



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 above (Mixed Use redevelopment)
- Zoned CC-I
- 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:

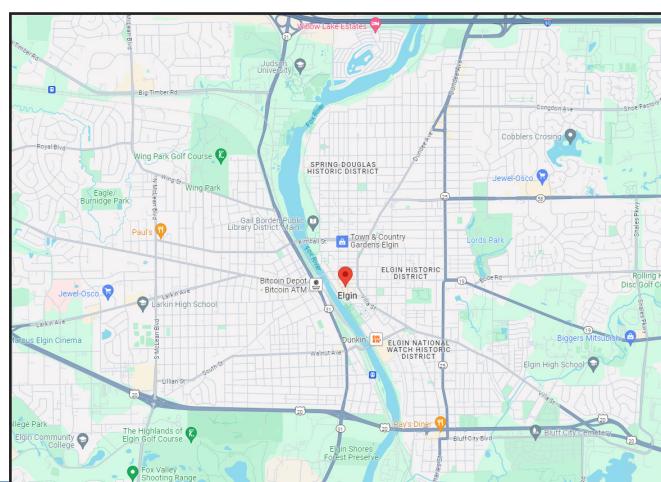
SUITE	SIZE (SF)	Available
117 A-D	4,509 SF	6/1/25
114-C & D	649-1,325 SF	6/1/25
114 C	676 SF	6/1/25
117-A	1,097 SF	6/1/25

** LANDLORD & CITY OF ELGIN INCENTIVES AVAILABLE **

[FOR MORE INFORMATION:](#)

