



1,200-3,600 OF END CAP, DRIVE THRU CAPABLE RETAIL SPACE IN MCHENRY IL

PROPERTY INFORMATION

- Retail Space For Lease in McHenry off of 31
- 1,200-3,600 SF of End Cap Retail Space
- Can be Demised
- Drive Thru Capable
- Built in 2006
- Private Restrooms
- 35+ Parking spaces
- Monument Signage on Route-31
- Tenant Signage on building
- Frontage on Route-31
- 17k + Cars a day on Ogden Ave

- Located Next to McHenry Recreation Center
- This space benefits from exceptional visibility with its Frontage on Route-31 with national and local tenants driving people to the plaza/area such as: Meat and Potato Company, UPS, Brunch Café, BP, Great Clips, Jersey Mikes, Athletico Physical Therapy, McHenry Savings Bank, McDonalds, Ford, Super 8, Dunkin, Northwestern Medicine McHenry Hospital, Chevy, Subaru, Hampton Inn, & more.
- Join Established building tenants: RUSH Physical Therapy, Jimano's Pizzeria, Valley Nails & Spa, Aira Fitness, & China House.

ZONED B-1

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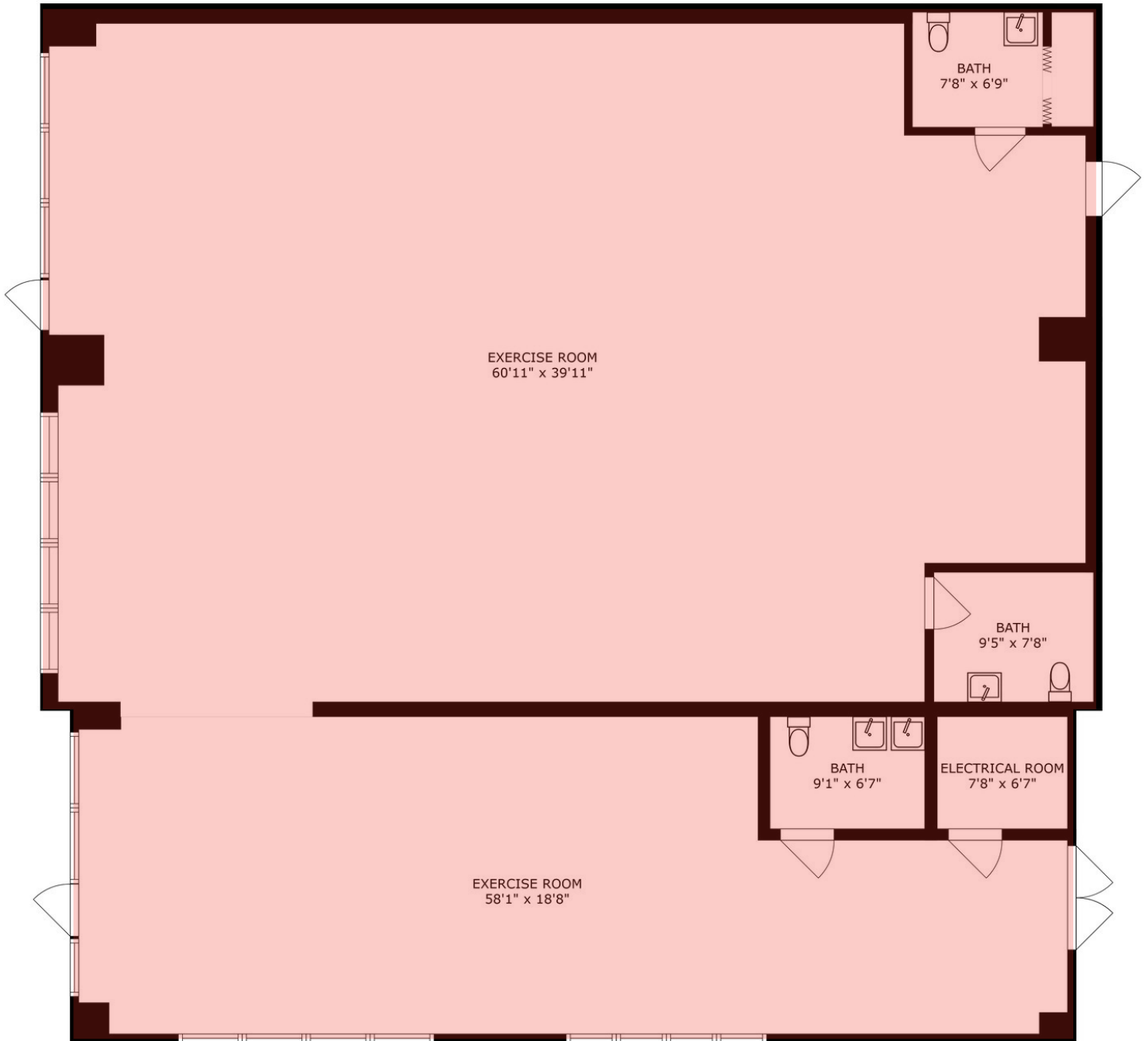


