

OFFERING MEMORANDUM

Winding Creek Shopping Center

2701-2797 W. Algonquin Road,
Algonquin, IL 60102

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**BERKSHIRE
HATHAWAY** | Starck
HomeServices Real Estate
Commercial Division

330 W Virginia Street | Crystal Lake, IL 60014 | StarckRE.com

FOR SALE

Prime Retail Shopping Center

**6.03%
CAP**



Winding Creek Shopping Center

2701 - 2791 Algonquin Road, Algonquin, IL 60102

- High Traffic, High Visibility Location
- 16 Fully Leased Units
- Many Long Term Tenants
- Tenants Include Illinois Bone and Joint Allstate Insurance, Code Ninjas and CD Price One Cleaners
- Ample Parking, Multiple Access
- Quality Demographics
- Illuminated LED Signage
- Short Walk to Randall Road
- NOI: \$331,796 Taxes 2024: \$86,183
- PIN: 19-30-405-001

Rent Roll Available Upon Request with NDA

\$5,500,000



**BERKSHIRE
HATHAWAY**
HOMESERVICES

STARCK
REAL ESTATE

COMMERCIAL DIVISION

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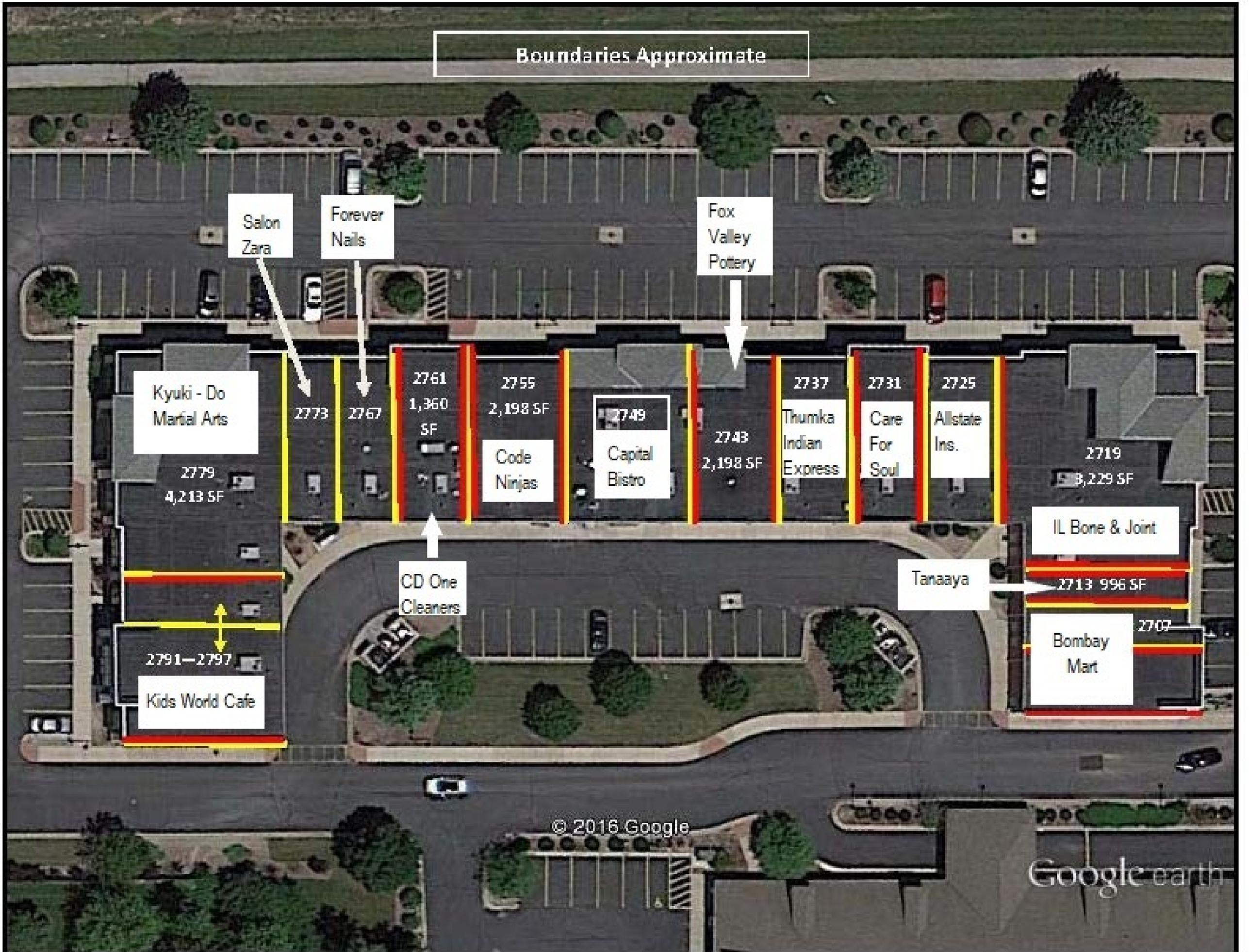
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Boundaries Approximate