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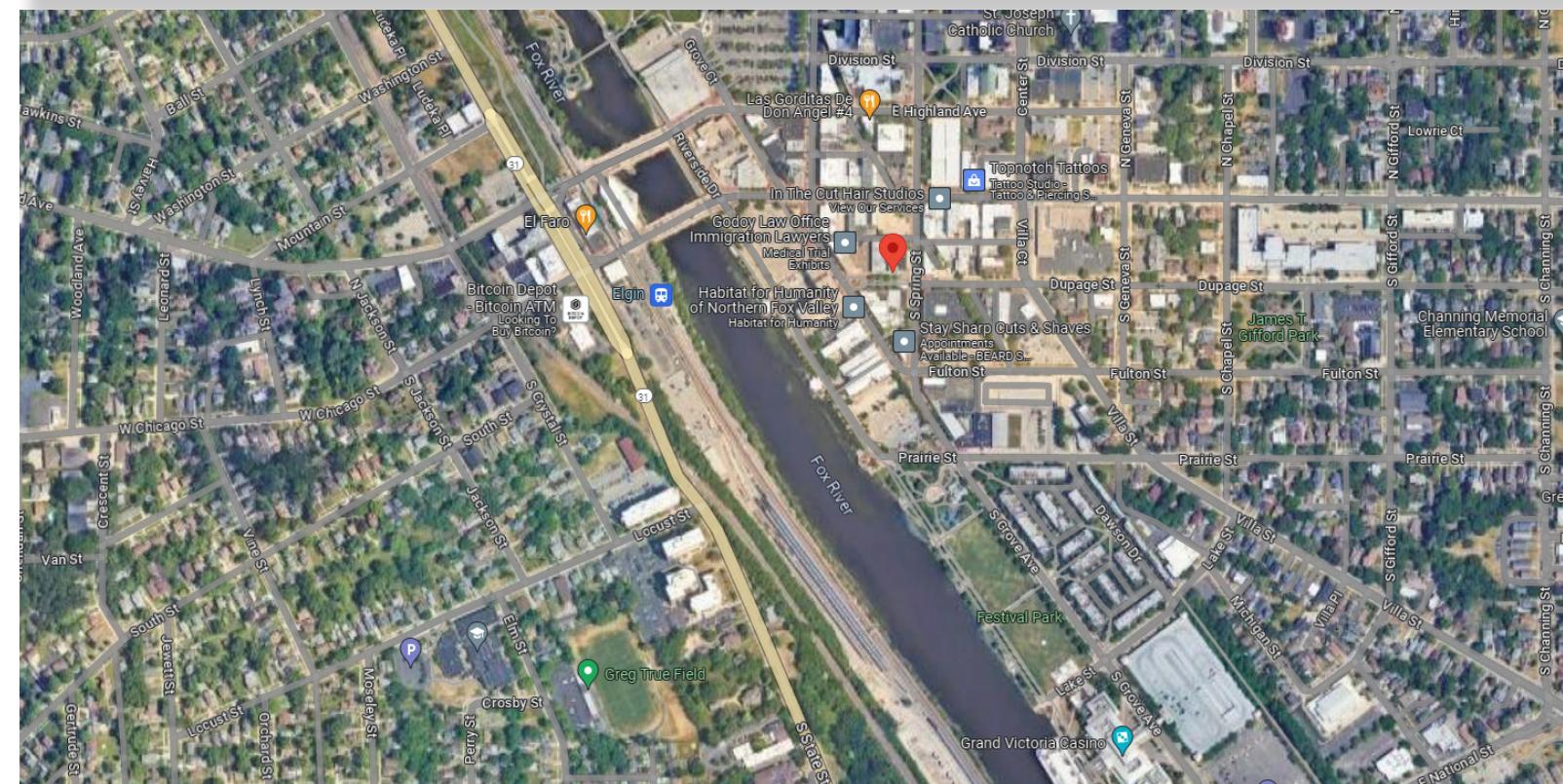
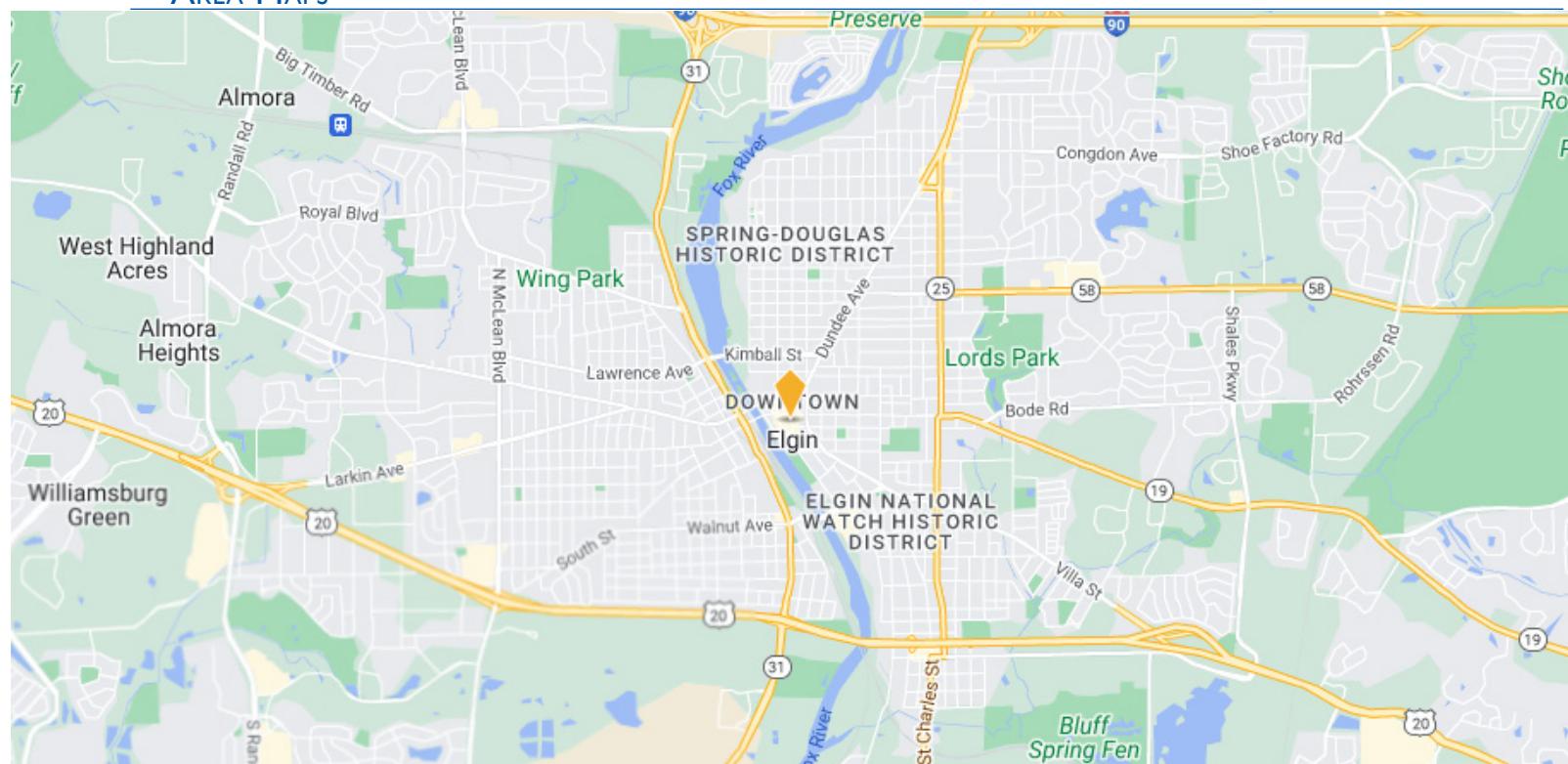
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AREA MAPS



