



THE COURTYARD @ 40 RETAIL SPACE FOR LEASE

APARTMENT & RETAIL REDEVELOPMENT 40 DUPAGE CT. ELGIN, IL 60120



**** JUNE 2025 OCCUPANCY ****

BUILDING FEATURES:

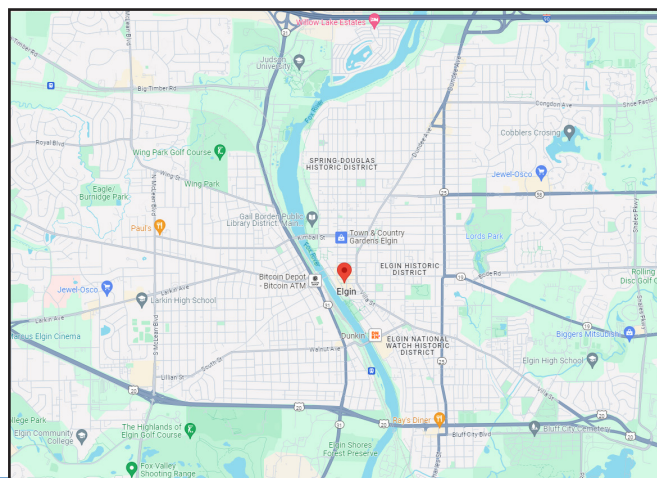
- 649-4,509 SF Retail Space For Lease Available June 2025 (Spaces can be combined as needed-see attached plans)
- Ground Floor Retail Space with 40 new apartments ab (Mixed Use redevelopment)
- Zoned CC-1
- Ideal for any Retail, Restaurant, Mini-Mart, or service users (New 10,000 Gallon grease trap in place) Extra Storage space is also available!
- Close to Elgin Grand Victoria Casino, Restaurants Entertainment, Elgin Metra Train & Transportation Center
- Stunning brand new renovated outdoor courtyard & outdoor seating area available.

AVAILABLE SPACE:

SUITE	SIZE (SF)	Available
117 A-D	4,509 SF	6/1/25
114-C & D	649-1,325 SF	6/1/25
114 C	676 SF	6/1/25
117-A	1,097 SF	6/1/25

**** LANDLORD & CITY OF ELGIN INCENTIVES AVAILABLE ****
FOR MORE INFORMATION:

- Located in thriving Downtown Elgin Central Business District near Metra Train
- Strong demographics with over 176,000 consumers in a 5 mile radius
- Free Public Parking Surrounds the Property
- 2025 Estimated CAM & RE Taxes: \$4.25 PSF
- **Rental Rate: \$18.00 PSF NET**



