

# PRE LEASING LIONS CHASE SHOPPING CENTER | OFFICE OR RETAIL

W. Main St Huntley, IL 60142



## OFFERING SUMMARY

Lease Rate:	\$18.00 - 22.00 SF/yr (NNN)
CAM	\$6.00
Parking Spaces:	177
9 Available Units Ranging From:	1,000 - 10,000 SF
Lot Size:	5.95 Acres
Parking Ratio:	5/1000 SF
Year Built:	2025
Zoning:	B2 PUD

## PROPERTY PREVIEW

Get ahead of the curve with the opportunity to lease space at the highly anticipated Lions Chase Shopping Center. This modern, newly constructed shopping center is poised to become a vibrant hub for the expanding Huntley community and its surrounding areas. With 50% of the space already pre-leased, Lions Chase is already attracting a diverse range of businesses, including a dental practice, liquor store, salon suites, nail salon, and restaurant. We are excited to welcome additional businesses to complete this thriving center.

Ideally situated on the South side of Main Street, just west of Rt. 47 at the corner of Main Street and Charles Sass Parkway, Lions Chase offers excellent visibility and accessibility. The center will feature flexible space options across three buildings. Building #1, the Professional Building, has two office units available—one with 2,384 SF and the other with 2,887 SF, perfect for various professional uses. Buildings #2 and #3 offer a range of flexible spaces to meet diverse needs. Building #2 has three units ranging from 1,000 to 5,000 SF, while Building #3 provides five units ranging from 1,721 to 10,000 SF, with the possibility of dividing the space to suit tenant specifications.

The property will also feature 175 dedicated parking spaces, offering a generous 5 spaces per 1,000 SF, ensuring convenient access for both tenants and customers. Don't miss this exceptional opportunity to be part of a dynamic new shopping center in a rapidly growing community. Contact us today to secure your space at Lions Chase Shopping Center!

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## LOCATION DESCRIPTION

This new development in the rapidly growing Huntley area is set to be a fantastic addition to the community's thriving success. Located at a prime corner just 1.25 miles from Huntley High School—home to approximately 3,000 students—and only three-quarters of a mile from the bustling retail corridor of IL-47 & Main, this strip center is perfectly positioned to attract high foot traffic and visibility. The proximity to the high school presents a unique opportunity, as students with open campus lunch will benefit from a range of convenient, healthy food options and a vibrant spot to enjoy their breaks, whether dining in, taking out, or relaxing on a sunny patio.

Additionally, the property backs up to Del Webb's Sun City Huntley, one of the premier active adult communities in the Chicago area. With over 5,400 homes spread across 2,300 acres, this amenity-rich 55+ community boasts a golf course, tennis facilities, and a 94,000 square-foot clubhouse, along with more than 80 clubs and interest groups. The presence of such a large and active community adds significant value to this location, offering a steady customer base and further enhancing the appeal of establishing a business here.

Don't miss the chance to be part of this exciting new center that combines prime location, high traffic, and a vibrant community atmosphere.

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### LOCATION INFORMATION

Building Name	Pre Leasing Lions Chase Center
Street Address	W. Main St
City, State, Zip	Huntley, IL 60142
County	McHenry
Market	Chicago
Sub-market	Far Northwest
Cross-Streets	W. Main St & Charles Sass Parkway
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	90 Expressway
Nearest Airport	O'Hare