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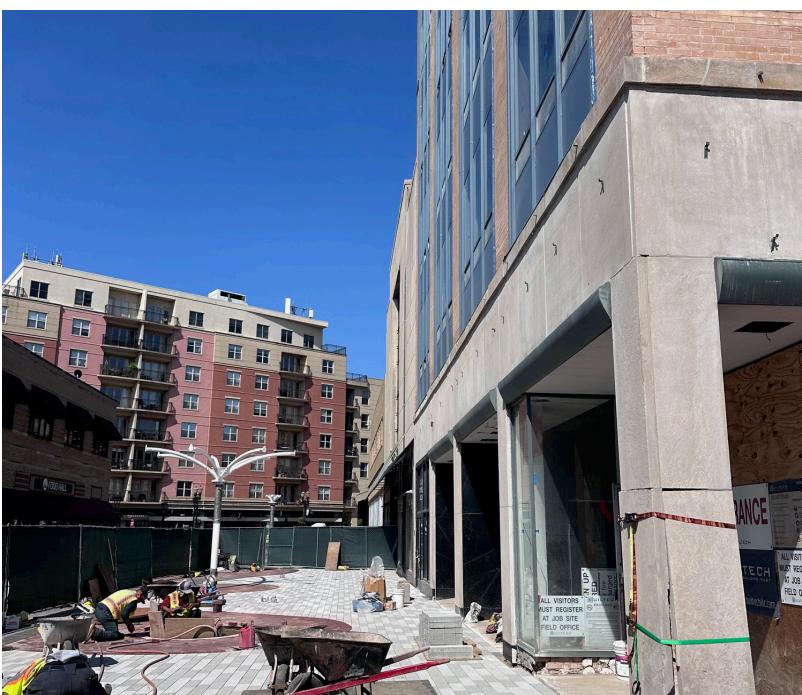
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PROPERTY RENOVATIONS UNDERWAY (PROJECTED OCCUPANCY JULY 2025)



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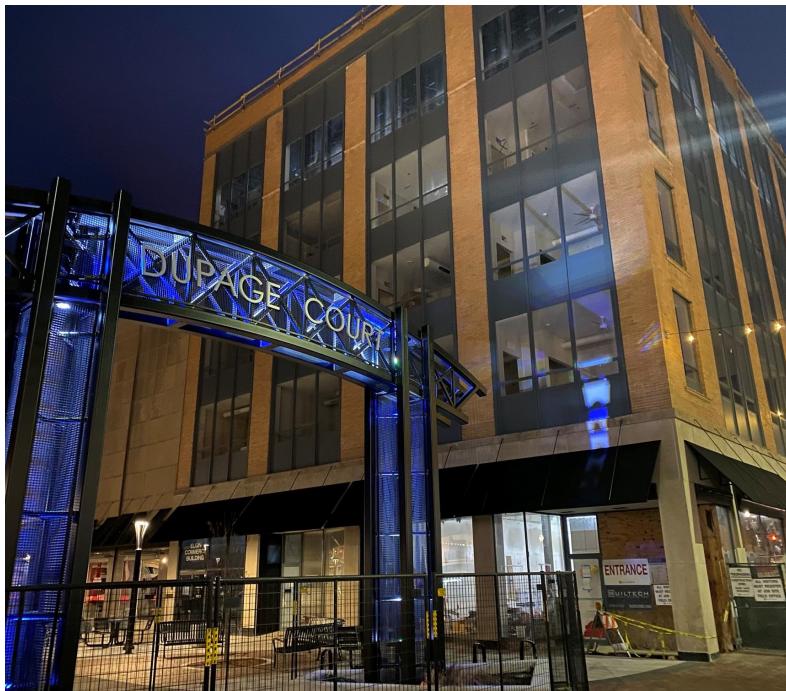
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PROPERTY RENOVATIONS UNDERWAY (PROJECTED OCCUPANCY JULY 2025)