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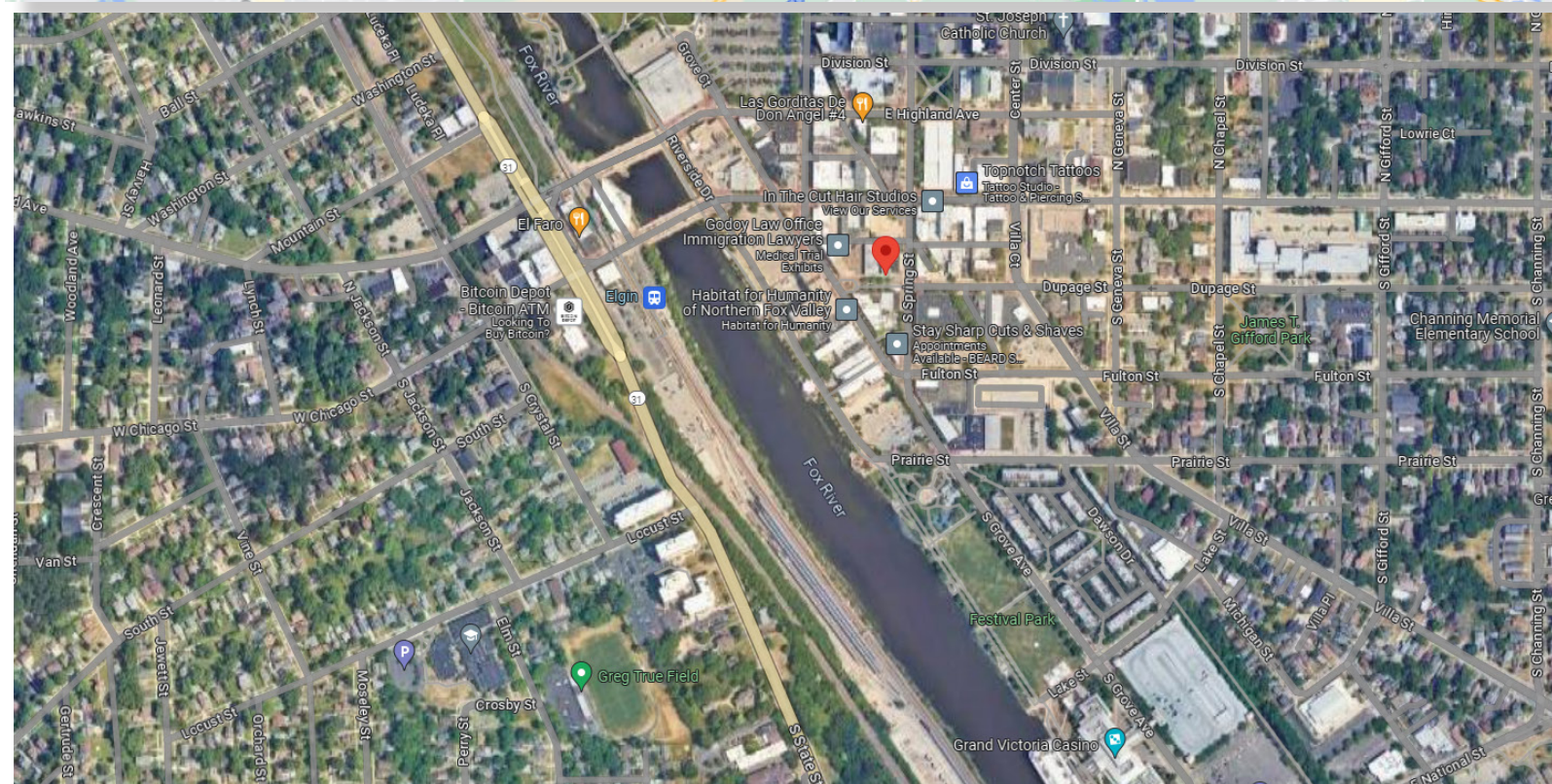
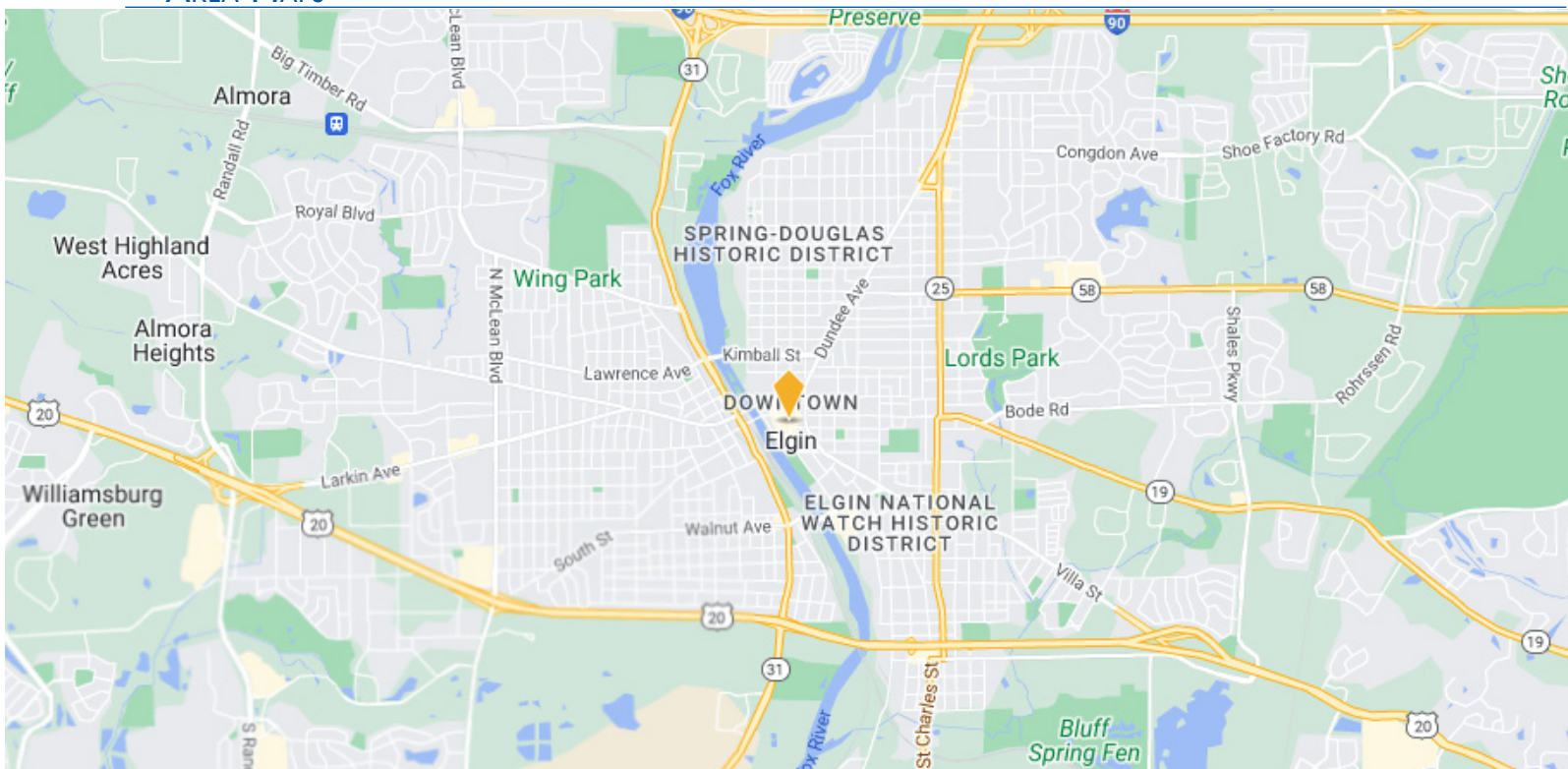
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AREA MAPS



