

3106 THREE OAKS RD.

3106 THREE OAKS RD., CARY, IL 60013

PROPERTY SUMMARY



LOCATION DESCRIPTION

Nestled in the heart of Cary, IL, 3106 Three Oaks Rd. offers a prime location for Retail/Strip Center tenants seeking a thriving community hub. Just moments away from the property, tenants and customers can enjoy the charm and convenience of downtown Cary, with its unique shops, cozy cafes, and local treasures. The nearby Cary-Grove Park District provides endless opportunities for outdoor recreation and community events, while the iconic Three Oaks Recreation Area offers a picturesque backdrop for leisure and relaxation. With its strong sense of community and diverse array of attractions, the area surrounding the property presents an ideal opportunity for retail businesses to thrive in a welcoming and vibrant environment.

PROPERTY HIGHLIGHTS

- Customizable layout options
- Ample parking for ease of access
- Professional and welcoming atmosphere
- Well-maintained and pristine property grounds

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	8
Available SF:	1,396 - 4,694 SF
Lot Size:	1.99 Acres
Building Size:	17,073 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,839	14,449	42,488
Total Population	7,599	38,139	109,032
Average HH Income	\$103,315	\$118,897	\$111,822

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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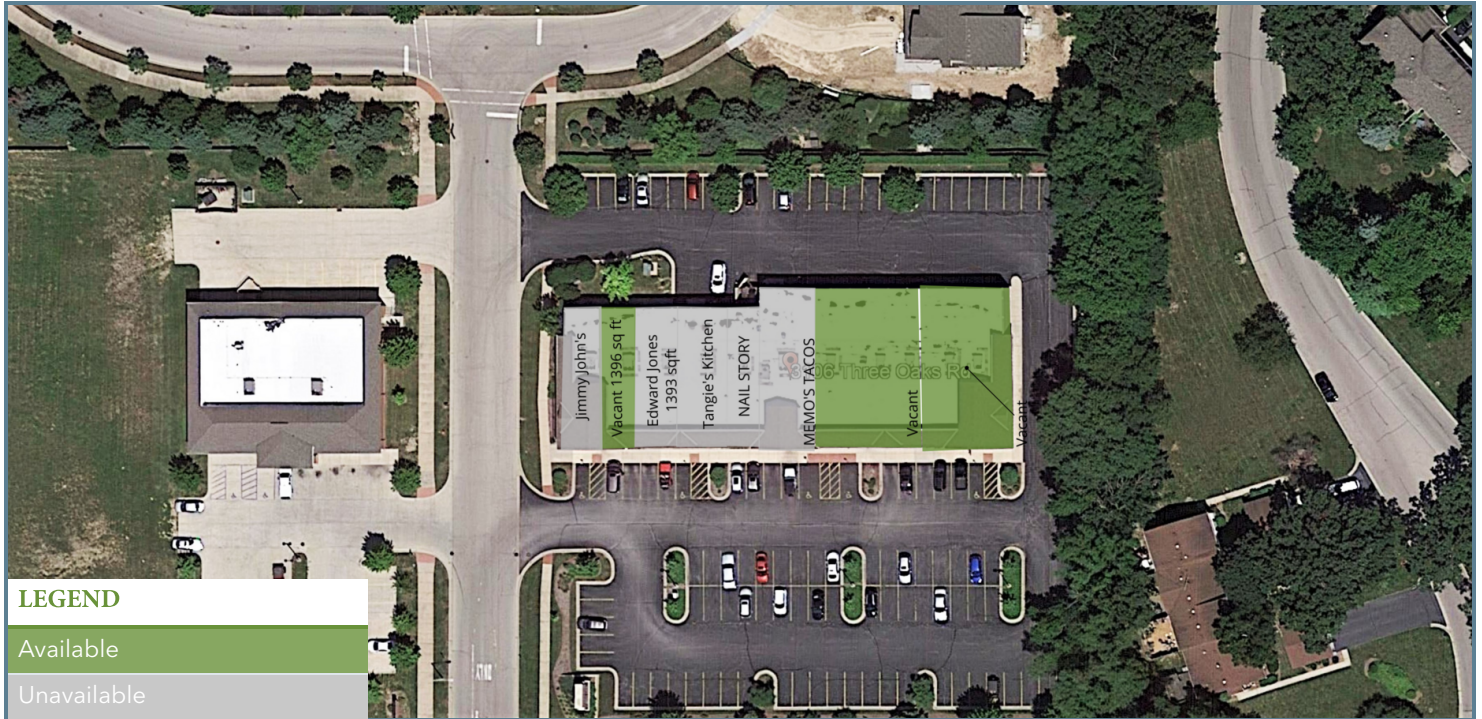
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209 Powell Place
Brentwood, TN 37027
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,396 - 4,694 SF	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3106 Three Oaks Rd.	TANGIE'S KITCHEN	1,383 SF	NNN	-	-
3106 Three Oaks Rd.	NAIL STORY	988 SF	NNN	-	-
3106 Three Oaks Rd.	MEMO'S TACOS	2,024 SF	NNN	-	-
3106 Three Oaks Rd.	Available	4,694 SF	NNN	Contact Broker for Pricing	-
3106 Three Oaks Rd.	Available	3,573 SF	NNN	Contact Broker for Pricing	-