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MIXED USE PROPERTY WITH 40 APARTMENTS (OCCUPANCY JULY 2025)



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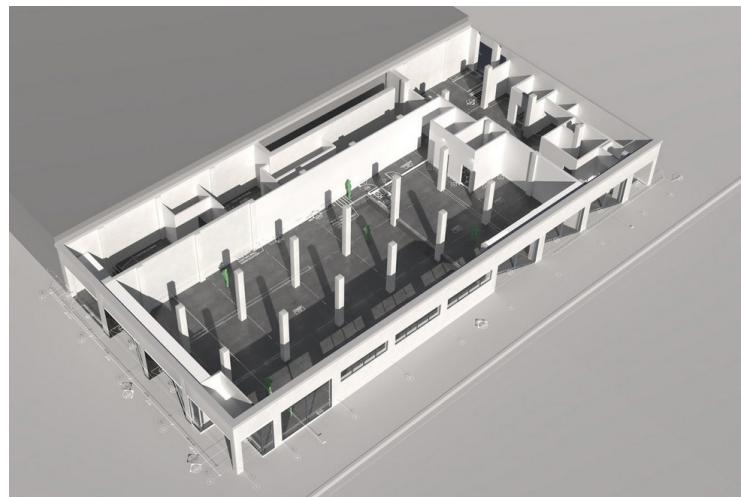
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4,509 SF RETAIL SPACE FOR LEASE (PROJECTED OCCUPANCY JULY 2025)



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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

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SPRING STREET PYLON OPTION 4 - VIEW 1

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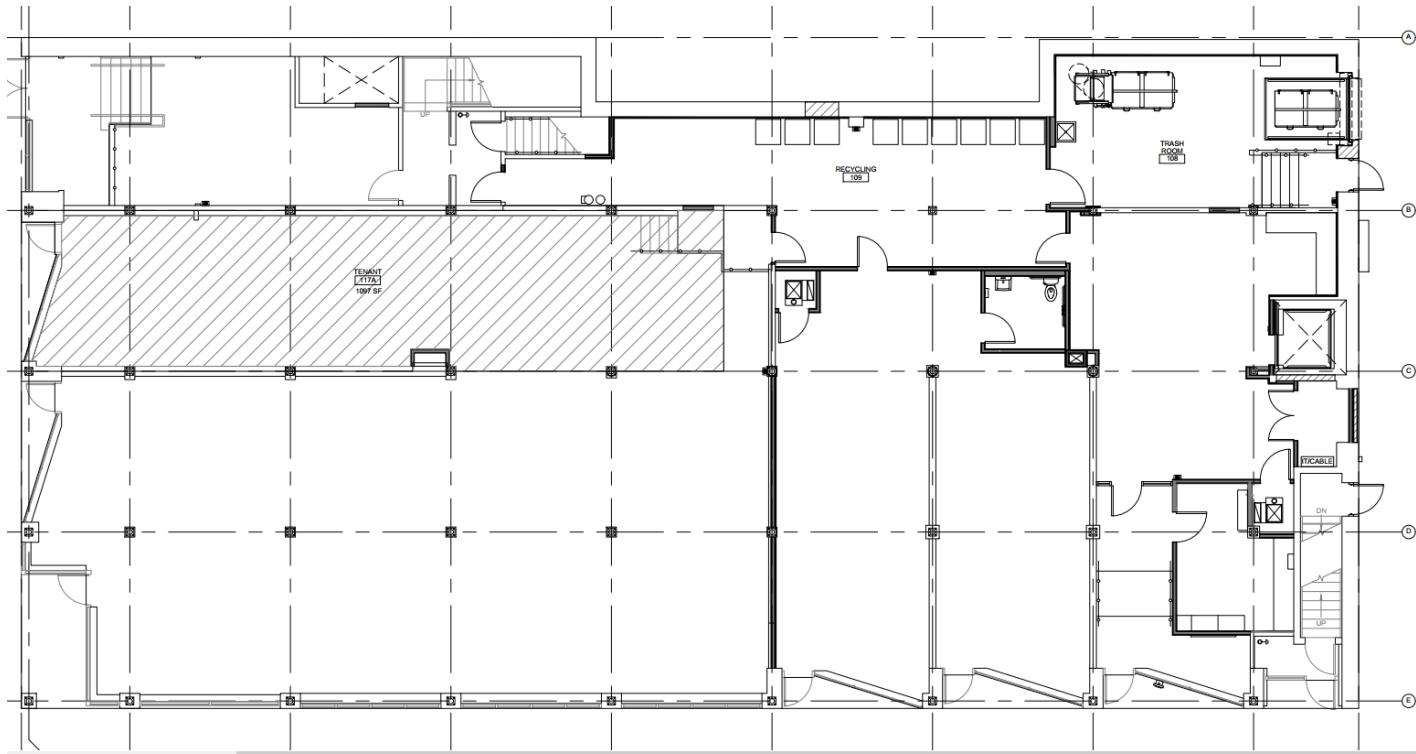