FOR MORE INFORMATION:

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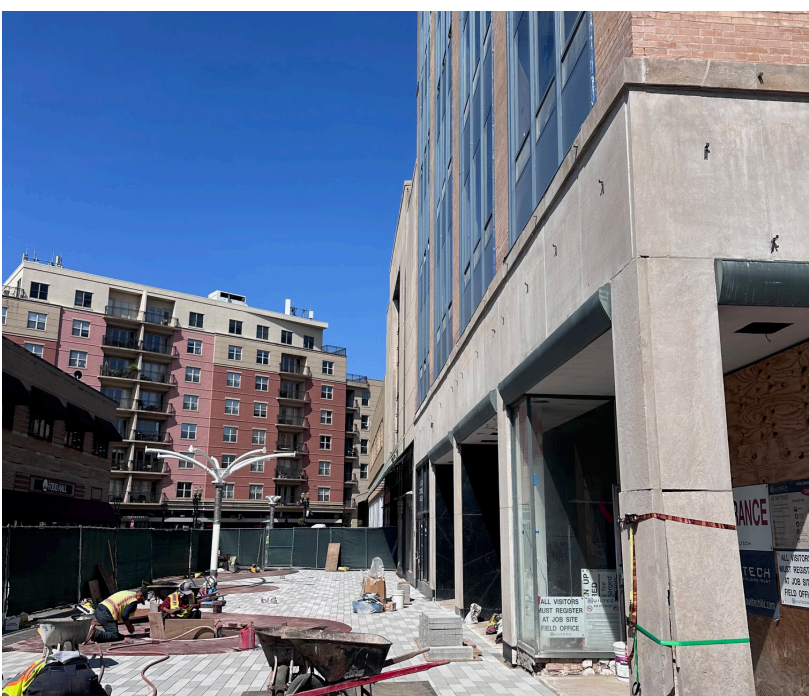
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PROPERTY RENOVATIONS UNDERWAY (PROJECTED OCCUPANCY JULY 2025)



