



FOX RIVER CENTER

1201-1231 S. Main St., Algonquin, IL 60102

Mark Meskauskas

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**BRIAN
PROPERTIES, INC.**



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

OFFERING SUMMARY

Building Size:	16,500 SF
Available SF:	1,000 - 1,500 SF
Rental Rate:	\$10.00 - 15.00 SF/yr (NNN)
CAM:	\$3.50 / SF
Real Estate Taxes:	\$2.75 / SF
Traffic Count:	13,900
Parking Ratio:	5 per 1,000
Zoning:	B-2 - Business, General Retail

PROPERTY DESCRIPTION

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 DESCRIPTION

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.



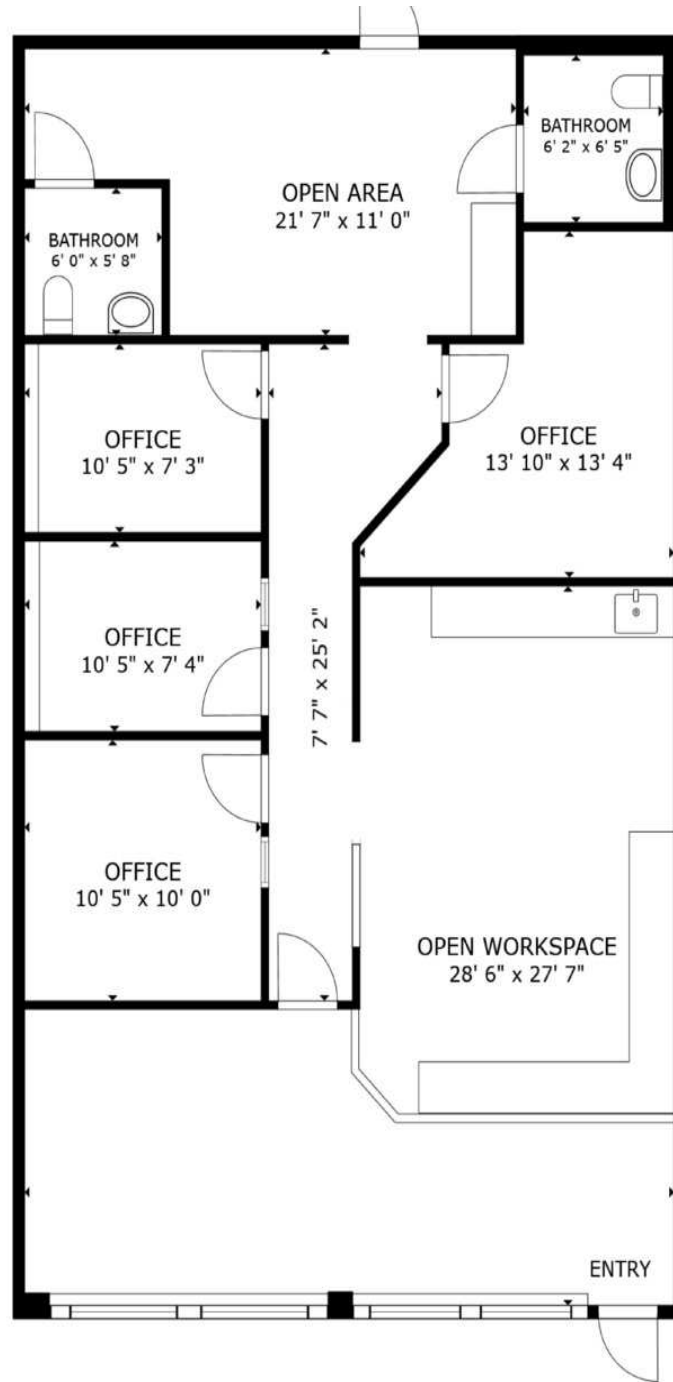
LEGEND

Available

AVAILABLE SPACES

SUITE #	SIZE	LEASE RATE	RE TAXES	CAM	MONTHLY GROSS	LEASE TYPE	VIRTUAL TOUR
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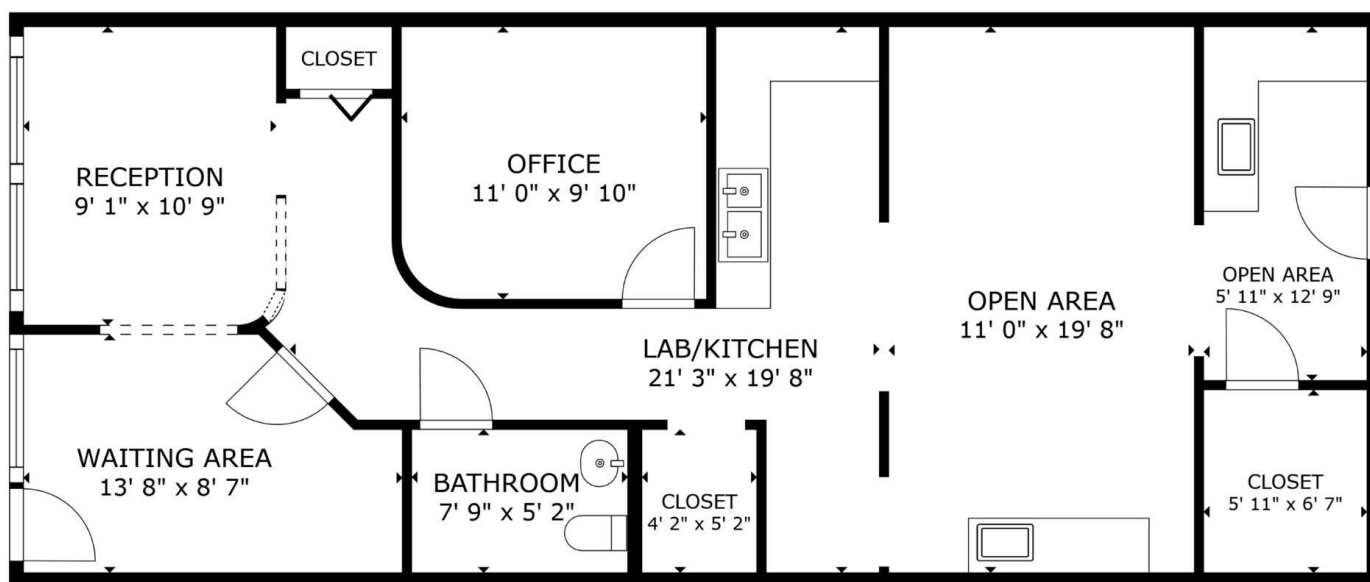




360° VIRTUAL TOUR

FLOOR PLAN

SIZE	LEASE RATE	RE TAXES	CAM	MONTHLY GROSS
1,500 SF	\$15.00 SF/yr	\$2.75 SF/yr	\$3.50 SF/yr	\$2,656



FLOOR PLAN



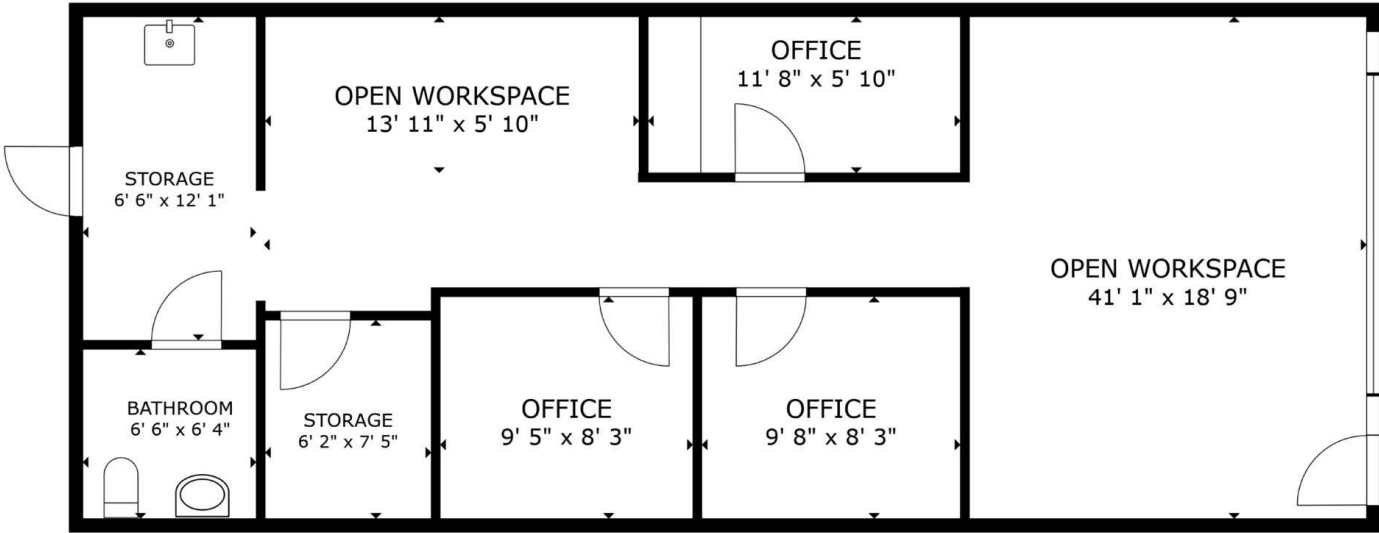
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