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# LEASE

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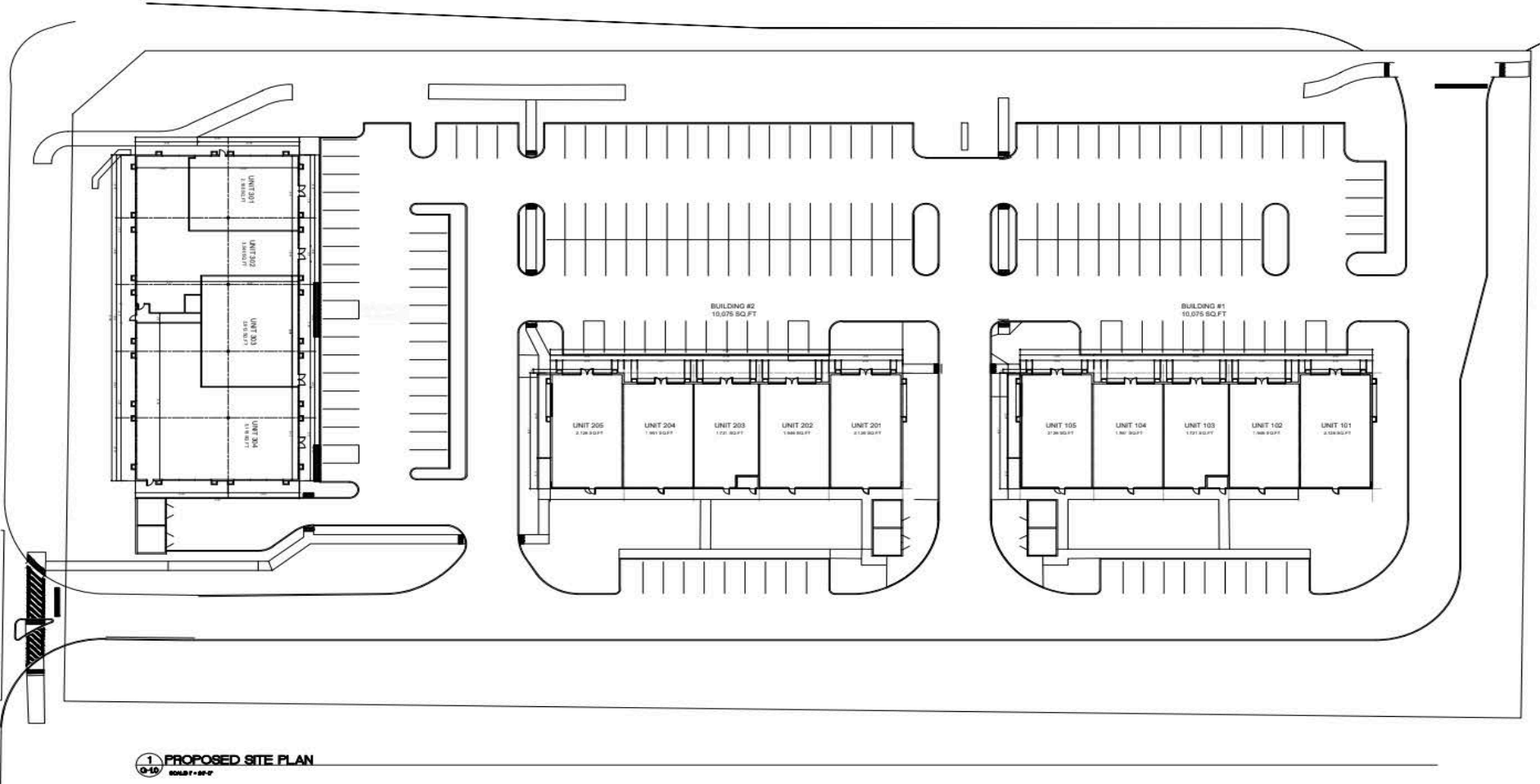
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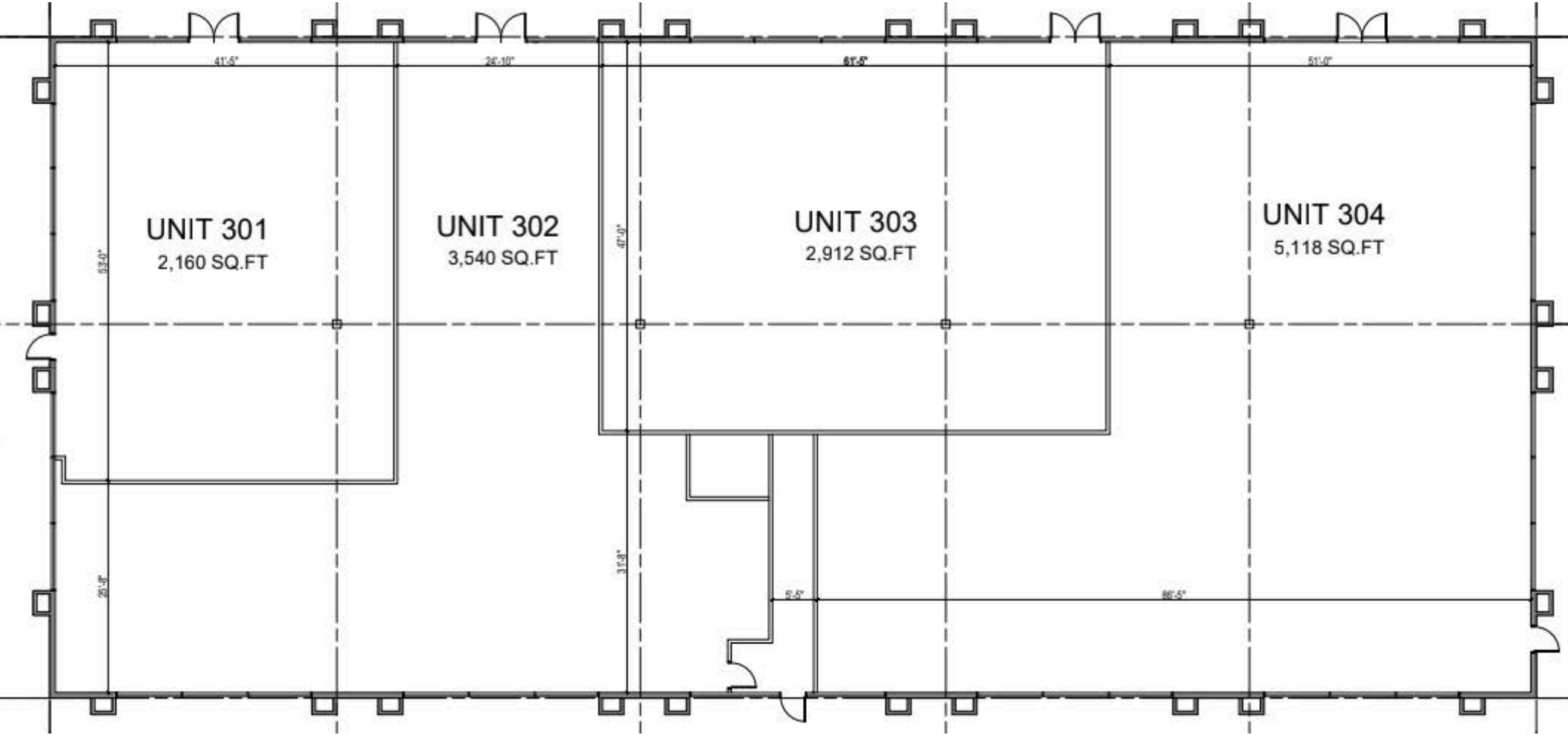
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## Professional Building Plan