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FLOOR PLAN:

(1,097 SF)



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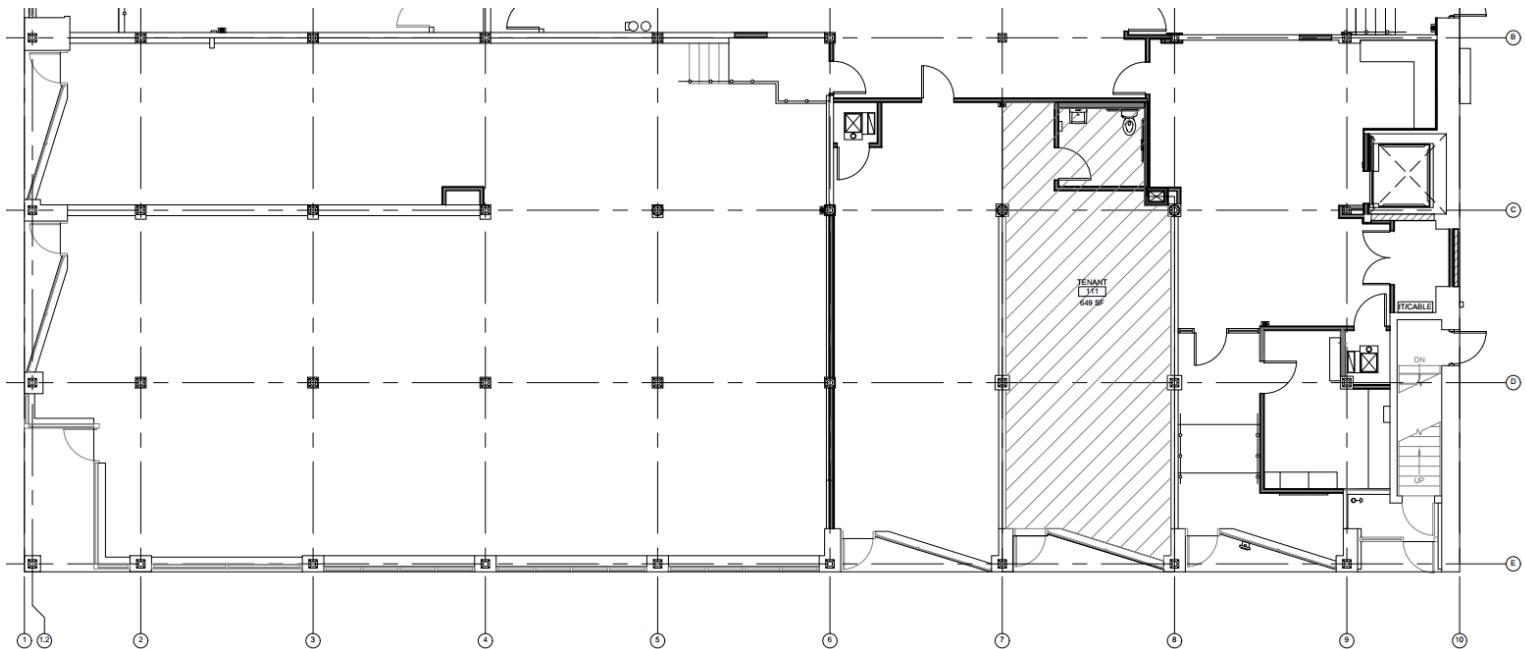
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FLOOR PLAN:
(649 SF)



