



Location Finders International, Inc.
9440 Enterprise Dr, Mokena, IL 60448
(708) 390-1629

3510 W. Elm St
McHenry, IL

Commercial Space Available

MARKET SUMMARY

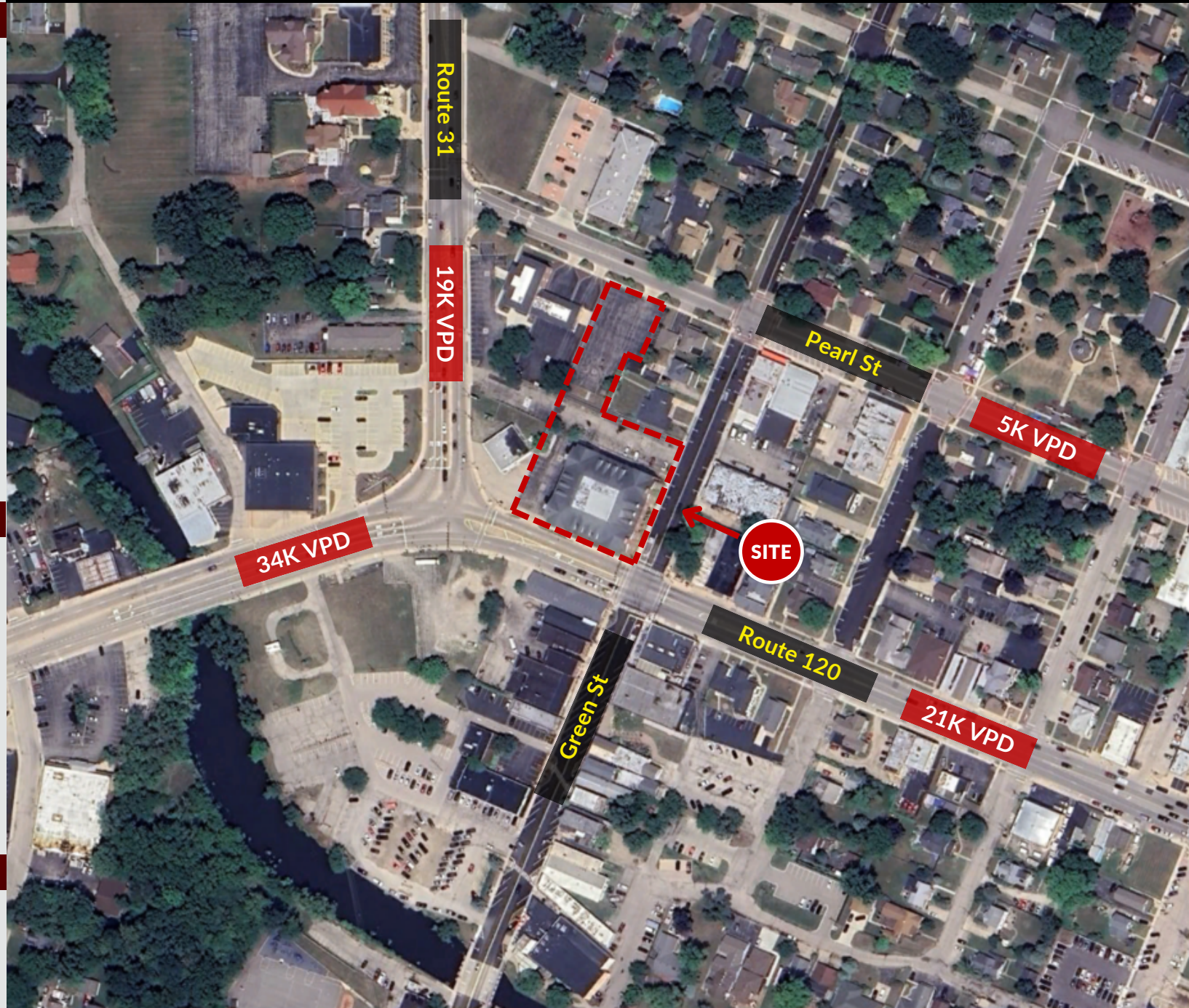
- Located off of high-volume intersection of Route 120 & Route 31 in the heart of downtown McHenry, IL.
- High income area with an average household income of over \$100,000/year within 1-3-5mi radius.
- Over 80,000 VPD between four streets
- Site is between three signalized intersections

DEMOGRAPHICS

POPULATION	1 Mile	8,102
	3 Mile	35,685
	5 Mile	62,716
# HOUSEHOLDS	1 Mile	3,193
	3 Mile	13,389
	5 Mile	23,329
AVG HH INCOME	1 Mile	\$100,353
	3 Mile	\$104,018
	5 Mile	\$106,027