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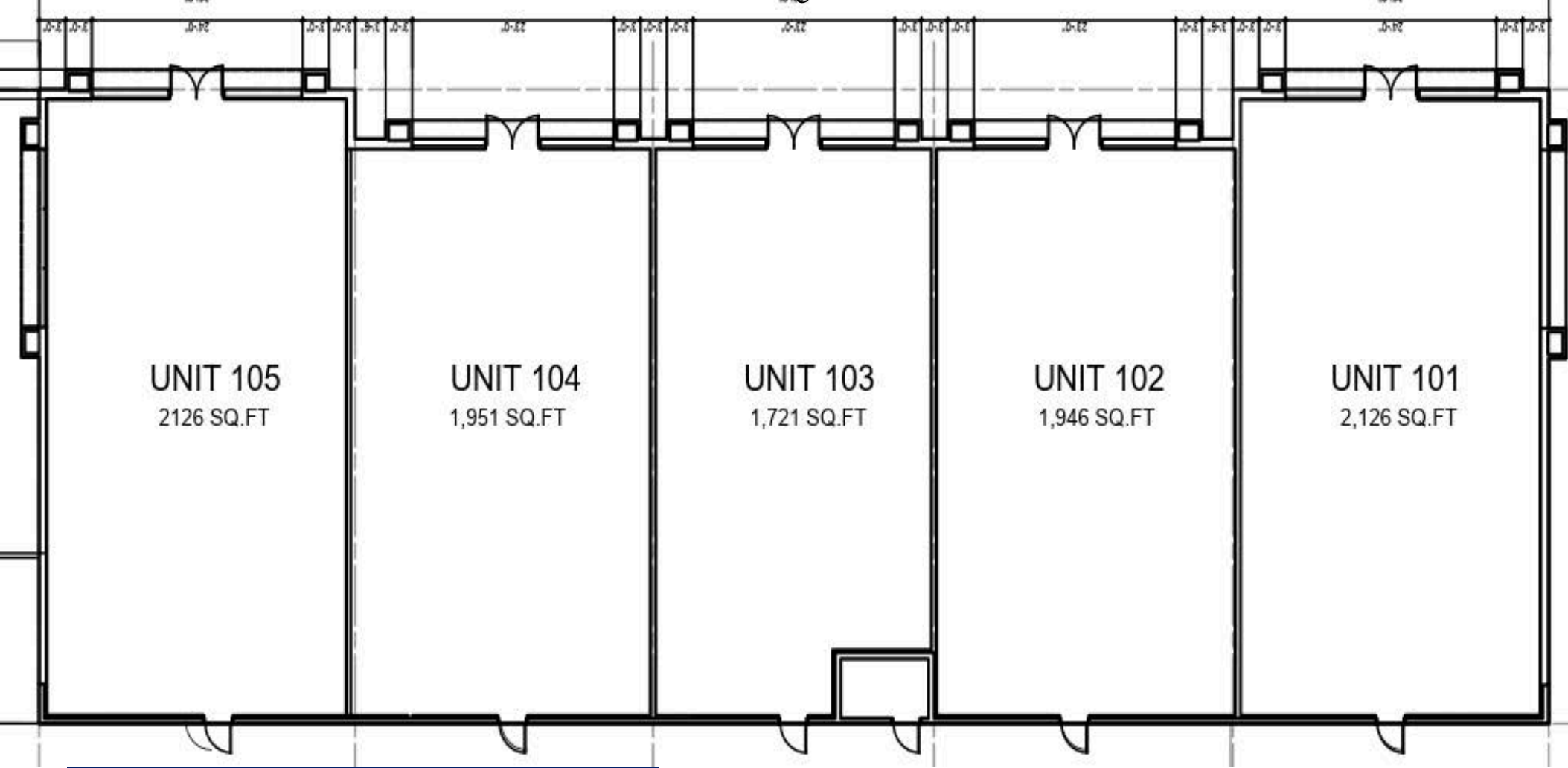
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### Retail Building #1 Plan



