025 African American	451	3,062	6,139
2025 American Indian	124	972	1,379
2025 Asian	555	3,772	9,831
2025 Hispanic	3,281	25,636	39,980
2025 Other Race	1,627	12,644	18,543
2025 White	5,251	34,081	81,413
2025 Multiracial	1,342	10,280	18,826
2025-2030: Population: Growth Rate	-1.95%	-1.20%	-0.95%

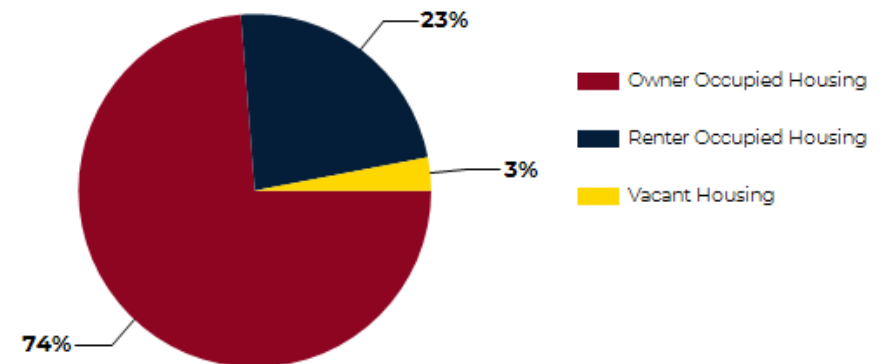
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	62	1,189	1,748
\$15,000-\$24,999	175	1,252	2,150
\$25,000-\$34,999	78	829	1,335
\$35,000-\$49,999	283	2,321	3,741
\$50,000-\$74,999	506	3,493	6,854
\$75,000-\$99,999	493	2,965	5,623
\$100,000-\$149,999	781	5,203	11,095
\$150,000-\$199,999	374	2,490	6,672
\$200,000 or greater	627	3,525	9,656
Median HH Income	\$105,035	\$95,632	\$110,078
Average HH Income	\$132,843	\$121,889	\$139,309



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

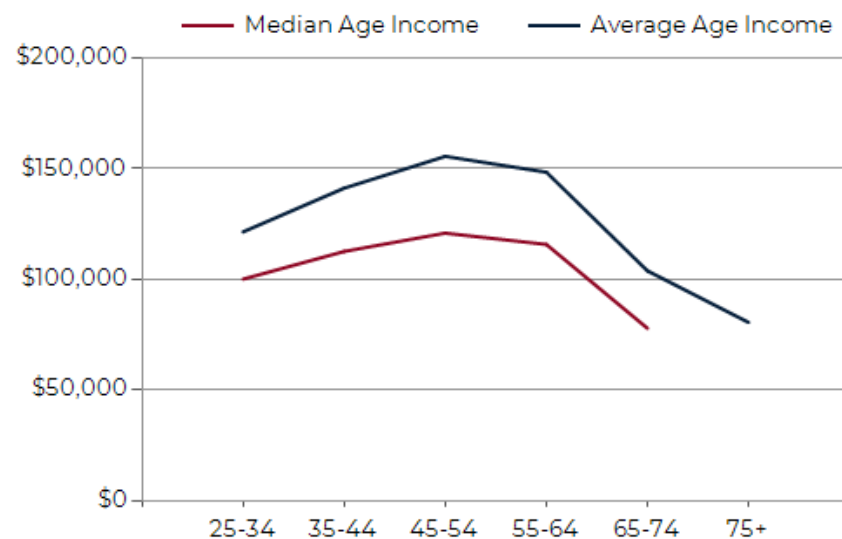
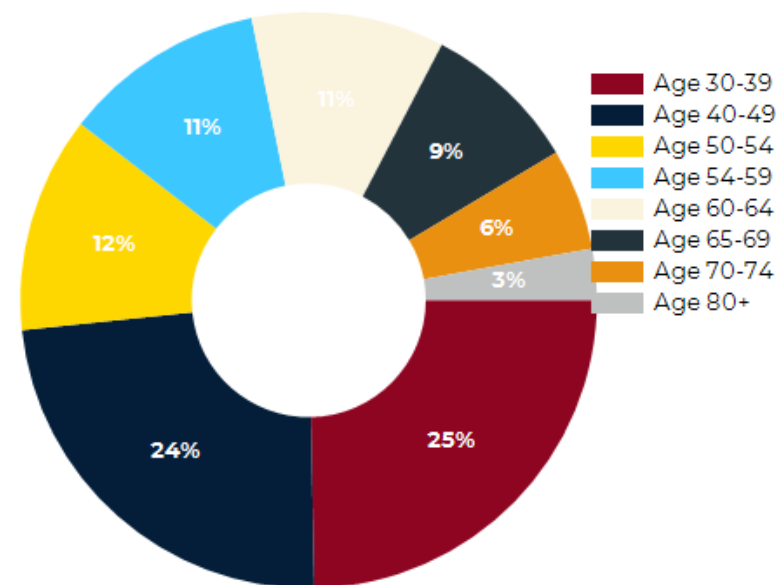


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	688	4,236	8,617
2025 Population Age 35-39	652	4,145	8,708
2025 Population Age 40-44	648	4,327	9,280
2025 Population Age 45-49	635	4,244	8,900
2025 Population Age 50-54	659	4,305	9,277
2025 Population Age 55-59	615	4,028	9,167
2025 Population Age 60-64	587	4,009	9,021
2025 Population Age 65-69	477	3,246	7,496
2025 Population Age 70-74	309	2,483	5,473
2025 Population Age 75-79	156	1,782	3,776
2025 Population Age 80-84	104	1,223	2,401
2025 Population Age 85+	73	1,010	2,043
2025 Population Age 18+	7,208	50,147	105,894
2025 Median Age	37	38	39
2030 Median Age	38	39	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$100,103	\$102,051	\$110,244
Average Household Income 25-34	\$121,486	\$122,530	\$136,458
Median Household Income 35-44	\$112,649	\$113,115	\$128,071
Average Household Income 35-44	\$141,273	\$142,549	\$158,495
Median Household Income 45-54	\$120,918	\$115,141	\$134,153
Average Household Income 45-54	\$155,661	\$147,930	\$167,593
Median Household Income 55-64	\$115,796	\$107,237	\$124,455
Average Household Income 55-64	\$148,489	\$136,331	\$156,249
Median Household Income 65-74	\$77,868	\$66,258	\$81,024
Average Household Income 65-74	\$103,857	\$91,948	\$109,246
Average Household Income 75+	\$80,519	\$65,339	\$75,723

Population By Age



Hainesville Town Center

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