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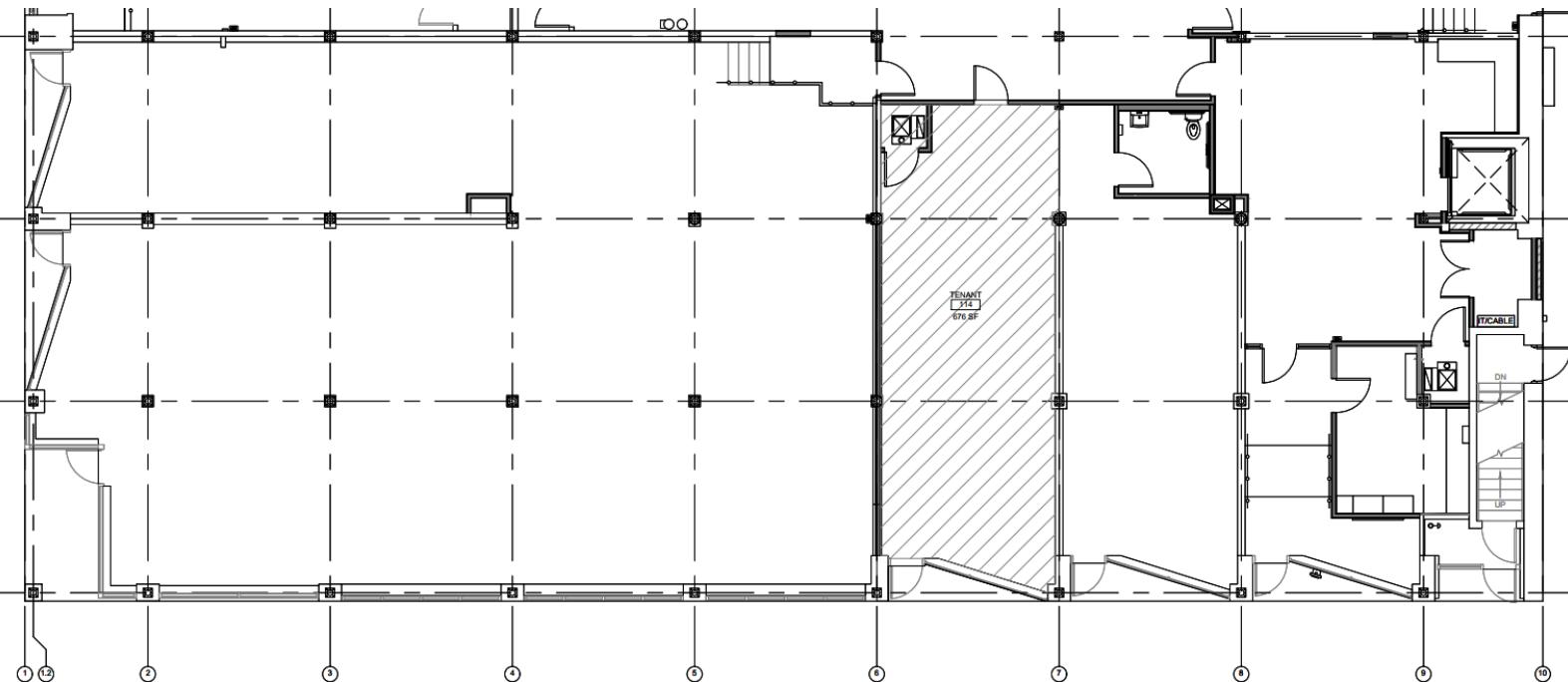
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FLOOR PLAN:
(676 SF)