360° VIRTUAL TOUR

SIZE	LEASE RATE	RE TAXES	CAM	MONTHLY GROSS	COMMENTS
1,000 SF	\$15.00 SF/yr	\$2.75 SF/yr	\$3.50 SF/yr	\$1,770	Former Dental Office w/ Equipment





FLOOR PLAN

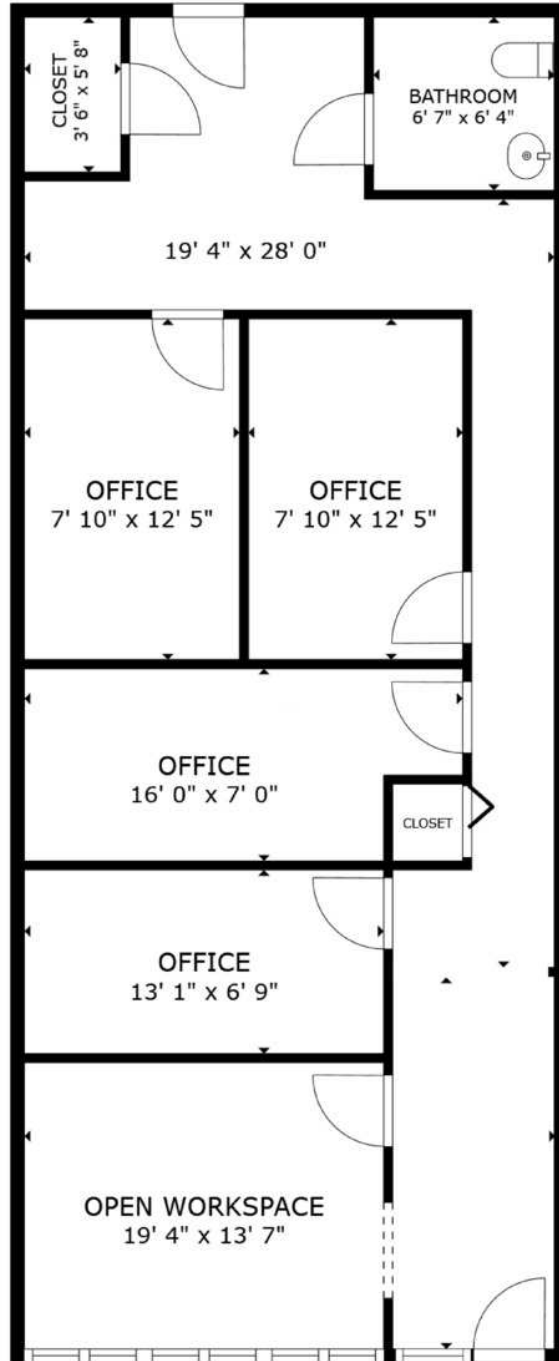


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360° VIRTUAL TOUR