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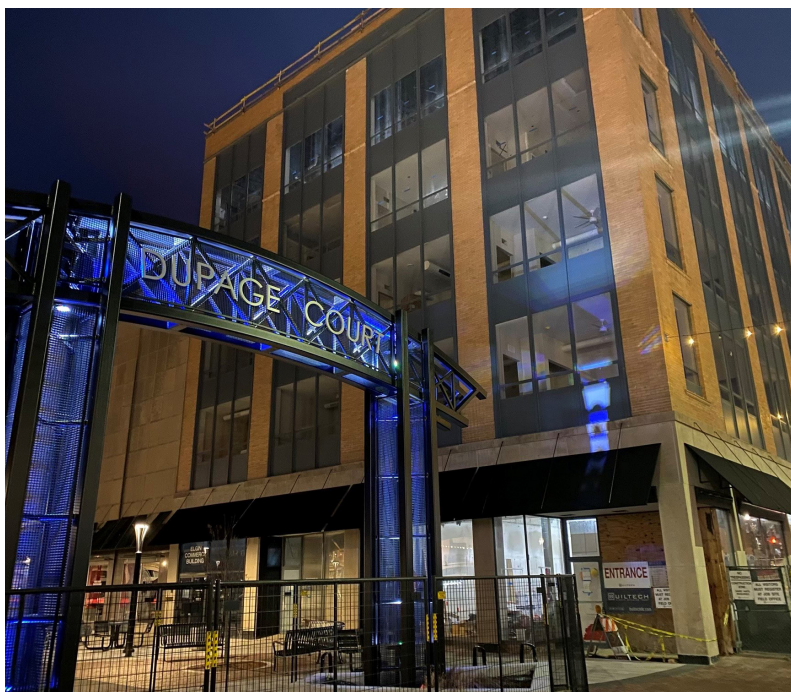
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MIXED USE PROPERTY WITH 40 APARTMENTS (OCCUPANCY JULY 2025)



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4,509 SF RETAIL SPACE FOR LEASE (PROJECTED OCCUPANCY JULY 2025)



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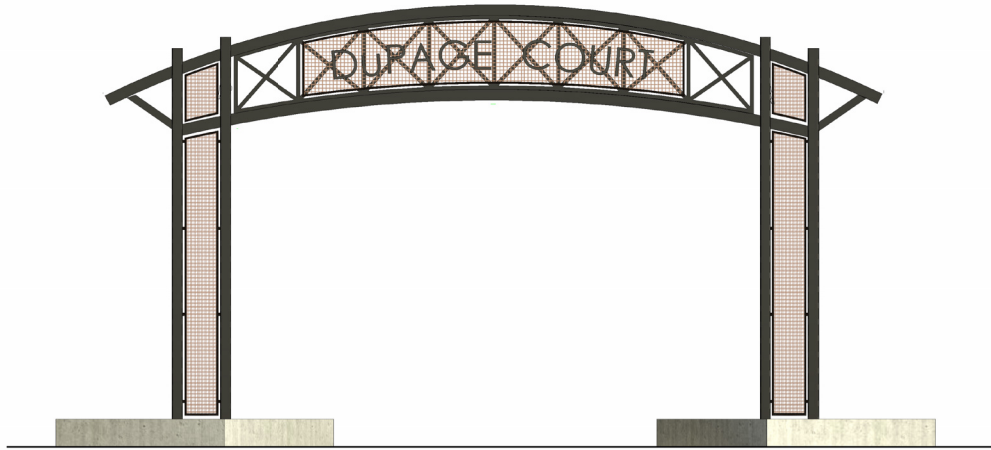
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THE COURTYARD @ 40 RETAIL SPACE FOR LEASE

PRAIRIE MEADOWS SHOPPING - 2301-2341 N RANDALL RD, CARPENTERSVILLE, IL

COURTYARD RENOVATIONS IN PROGRESS



ARCHWAY ELEVATION - (ORIGINAL)
1/4" = 1'-0"

DUPAGE COURT REVITALIZATION PROJECT

CITY OF ELGIN
12/11/2023
© 2023 DLA ARCHITECTS, LTD.



SPRING STREET PYLON OPTION 4 - VIEW 1

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FLOOR PLAN:

(4,509 SF)