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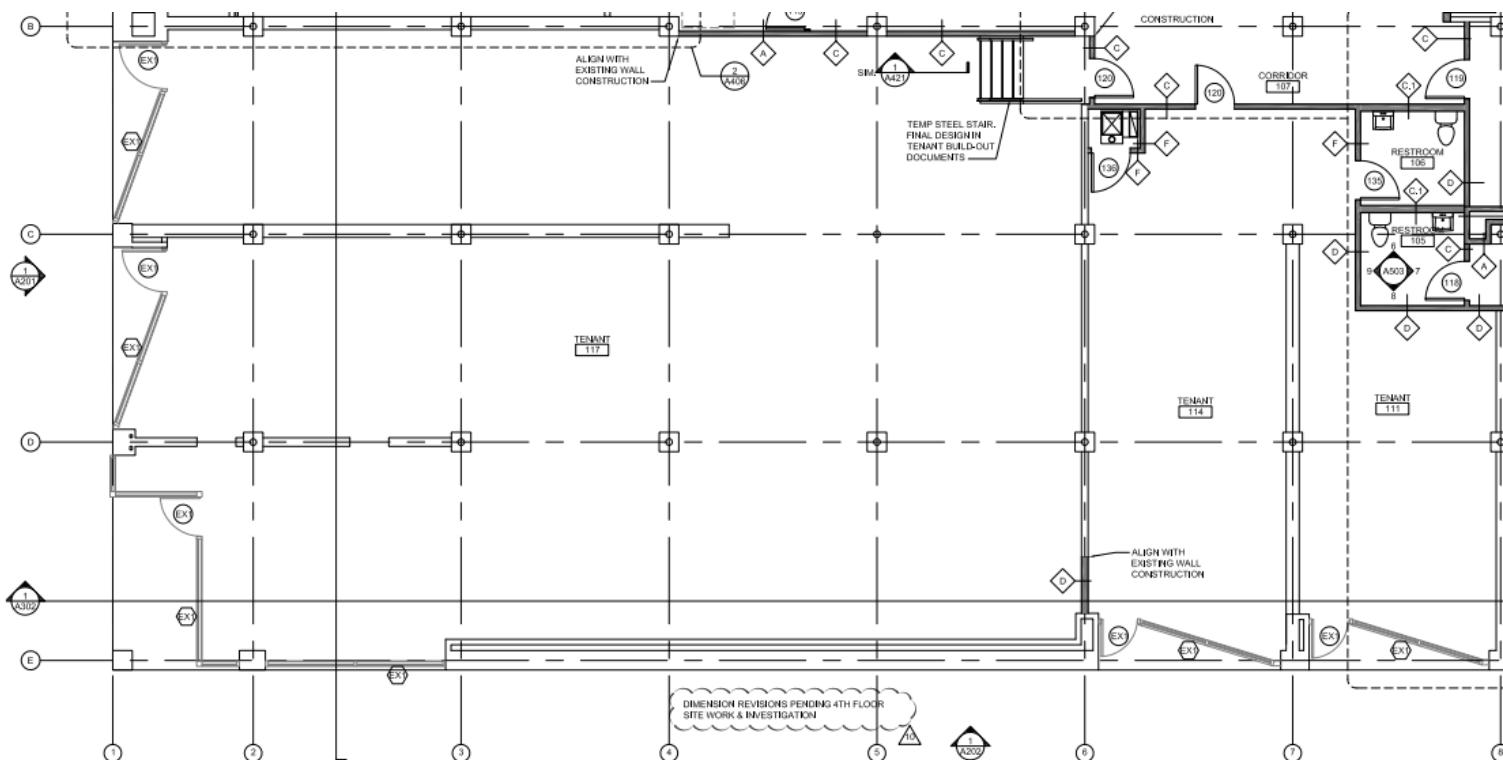


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FLOOR PLAN:

(4,509 SF)



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