SIZE	LEASE RATE	RE TAXES	CAM	MONTHLY GROSS
1,000 SF	\$10.00 SF/yr	\$2.75 SF/yr	\$3.50 SF/yr	\$1,354



360° VIRTUAL TOUR

FLOOR PLAN

SIZE	LEASE RATE	RE TAXES	CAM	MONTHLY GROSS
1,000 SF	\$15.00 SF/yr	\$2.75 SF/yr	\$3.50 SF/yr	\$1,770

Additional Photos

Fox River Center | 1201-1231 S. Main St. | Algonquin, IL | 60102

For Lease

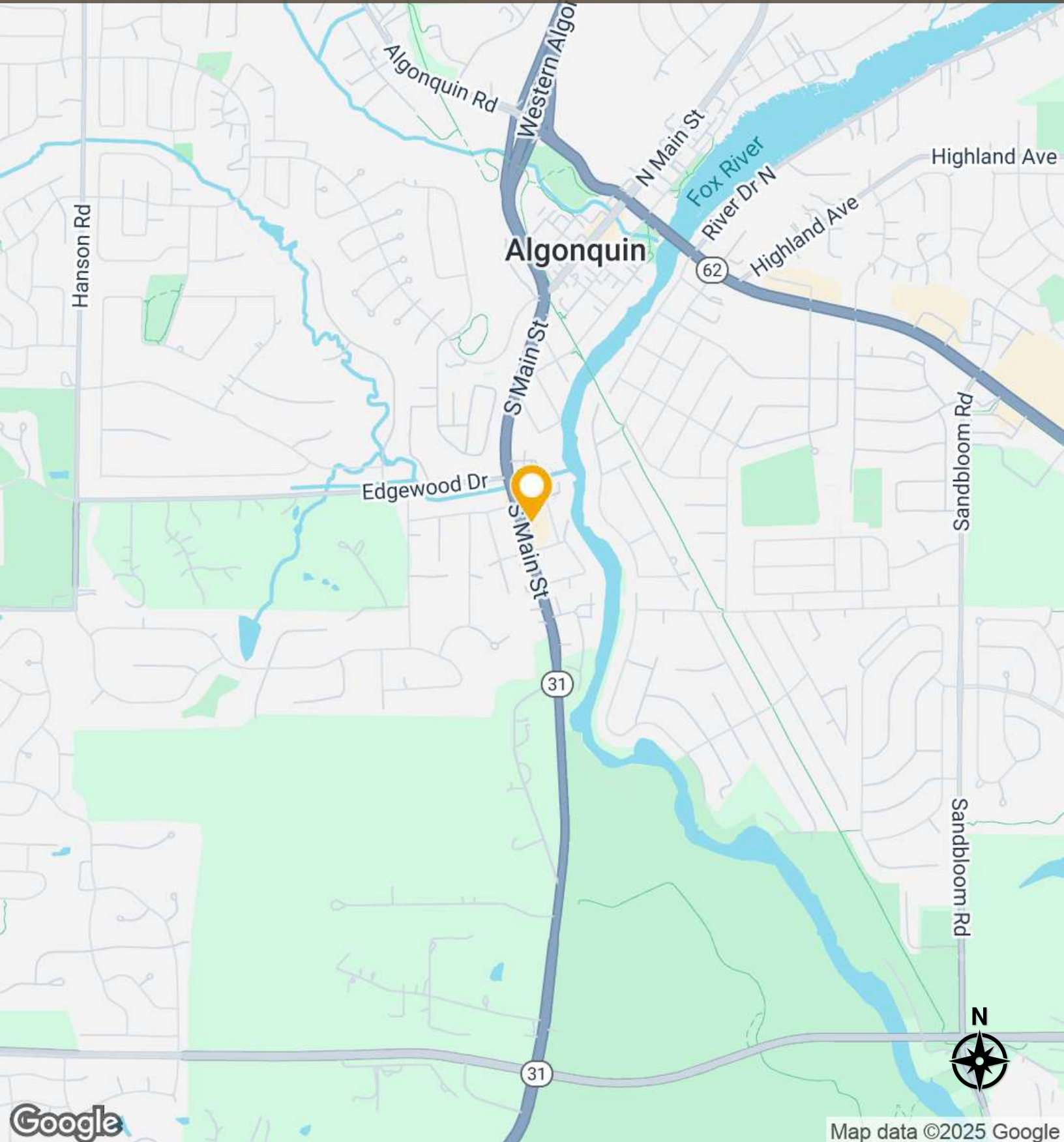


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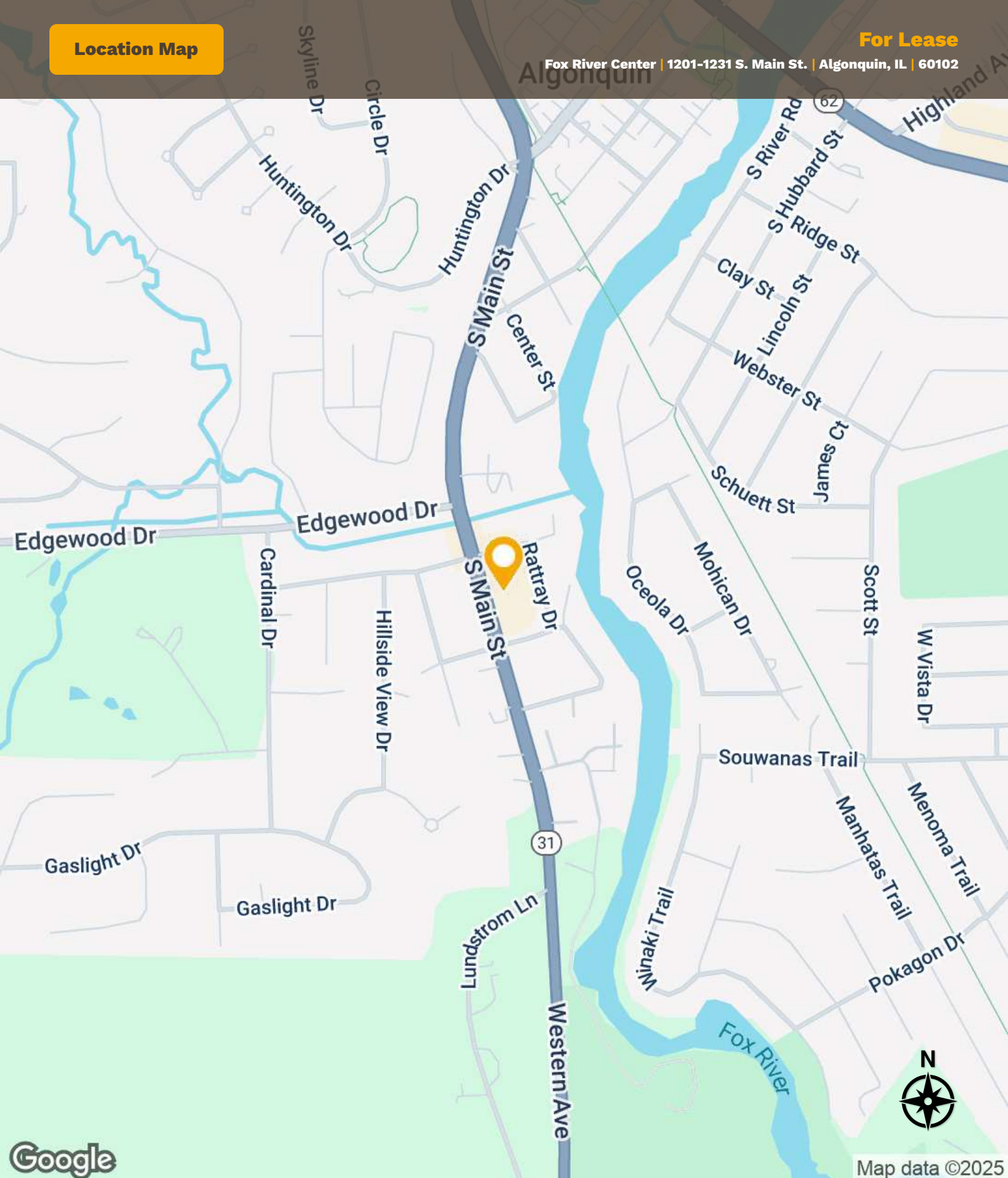
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Location Map