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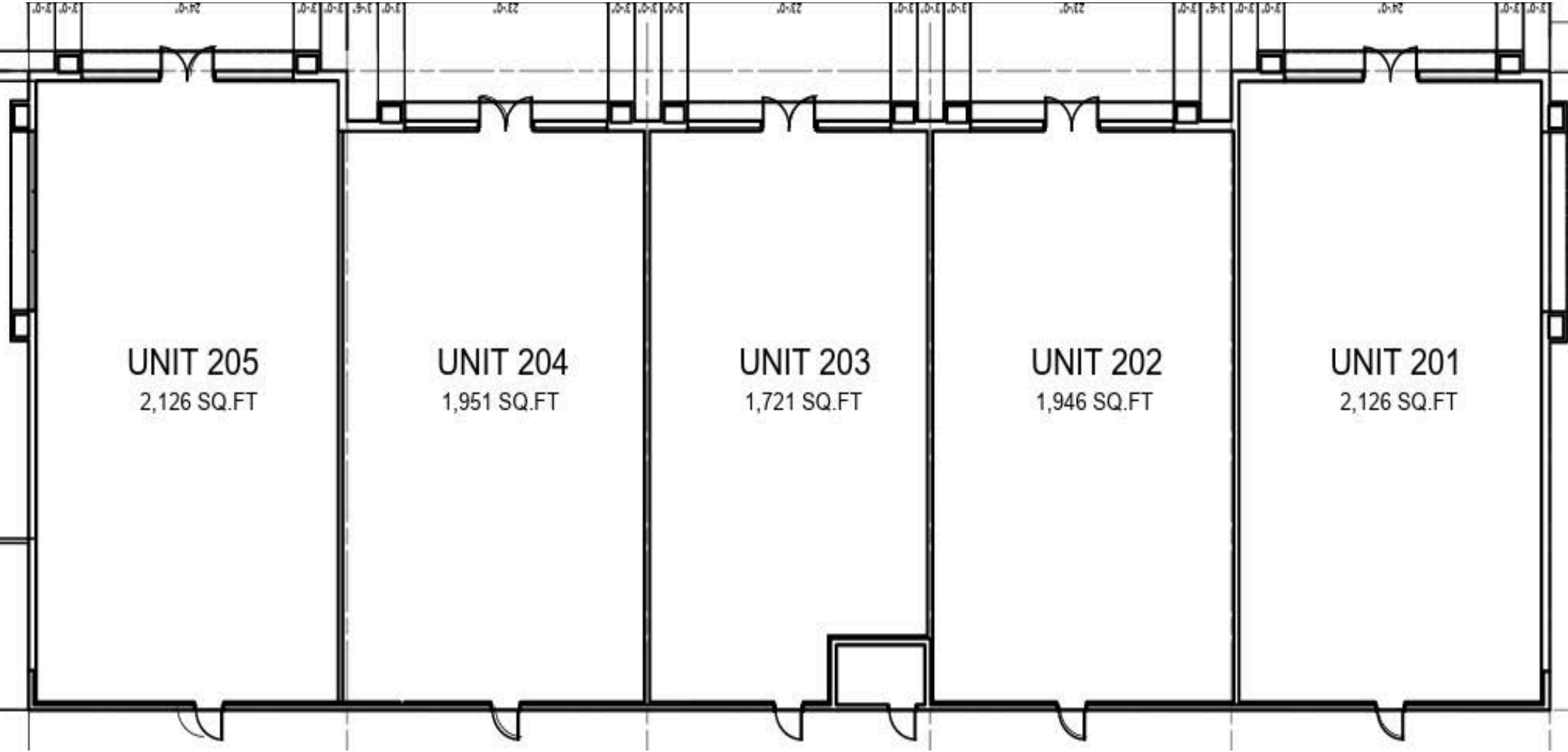


