

3211 US Route-20 Elgin, IL - New Shopping Center

- Retail Space For Lease
- Inline & Endcap Drive-Thru

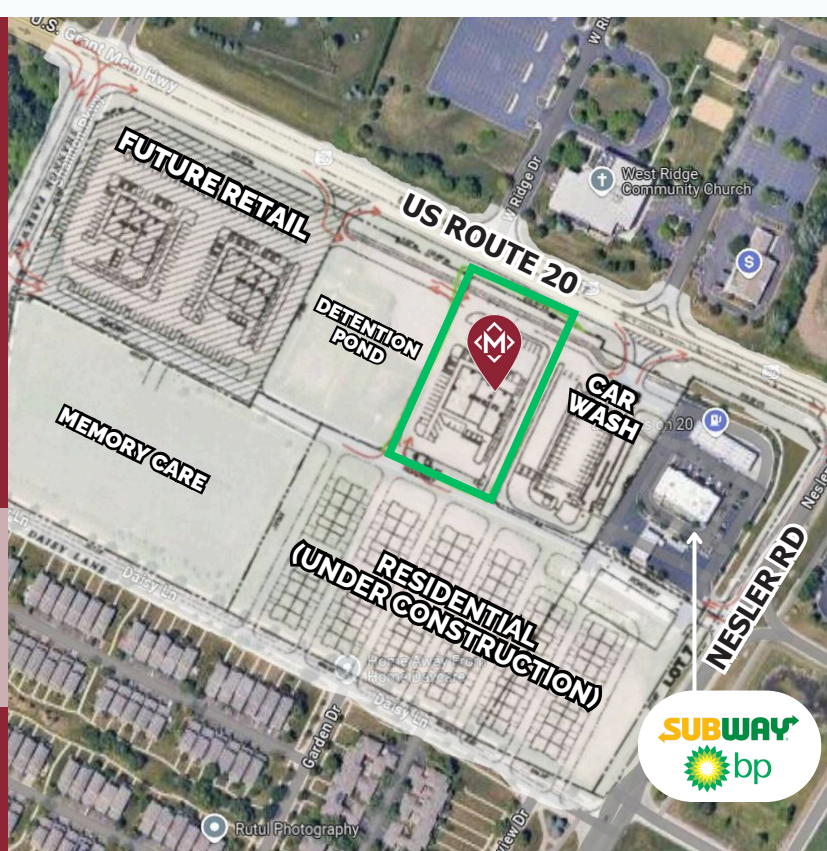
**3211 Us-20 & Nesler Ave
Elgin, IL 60124**

Property Description

Located in Elgin's booming growth corridor, 3211 US-20 offers excellent visibility and accessibility. This new retail center, delivering in early Q4 2025, features 1,000-10,000 SF spaces, including inline, endcap, and drive-thru options, with ground lease and build-to-suit opportunities. Take advantage of the area's growth and quickly increasing traffic counts and population.

Property Highlights

- Inline, endcap, and drive-thru spaces available, plus options for ground lease or build-to-suit freestanding retailers.
- Ample parking and modern design tailored to meet contemporary retail needs.
- Surrounded by significant residential growth with hundreds of new homes within two blocks.
- Brand-new retail shopping center slated for delivery in early Q4 2025.



Offering Summary

Lease Rate:	\$25 - \$30 SF / YR (NNN)
Available SF:	1,000 - 10,000 SF
Property Type:	Retail, Land, Restaurant
Tenancy:	Multiple
Building Status	Proposed

Demographics

	1 MILES	3 MILES	5 MILES
Total Population	6,882	45,140	127,441
Average HH Income	\$161,182	\$126,515	\$115,606
Total Households	2,179	15,134	43,797



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