For Lease

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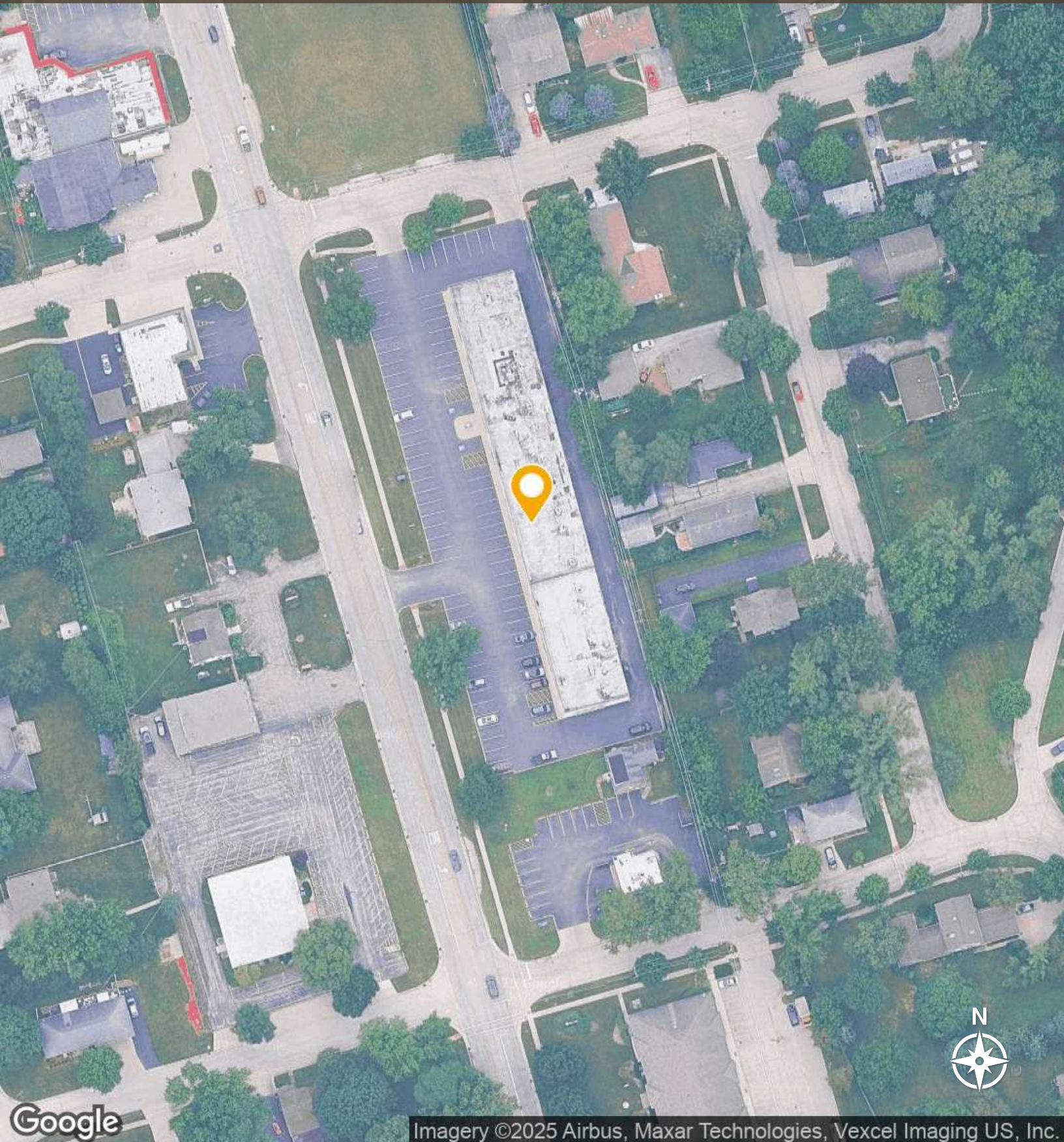