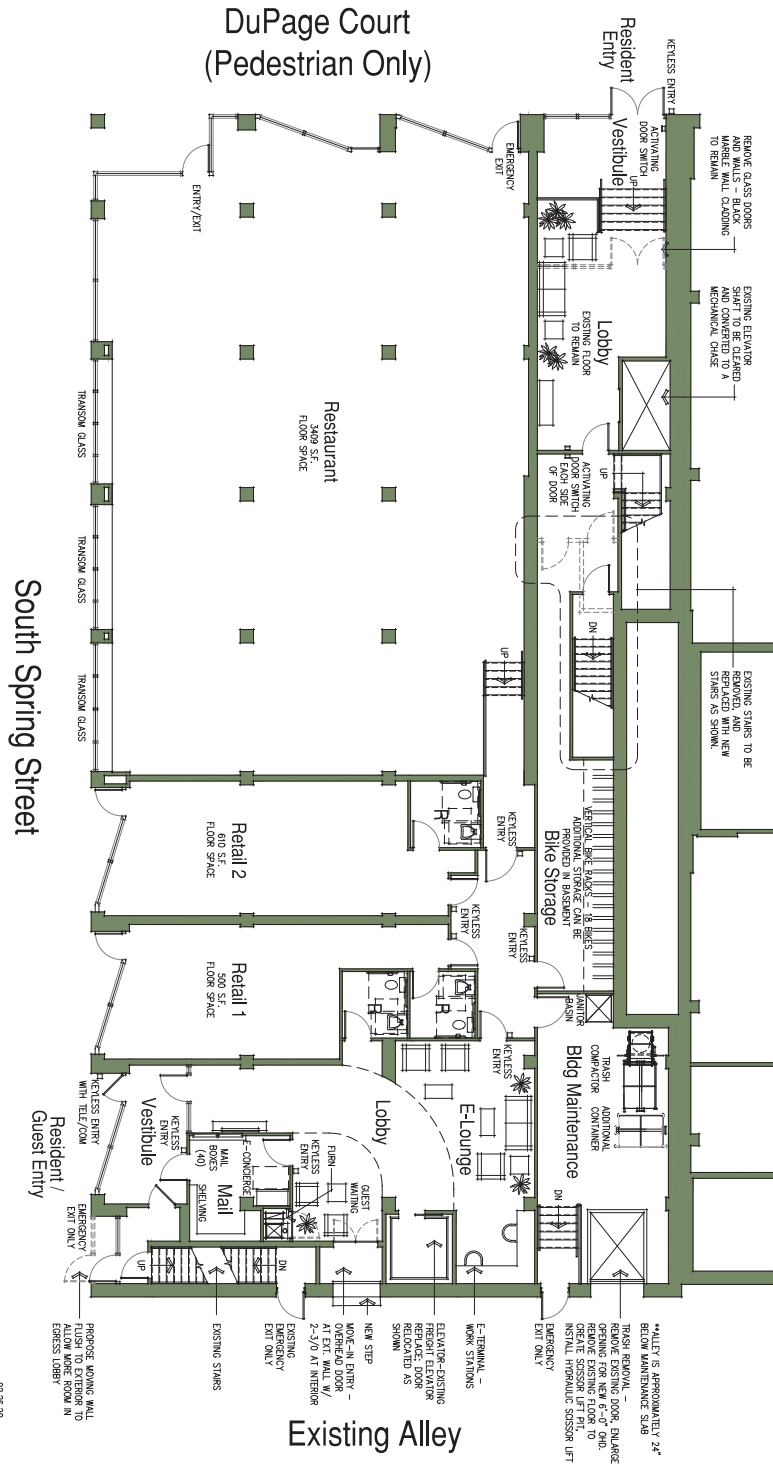
Proposed First Floor Plan



40 DuPage Court Apartments
Elgin, IL

ROOM / AREA	SQ. FT.	RESIDENTIAL / LAB	INDICATED OCCUPANCY	DATE
RESIDENTIAL APARTMENT	200	9 PERSON	30 PERSONS/FLOOR	2/1/08
CLUBHOUSE	100	9 PERSON	30 PERSONS	2
POOL	100	9 PERSON	30 PERSONS	2
MAINTENANCE	60	9 PERSON	2 PERSONS	1
RETAIL 1	60	9 PERSON	2 PERSONS	1
RETAIL 2	60	9 PERSON	2 PERSONS	1
RETAIL 3	60	9 PERSON	2 PERSONS	1
RETAIL 4	60	9 PERSON	2 PERSONS	2