W Algonquin Rd

Talaga-Dr

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Google earth



Locations Approximate

Demographic Detail Report

Winding Creek Shopping Center 2701-2797 W Algonquin Rd, Algonquin, IL 60102

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **28,361 SF**
 Year Built: **2005**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|-------------------------------|--------------|--------|---------------|--------|----------------|--------|
| Population | | | | | | |
| 2029 Projection | 8,889 | | 67,329 | | 147,505 | |
| 2024 Estimate | 8,897 | | 67,453 | | 147,480 | |
| 2020 Census | 9,030 | | 68,560 | | 147,805 | |
| Growth 2024 - 2029 | -0.09% | | -0.18% | | 0.02% | |
| Growth 2020 - 2024 | -1.47% | | -1.61% | | -0.22% | |
| 2024 Population by Age | | | | | | |
| | 8,897 | | 67,453 | | 147,480 | |
| Age 0 - 4 | 453 | 5.09% | 3,525 | 5.23% | 7,902 | 5.36% |
| Age 5 - 9 | 468 | 5.26% | 3,753 | 5.56% | 8,524 | 5.78% |
| Age 10 - 14 | 584 | 6.56% | 4,630 | 6.86% | 10,427 | 7.07% |
| Age 15 - 19 | 625 | 7.02% | 4,989 | 7.40% | 11,138 | 7.55% |
| Age 20 - 24 | 580 | 6.52% | 4,622 | 6.85% | 9,980 | 6.77% |
| Age 25 - 29 | 531 | 5.97% | 4,093 | 6.07% | 8,717 | 5.91% |
| Age 30 - 34 | 508 | 5.71% | 3,878 | 5.75% | 8,409 | 5.70% |
| Age 35 - 39 | 553 | 6.22% | 4,198 | 6.22% | 9,157 | 6.21% |
| Age 40 - 44 | 604 | 6.79% | 4,701 | 6.97% | 10,348 | 7.02% |
| Age 45 - 49 | 581 | 6.53% | 4,591 | 6.81% | 10,290 | 6.98% |
| Age 50 - 54 | 649 | 7.29% | 4,973 | 7.37% | 10,747 | 7.29% |
| Age 55 - 59 | 671 | 7.54% | 5,117 | 7.59% | 10,557 | 7.16% |
| Age 60 - 64 | 629 | 7.07% | 4,650 | 6.89% | 9,705 | 6.58% |
| Age 65 - 69 | 504 | 5.66% | 3,566 | 5.29% | 7,669 | 5.20% |
| Age 70 - 74 | 367 | 4.12% | 2,550 | 3.78% | 5,699 | 3.86% |
| Age 75 - 79 | 286 | 3.21% | 1,836 | 2.72% | 4,135 | 2.80% |
| Age 80 - 84 | 174 | 1.96% | 1,042 | 1.54% | 2,372 | 1.61% |
| Age 85+ | 130 | 1.46% | 739 | 1.10% | 1,706 | 1.16% |
| Age 65+ | 1,461 | 16.42% | 9,733 | 14.43% | 21,581 | 14.63% |
| Median Age | 41.20 | | 40.00 | | 39.70 | |
| Average Age | 40.20 | | 39.10 | | 38.80 | |