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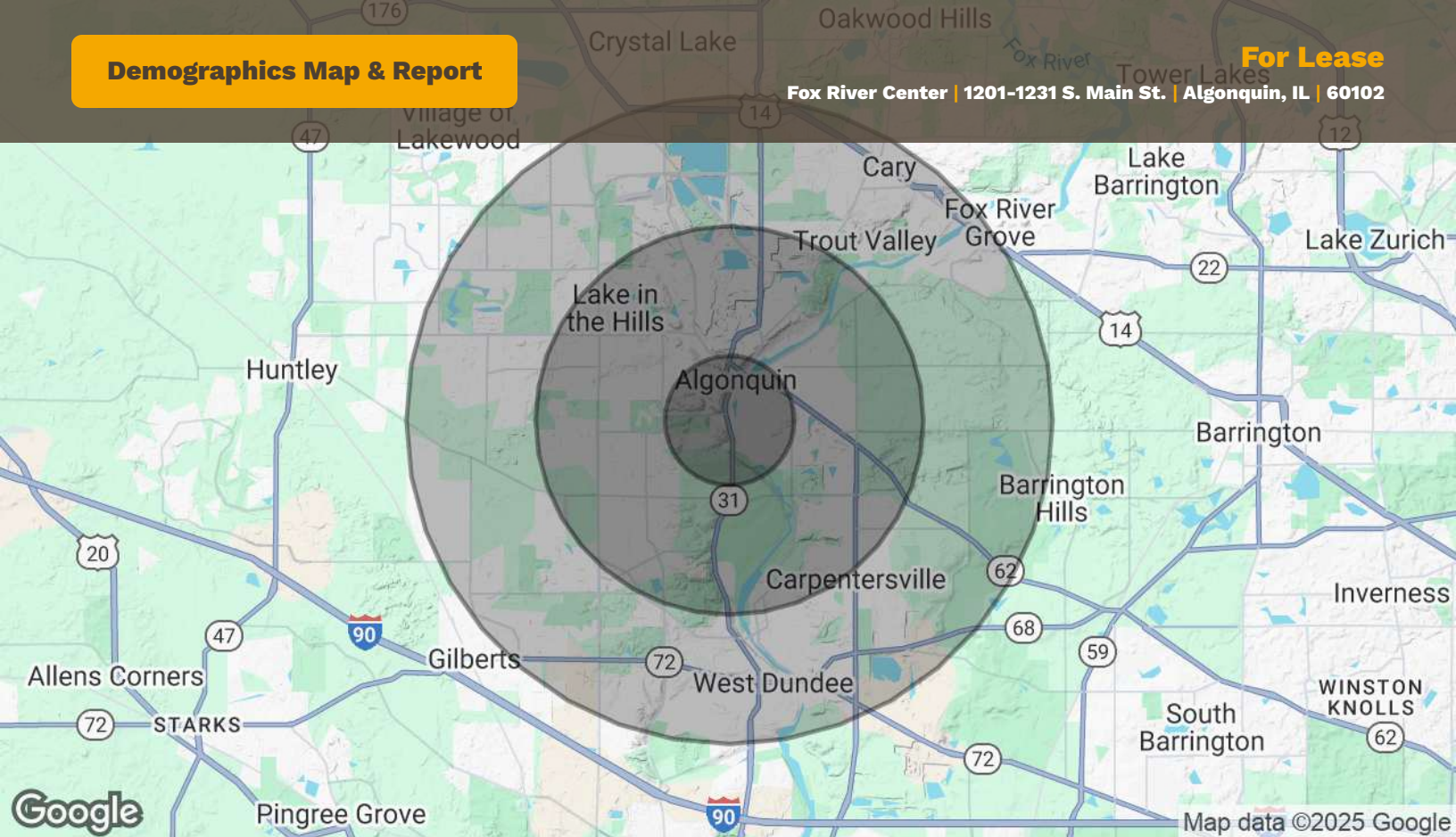


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Demographics Map & Report

For Lease

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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

2020 American Community Survey (ACS)

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