



OUTLOT AVAILABLE FOR LEASE  
**MCHENRY PLAZA**  
1700 RICHMOND RD / MCHENRY, IL

**MA** MID-AMERICA®  
Real Estate Corporation

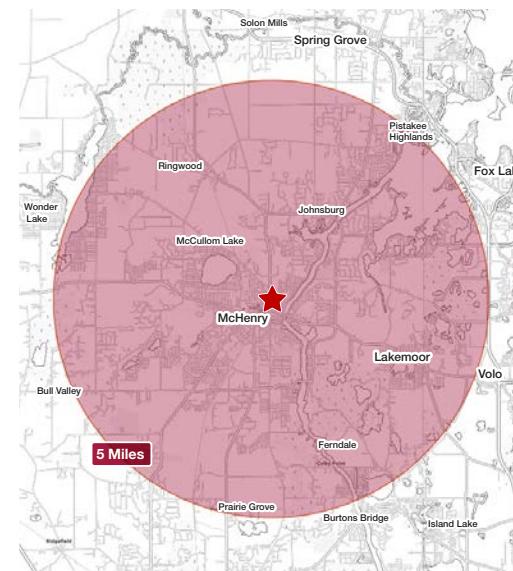
# 1700 RICHMOND RD / MCHENRY, IL

## AVAILABLE FOR LEASE

Approximately 6,000 sf full-service restaurant / Approx. 0.83 acre lot

## FEATURES

- Outlot available for lease in McHenry Plaza which receives 745.3K visits/yr, a 39% increase YoY - Placer.ai.
- Recent renovations has brought new life to the shopping center attracting many high profile tenants, including Panera Bread, Aspen Dental, & WellNow Urgent Care.
- Excellent visibility to highly traveled Richmond Rd (22,200 VPD) with multiple access points into the shopping center, including light access at Richmond Rd & McCullom Lake Rd.
- McHenry is a major retail hub for many neighboring communities drawing visitors from Woodstock, Lakemoor/Volo, Spring Grove, Richmond, Wauconda, & Crystal Lake.



## DEMOGRAPHICS WITHIN 5 MILES



Total Population

63,893



Avg HH Income

\$93,382



Daytime Population

61,430

## AREA TENANTS



**meijer**

**KOHL'S**

**HOBBY  
LOBBY**

**Panera  
BREAD**

**wellNOW  
URGENT CARE**

**AspenDental**

**POPEYES**





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## RICHMOND RD – 22,200 VPD



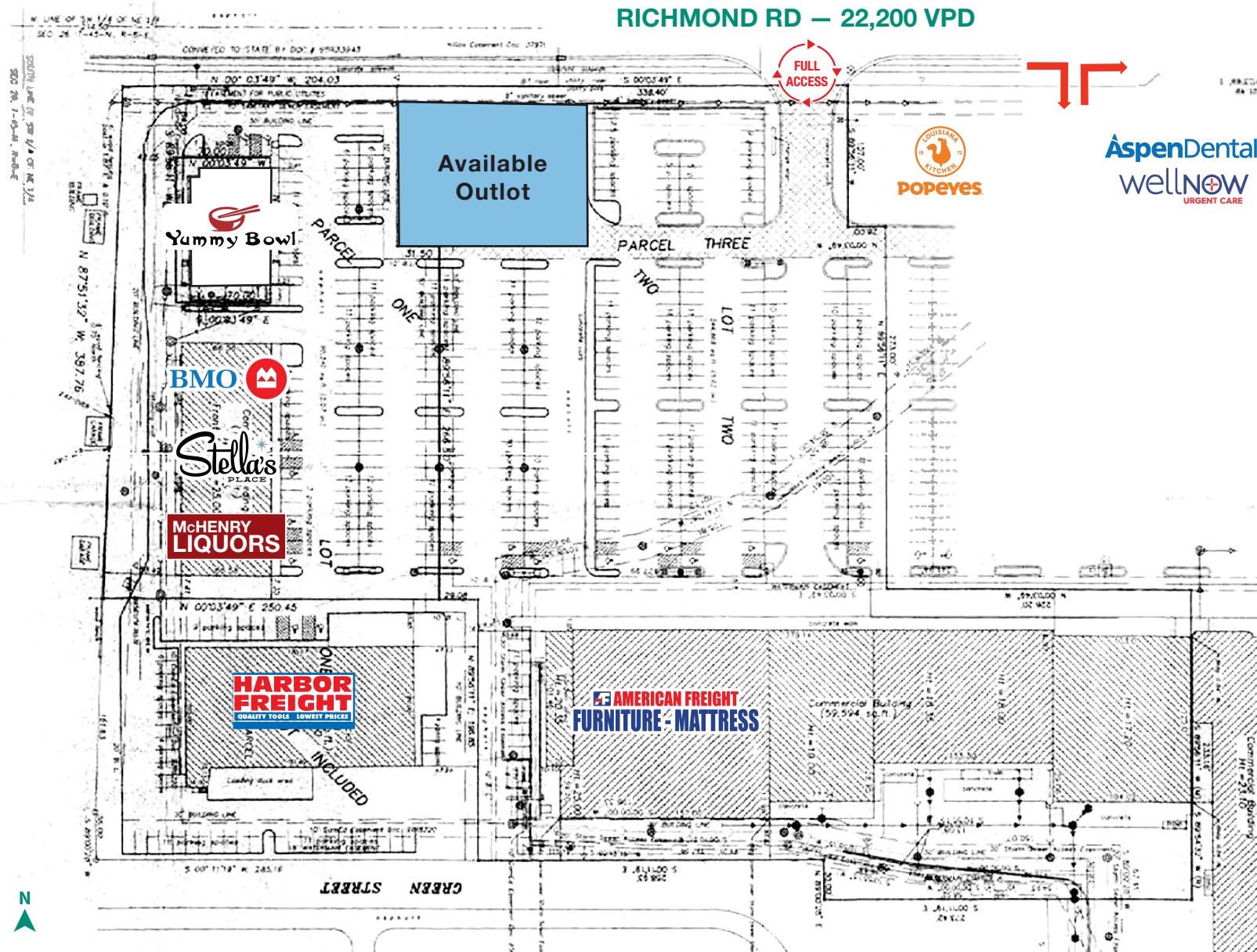
The logo for Aspen Dental wellNOW URGENT CARE. It features the word "Aspen" in blue, "Dental" in black, "wellNOW" in blue, and "URGENT CARE" in red with a white cross icon.

Panera  
BREAD

MCCULLOM LAKE BD



The logo for ExtraSpace Storage, featuring the brand name in a white, sans-serif font inside a green, rounded rectangular badge.





# MCHENRY, ILLINOIS

# TRAFFIC COUNTS & GENERATORS

## TRAFFIC COUNTS

## RICHMOND RD: 22,200 VPD

## MCCULLOM LAKE RD: 6,700 VPD

## ROUTE 120: 30,300 VPD

## GENERATORS

## THE SHOPS AT FOX RIVER (2.6M VISITS/YEAR)

## **MCHENRY HIGH SCHOOL (2-CAMPUSES - 2,190 STUDENTS)**



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CONTACT US FOR  
MORE INFORMATION

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