02.28.20
WT Group
2675 Palatine Avenue
Hoffman Estates, IL 60132
224.293.6333
www.wtgroup.com



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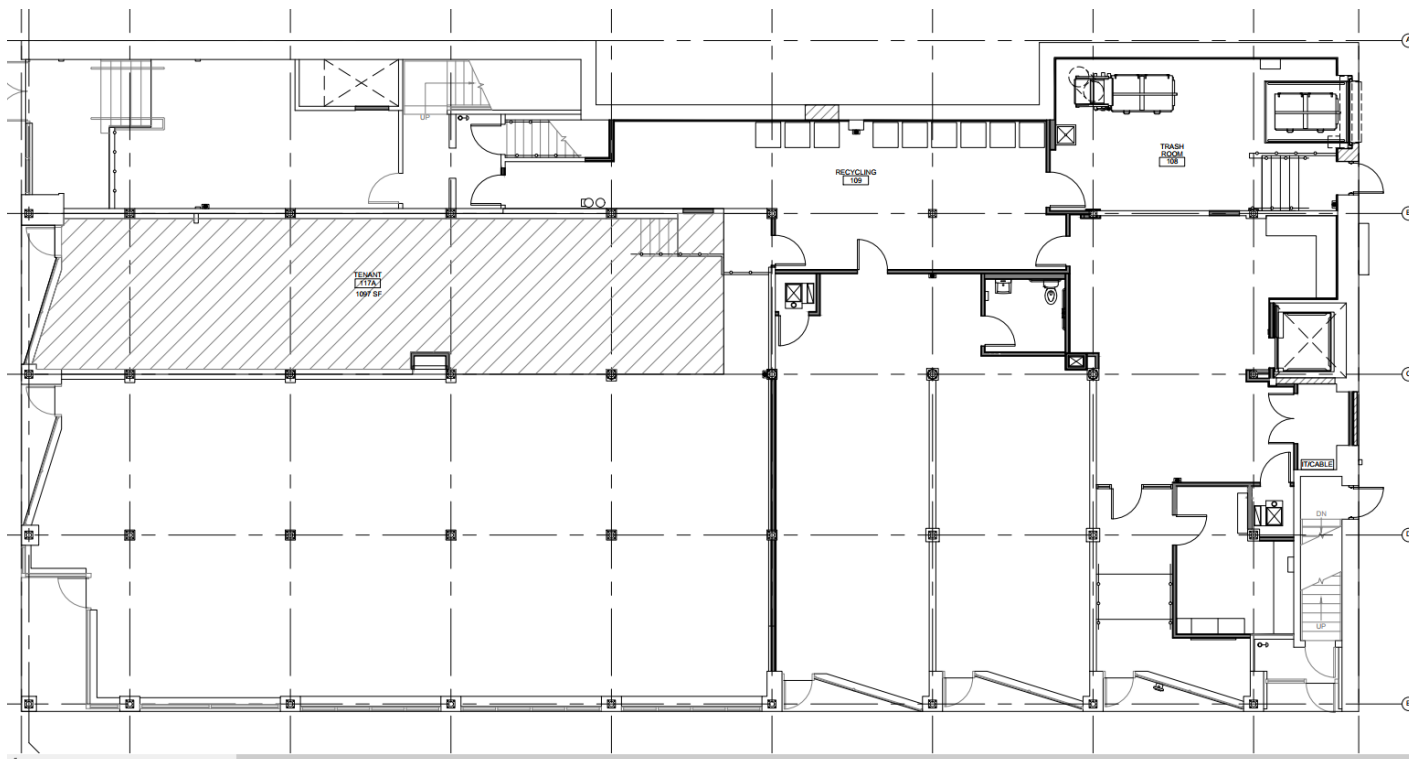


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FLOOR PLAN:

(1,097 SF)



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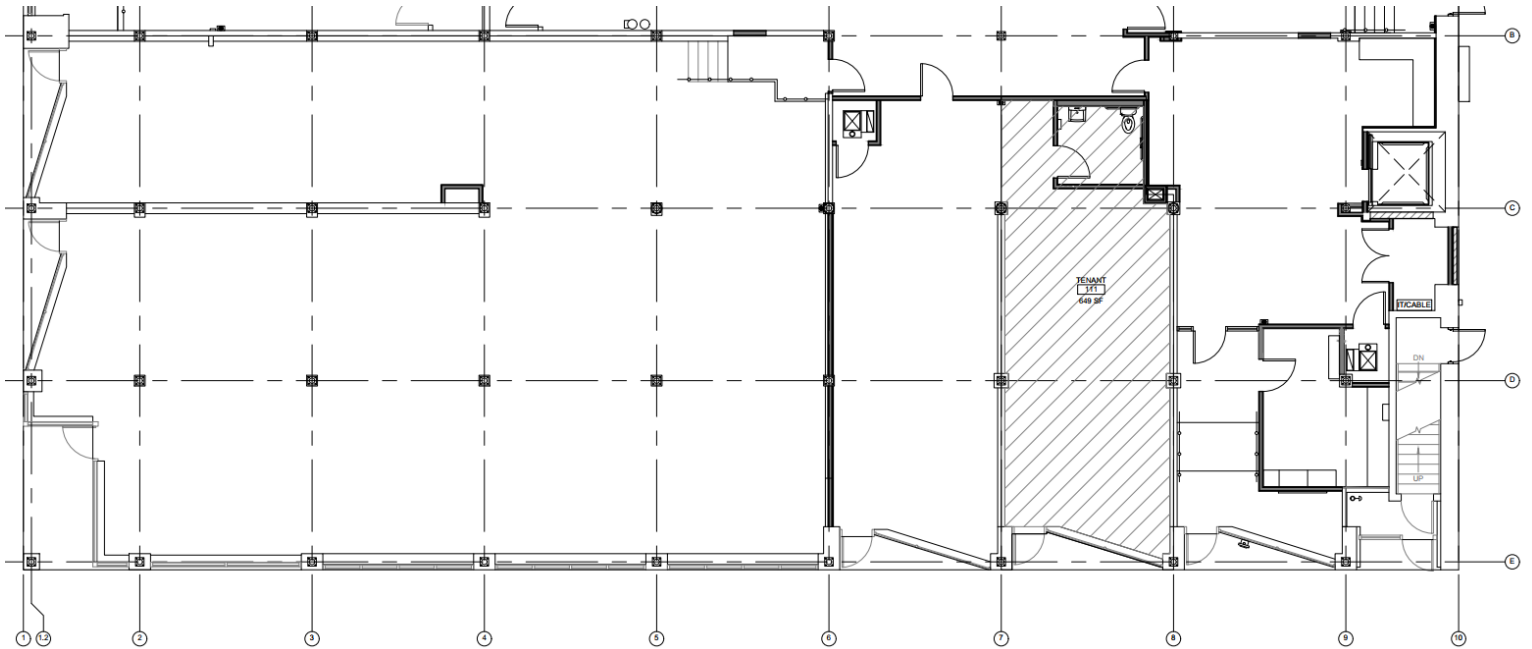