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### Retail Building #2 Plan



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# LEASE

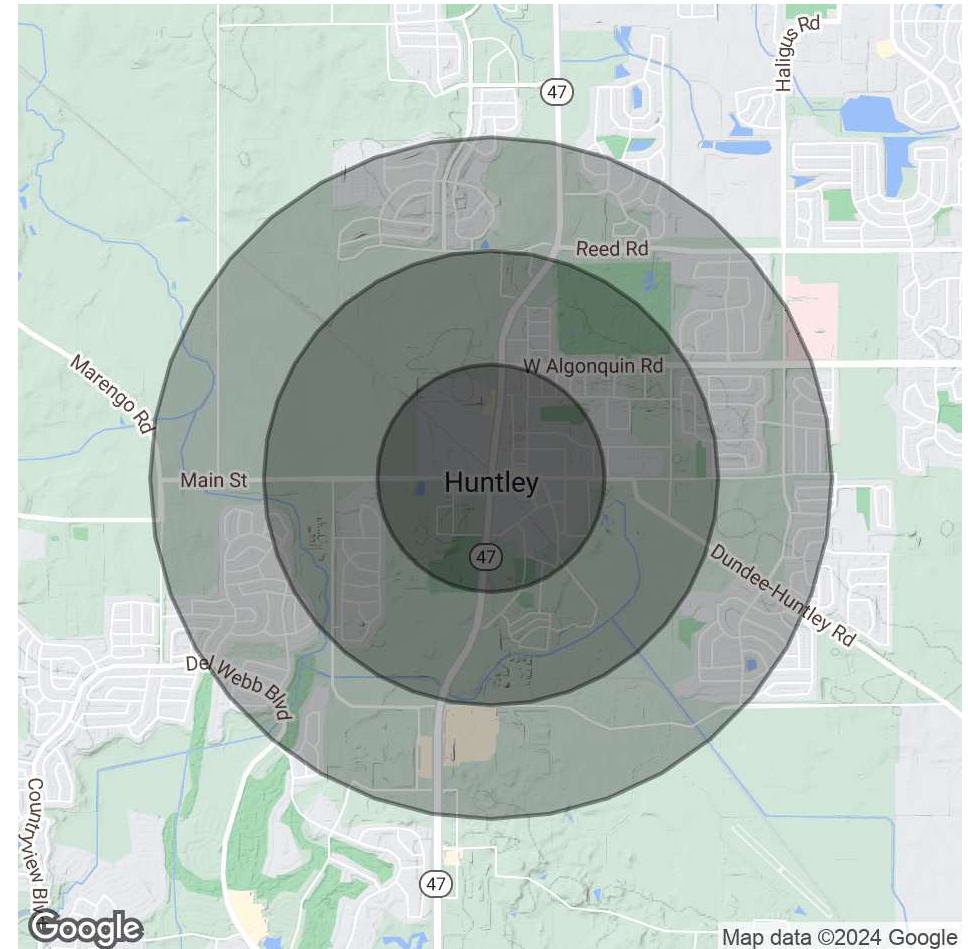
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,085	4,680	10,355
Average Age	51.3	47.1	45.6
Average Age (Male)	47.5	43.8	43.4
Average Age (Female)	52.3	48.1	47.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	551	2,186	4,632
# of Persons per HH	2	2.1	2.2
Average HH Income	\$73,992	\$81,845	\$91,101
Average House Value	\$163,681	\$190,246	\$240,979

2020 American Community Survey (ACS)



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