CONTACT

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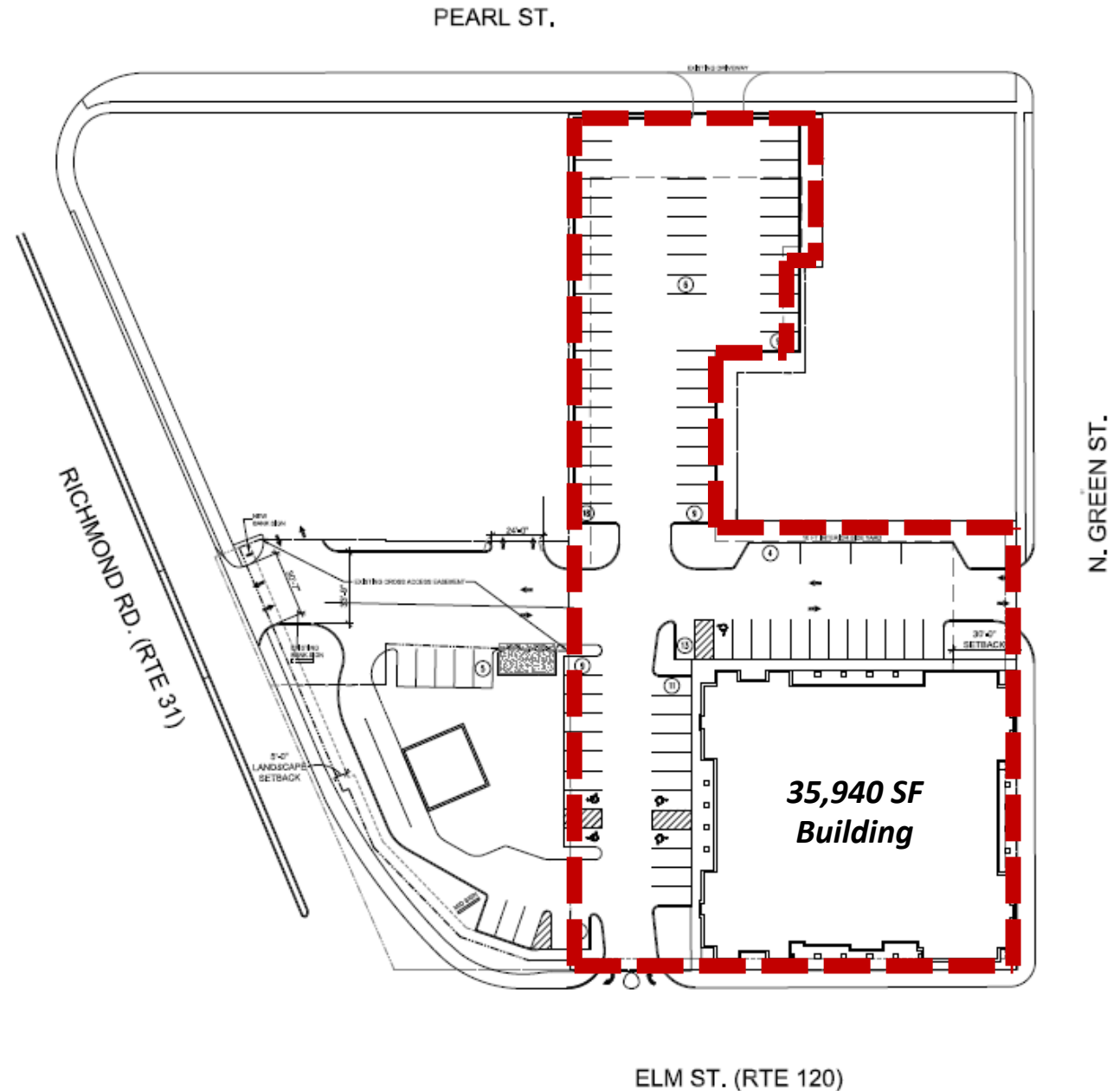
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SITE SUMMARY

- **Building Size:** 35,940 SF
- **Lot Size:** ±1.49 AC
- **Potential Use:** Ideal for residential or assisted living facility
- **Access:** Four access points off of Route 120, Route 31, Green St, & Pearl St
- **Signage:** Pylon/Monument signage available
- **Traffic:**
 - 33,713 VPD on Route 120
 - 19,281 VPD on Route 31
- **Nearby tenants:**
 - Meijer, Jewel-Osco, ALDI, Panera, McDonald's, Jersey Mike's Subs, Popeyes, Jiffy Lube, Old National Bank, First Midwest Bank, Walgreens, and more

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This information contained is obtained from sources we deem reliable. We have no reason to doubt its accuracy but do not guarantee it.