Demographic Detail Report

Winding Creek Shopping Center

2701-2797 W Algonquin Rd, Algonquin, IL 60102

| Radius | 1 Mile | 3 Mile | 5 Mile |
|---|--------------|---------------|----------------|
| 2024 Population By Race | 8,897 | 67,453 | 147,480 |
| White | 6,642 74.65% | 52,447 77.75% | 109,843 74.48% |
| Black | 208 2.34% | 1,248 1.85% | 3,485 2.36% |
| Am. Indian & Alaskan | 20 0.22% | 152 0.23% | 477 0.32% |
| Asian | 812 9.13% | 4,330 6.42% | 8,964 6.08% |
| Hawaiian & Pacific Island | 0 0.00% | 27 0.04% | 95 0.06% |
| Other | 1,215 13.66% | 9,249 13.71% | 24,615 16.69% |
| Population by Hispanic Origin | 8,897 | 67,453 | 147,480 |
| Non-Hispanic Origin | 7,685 86.38% | 58,394 86.57% | 123,171 83.52% |
| Hispanic Origin | 1,212 13.62% | 9,059 13.43% | 24,308 16.48% |
| 2024 Median Age, Male | 40.00 | 39.30 | 38.90 |
| 2024 Average Age, Male | 39.30 | 38.40 | 38.20 |
| 2024 Median Age, Female | 42.40 | 40.70 | 40.50 |
| 2024 Average Age, Female | 41.10 | 39.70 | 39.50 |
| 2024 Population by Occupation Classification | 7,267 | 54,545 | 118,397 |
| Civilian Employed | 4,845 66.67% | 38,878 71.28% | 84,138 71.06% |
| Civilian Unemployed | 314 4.32% | 1,708 3.13% | 3,437 2.90% |
| Civilian Non-Labor Force | 2,099 28.88% | 13,944 25.56% | 30,784 26.00% |
| Armed Forces | 9 0.12% | 15 0.03% | 38 0.03% |
| Households by Marital Status | | | |
| Married | 1,917 | 14,818 | 31,281 |
| Married No Children | 1,092 | 8,179 | 16,902 |
| Married w/Children | 825 | 6,639 | 14,379 |
| 2024 Population by Education | 6,484 | 49,101 | 106,166 |
| Some High School, No Diploma | 423 6.52% | 2,101 4.28% | 6,361 5.99% |
| High School Grad (Incl Equivalency) | 1,316 20.30% | 9,843 20.05% | 21,179 19.95% |
| Some College, No Degree | 1,944 29.98% | 14,695 29.93% | 31,584 29.75% |
| Associate Degree | 298 4.60% | 3,167 6.45% | 6,656 6.27% |
| Bachelor Degree | 1,632 25.17% | 13,191 26.87% | 26,793 25.24% |
| Advanced Degree | 871 13.43% | 6,104 12.43% | 13,593 12.80% |

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| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---------------------------------------|--------------|--------|---------------|--------|----------------|--------|
| 2024 Population by Occupation | 9,158 | | 72,764 | | 158,292 | |
| Real Estate & Finance | 391 | 4.27% | 3,035 | 4.17% | 6,829 | 4.31% |
| Professional & Management | 2,814 | 30.73% | 21,398 | 29.41% | 46,339 | 29.27% |
| Public Administration | 164 | 1.79% | 982 | 1.35% | 2,402 | 1.52% |
| Education & Health | 784 | 8.56% | 7,883 | 10.83% | 17,933 | 11.33% |
| Services | 577 | 6.30% | 4,956 | 6.81% | 11,391 | 7.20% |
| Information | 147 | 1.61% | 1,030 | 1.42% | 1,534 | 0.97% |
| Sales | 1,329 | 14.51% | 9,696 | 13.33% | 20,502 | 12.95% |
| Transportation | 29 | 0.32% | 590 | 0.81% | 1,717 | 1.08% |
| Retail | 816 | 8.91% | 5,451 | 7.49% | 10,766 | 6.80% |
| Wholesale | 126 | 1.38% | 1,183 | 1.63% | 2,779 | 1.76% |
| Manufacturing | 678 | 7.40% | 5,288 | 7.27% | 11,444 | 7.23% |
| Production | 546 | 5.96% | 4,731 | 6.50% | 10,782 | 6.81% |
| Construction | 324 | 3.54% | 2,705 | 3.72% | 5,270 | 3.33% |
| Utilities | 239 | 2.61% | 2,240 | 3.08% | 4,810 | 3.04% |
| Agriculture & Mining | 1 | 0.01% | 74 | 0.10% | 275 | 0.17% |
| Farming, Fishing, Forestry | 0 | 0.00% | 41 | 0.06% | 81 | 0.05% |
| Other Services | 193 | 2.11% | 1,481 | 2.04% | 3,438 | 2.17% |
| 2024 Worker Travel Time to Job | 4,176 | | 34,312 | | 74,022 | |
| <30 Minutes | 1,879 | 45.00% | 17,081 | 49.78% | 37,805 | 51.07% |
| 30-60 Minutes | 1,800 | 43.10% | 12,253 | 35.71% | 25,784 | 34.83% |
| 60+ Minutes | 497 | 11.90% | 4,978 | 14.51% | 10,433 | 14.09% |
| 2020 Households by HH Size | 3,281 | | 23,910 | | 51,459 | |
| 1-Person Households | 697 | 21.24% | 4,266 | 17.84% | 9,586 | 18.63% |
| 2-Person Households | 1,022 | 31.15% | 7,278 | 30.44% | 15,495 | 30.11% |
| 3-Person Households | 622 | 18.96% | 4,607 | 19.27% | 9,497 | 18.46% |
| 4-Person Households | 586 | 17.86% | 4,764 | 19.92% | 10,076 | 19.58% |
| 5-Person Households | 234 | 7.13% | 2,035 | 8.51% | 4,486 | 8.72% |
| 6-Person Households | 79 | 2.41% | 660 | 2.76% | 1,575 | 3.06% |
| 7 or more Person Households | 41 | 1.25% | 300 | 1.25% | 744 | 1.45% |
| 2024 Average Household Size | 2.70 | | 2.80 | | 2.80 | |
| Households | | | | | | |
| 2029 Projection | 3,225 | | 23,496 | | 51,321 | |
| 2024 Estimate | 3,228 | | 23,535 | | 51,314 | |
| 2020 Census | 3,282 | | 23,910 | | 51,459 | |
| Growth 2024 - 2029 | -0.09% | | -0.17% | | 0.01% | |
| Growth 2020 - 2024 | -1.65% | | -1.57% | | -0.28% | |

