



SEE OUR LISTINGS HERE

**FOR SALE & LEASE**

**PROPERTY INFORMATION**

- Recently Reduced Pricing - Now Offered at \$5.10M
- 1.00 Acre Drive-Thru Pad Available Separately (\$650K)
- ±8.69 Acres Across 3 Parcels (1 AC, 0.69 AC, ~7 AC)
- Concept Plan for Mixed-Use Development (Retail + Townhomes)
- Ability to Sell Parcels Individually or Phase Development
- Cleared Land with Utilities to Site
- Multiple Access Points
- “+/- 0.69-8.69 Acre lot”
- Mixed-Use Development Opportunity with Concept Plan in Place

- Build-to-Suit, Ground Lease, or Sale
- “+/- 800’ of frontage on Algonquin Road
- Gas, Electric, Water, Sewer, to site
- Supports Townhome, Multifamily, or Mixed-Use Residential Development
- Zoning depending on lot is I-1 or B-2
- Drive-Thru Capable Front Pad
- Located at the busy intersection of Algonquin Road and Rte 25
- Area Tenants Include: Brand new Thorntons, brand new Popeyes, Huntington Bank, Jewel-Osco, Starbucks, Dunkin’, Subway, Pro Fitness Gym, SmartStop Self Storage & More!

**DAKOTA NILSON**

312.838.8873

dakotanilson@atproperties.com

**TOWNSHIP**  
**ZONED**

**MCHENRY**  
**I-1 & B-2**







## AREA DEMOGRAPHICS

### POPULATION ESTIMATE

1 MILE

7,772

3 MILE

48,976

5 MILE

121,881

### ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$132,375

3 MILE

\$132,993

5 MILE

\$141,884