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RETAILER MAP



Google

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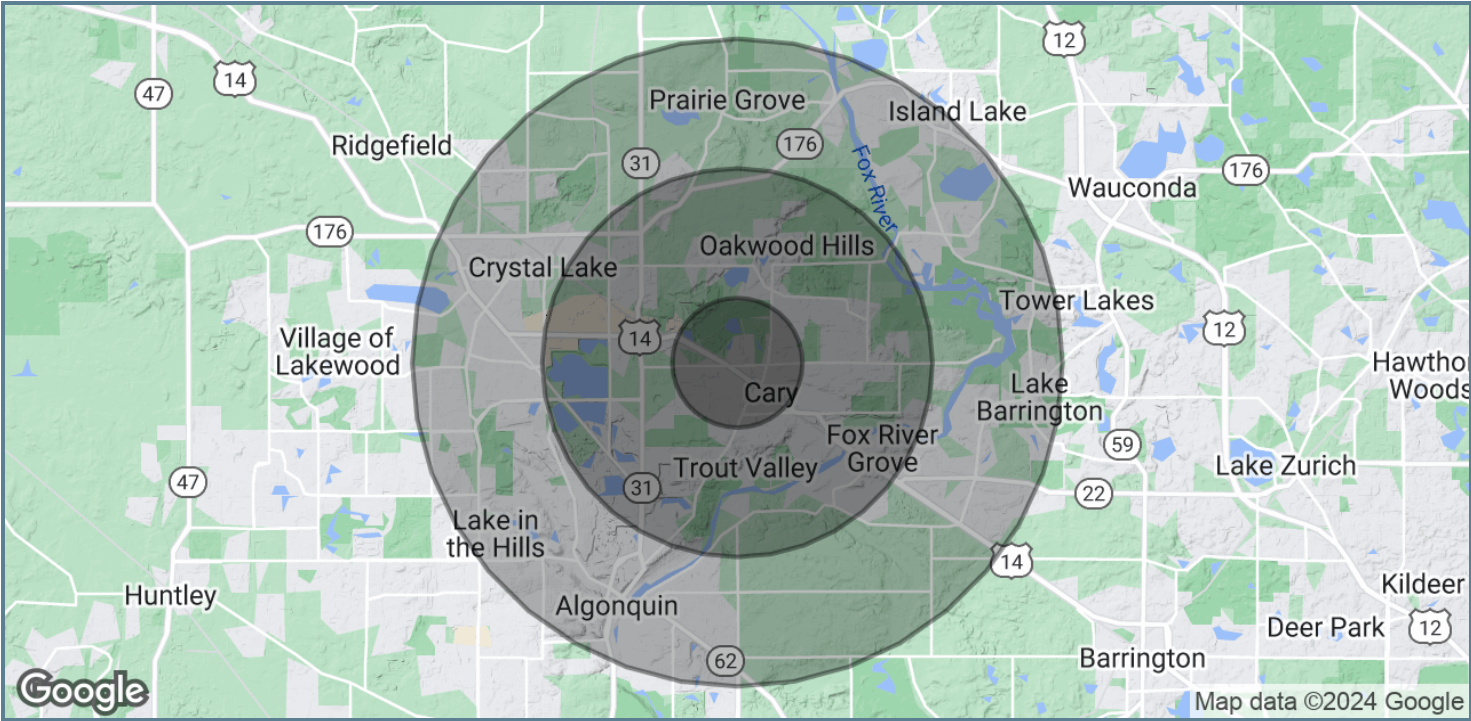
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,599	38,139	109,032
Average Age	41.7	41.3	41.6
Average Age (Male)	37.5	38.6	39.8
Average Age (Female)	43.7	43.1	42.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,839	14,449	42,488
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$103,315	\$118,897	\$111,822
Average House Value	\$221,611	\$253,478	\$258,274

2020 American Community Survey (ACS)

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LEGACY
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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