Demographic Detail Report

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2701-2797 W Algonquin Rd, Algonquin, IL 60102

| Radius | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------------|------------------|------------------|------------------|
| 2024 Households by HH Income | 3,230 | 23,535 | 51,315 |
| <\$25,000 | 206 6.38% | 1,360 5.78% | 3,746 7.30% |
| \$25,000 - \$50,000 | 494 15.29% | 3,081 13.09% | 6,572 12.81% |
| \$50,000 - \$75,000 | 597 18.48% | 3,463 14.71% | 7,498 14.61% |
| \$75,000 - \$100,000 | 409 12.66% | 3,074 13.06% | 7,345 14.31% |
| \$100,000 - \$125,000 | 363 11.24% | 3,017 12.82% | 6,513 12.69% |
| \$125,000 - \$150,000 | 226 7.00% | 2,466 10.48% | 4,929 9.61% |
| \$150,000 - \$200,000 | 408 12.63% | 3,470 14.74% | 6,981 13.60% |
| \$200,000+ | 527 16.32% | 3,604 15.31% | 7,731 15.07% |
| 2024 Avg Household Income | \$124,317 | \$128,588 | \$125,545 |
| 2024 Med Household Income | \$94,437 | \$106,542 | \$101,906 |
| 2024 Occupied Housing | 3,228 | 23,535 | 51,313 |
| Owner Occupied | 2,671 82.74% | 19,949 84.76% | 42,538 82.90% |
| Renter Occupied | 557 17.26% | 3,586 15.24% | 8,775 17.10% |
| 2020 Housing Units | 3,400 | 24,769 | 53,700 |
| 1 Unit | 2,904 85.41% | 21,877 88.32% | 47,448 88.36% |
| 2 - 4 Units | 155 4.56% | 918 3.71% | 1,610 3.00% |
| 5 - 19 Units | 95 2.79% | 1,465 5.91% | 3,459 6.44% |
| 20+ Units | 246 7.24% | 509 2.05% | 1,183 2.20% |
| 2024 Housing Value | 2,672 | 19,947 | 42,538 |
| <\$100,000 | 39 1.46% | 589 2.95% | 1,493 3.51% |
| \$100,000 - \$200,000 | 609 22.79% | 3,620 18.15% | 8,464 19.90% |
| \$200,000 - \$300,000 | 860 32.19% | 8,528 42.75% | 17,086 40.17% |
| \$300,000 - \$400,000 | 586 21.93% | 4,771 23.92% | 10,367 24.37% |
| \$400,000 - \$500,000 | 450 16.84% | 1,821 9.13% | 3,769 8.86% |
| \$500,000 - \$1,000,000 | 117 4.38% | 572 2.87% | 1,227 2.88% |
| \$1,000,000+ | 11 0.41% | 46 0.23% | 132 0.31% |
| 2024 Median Home Value | \$279,999 | \$267,594 | \$266,206 |
| 2024 Housing Units by Yr Built | 3,406 | 24,830 | 54,128 |
| Built 2010+ | 300 8.81% | 1,290 5.20% | 3,755 6.94% |
| Built 2000 - 2010 | 803 23.58% | 5,031 20.26% | 13,157 24.31% |
| Built 1990 - 1999 | 1,505 44.19% | 11,124 44.80% | 16,706 30.86% |
| Built 1980 - 1989 | 269 7.90% | 2,683 10.81% | 6,194 11.44% |
| Built 1970 - 1979 | 225 6.61% | 2,367 9.53% | 5,827 10.77% |
| Built 1960 - 1969 | 66 1.94% | 866 3.49% | 3,006 5.55% |
| Built 1950 - 1959 | 116 3.41% | 743 2.99% | 2,595 4.79% |
| Built <1949 | 122 3.58% | 726 2.92% | 2,888 5.34% |
| 2024 Median Year Built | 1995 | 1994 | 1993 |