

# Front Street Professional Building

213 Front Street, McHenry, IL 60050



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 **VIEW LISTING**

- Two-story medical office building with modern brick and glass exterior
- Monument signage opportunity along highly trafficked IL Route 31
- Full-building availability with demisable suite options
- Abundant surface parking with ADA van access
- Newly renovated lobby, common areas, and restrooms with upgraded lighting, finishes, and layout
- Generous Tenant Improvement Allowance with flexible terms

Modernized medical space with upgraded interiors and monument signange opportunity.

POPULATION (5-MILE RADIUS)

64,704

AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$123,755

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

98.3%

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**VIEW MAP**

NEARBY HOSPITALS	DISTANCE	DRIVE TIME
1. Northwestern Medicine McHenry Hospital	1.2 mi	4 min
2. McHenry Heart Institute	2.2 mi	5 min
3. Northwestern Medicine Woodstock Hospital	10.3 mi	18 min



SURROUNDING POINTS OF INTEREST

- McHenry County College
- McHenry Metra Station
- Riverwalk Shoppes
- Heritage Woods of McHenry
- Athletico Physical Therapy
- Northwestern Medicine Rehabilitation Services