



DRONE PHOTOS

PRIME DEVELOPMENT OPPORTUNITIES - HUNTLEY CROSSINGS APARTMENTS OUT LOTS, HUNTLEY, IL

PROPERTY INFORMATION

- Lots 6 and 7 are positioned within the out lots of a new 300-unit apartment community currently under construction. Located just north of the newly built Hampton Inn Hotel, these versatile lots offer exceptional visibility and prime positioning for future development.
- Access from Il-47 with High traffic counts exceeding 35,000 vehicles per day
- Flexible Opportunities: lease, ground lease, and build-to-suit options available
- The pads offer flexible spaces ranging from 1,200 to 30,000 square feet, accommodating a variety of retail and commercial needs.
- Ideal for Various Uses: Fast food, QSRs, medical, automotive, fitness, retail office, or other service-oriented concepts
- Strategic Location: Adjacent to Walmart-anchored Huntley Crossings and just north of Jewel-anchored Village Green
- Strong Residential Demand: Directly across from Del Webb's Sun City, an active adult community with 5,481 homes

- Multiple new home developments are underway across various sites in Huntley.
- Easily accessible from the I-90 and IL Route 47 interchange for convenient regional travel.
- High-Traffic Co-Tenants: Join a dynamic mix of established brands that drive activity to the site, including Chipotle, 7 Brew, Jersey Mike's, BMO Harris Bank, Hampton Inn, Wingstop, Sherwin-Williams, Culver's, and more.
- Ample Parking onsite & EV Charging stations at the Hampton Inn
- Pylon/monument Signage to be installed
- Delivery expected 2026
- Take advantage of this high-growth corridor in Huntley, one of the fastest-growing markets in the region. Perfect for users seeking maximum exposure and built-in customer demand from surrounding retail anchors and residential communities.

PIN

0204351006 & 0204325007

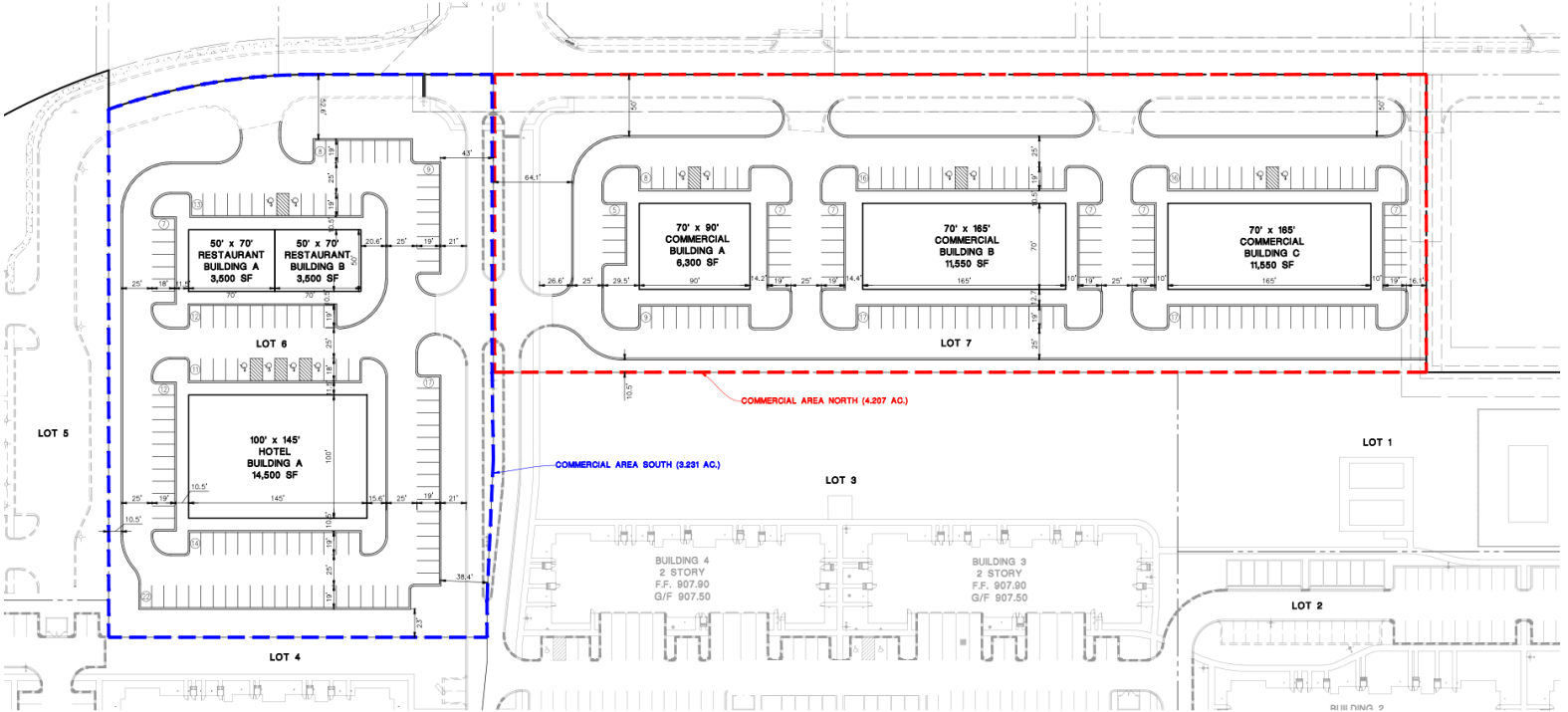
DAKOTA NILSON

312.838.8873

dakotamilson@atproperties.com

@properties
COMMERCIAL





PARKING SUMMARY	
COMMERCIAL AREA NORTH	
- COMMERCIAL BUILDING A	29 STALLS
- COMMERCIAL BUILDING B	47 STALLS
- COMMERCIAL BUILDING C	47 STALLS
COMMERCIAL AREA SOUTH	
- RESTAURANT BUILDINGS A&B	37 STALLS
- HOTEL BUILDING A	88 STALLS





AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

1,932

3 MILE

24,045

5 MILE

76,240

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$67,194

3 MILE

\$108,786

5 MILE

\$148,413