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FLOOR PLAN:

(649 SF)



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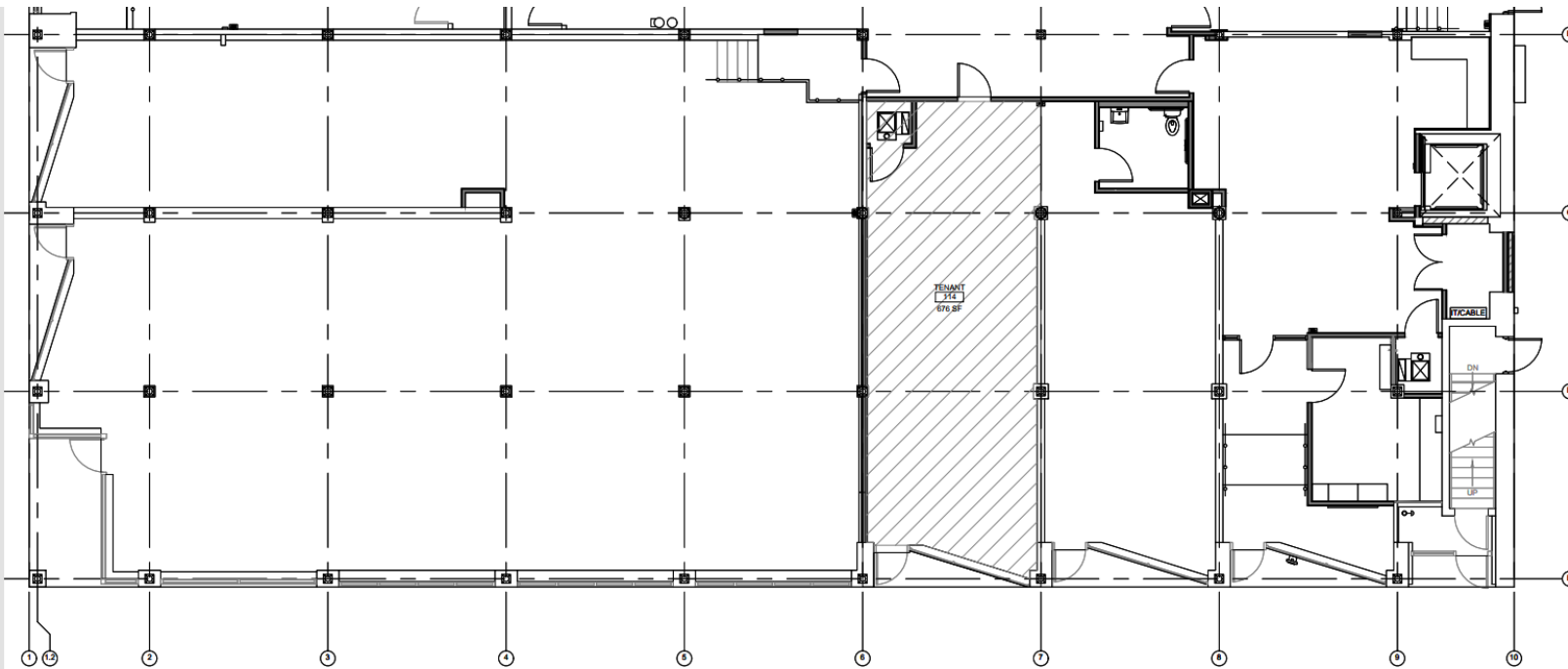


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FLOOR PLAN:

(676 SF)



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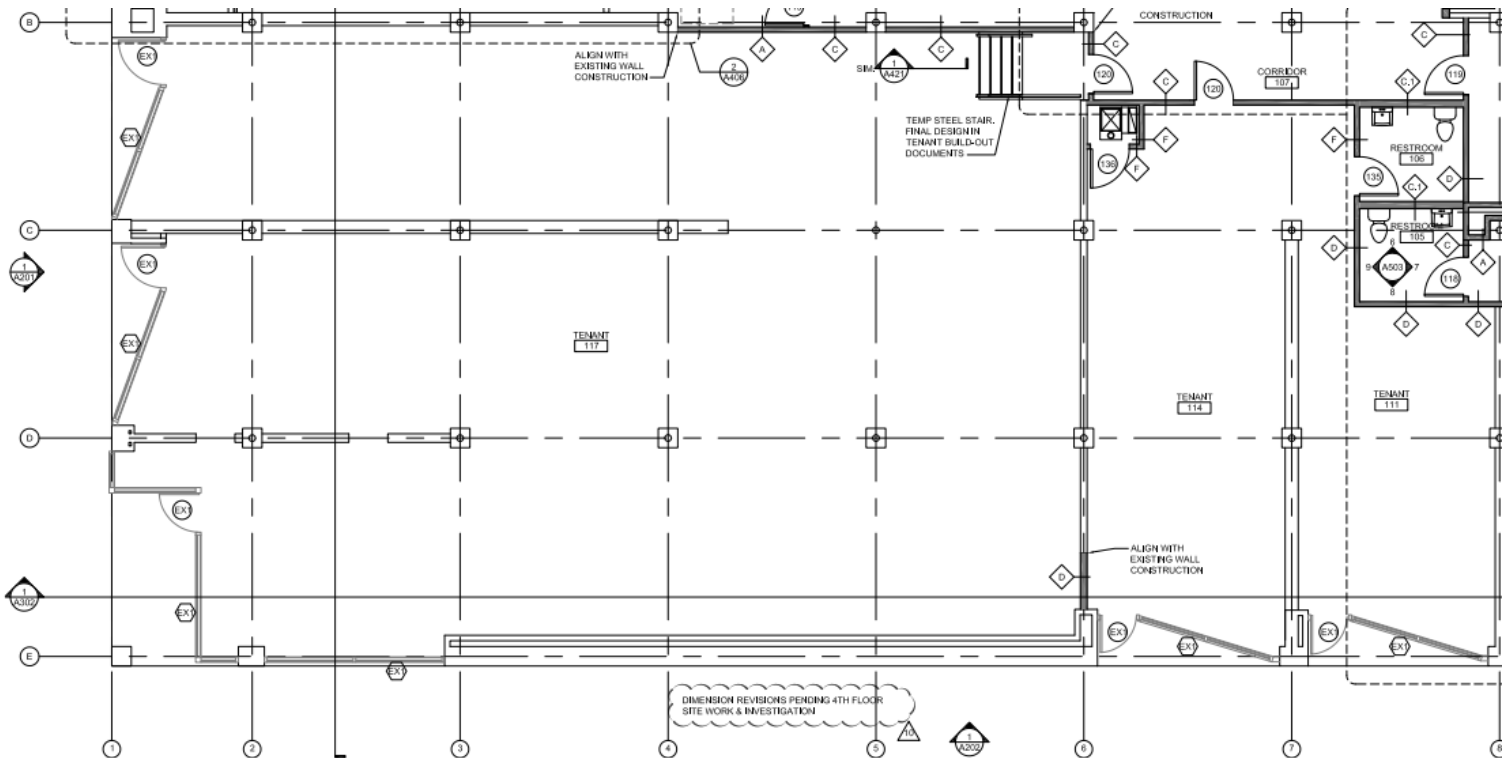


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FLOOR PLAN:

(4,509 SF)



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