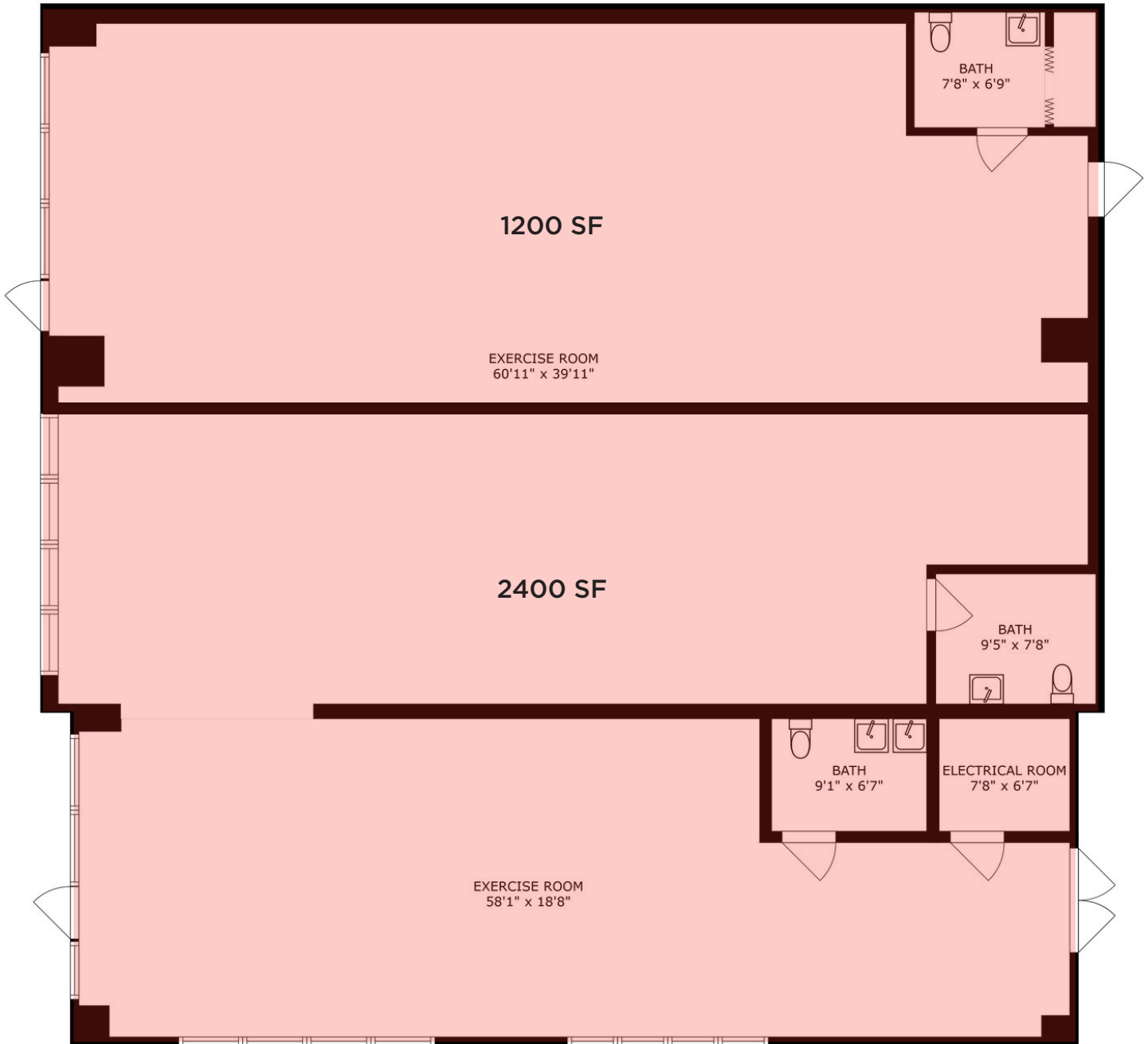






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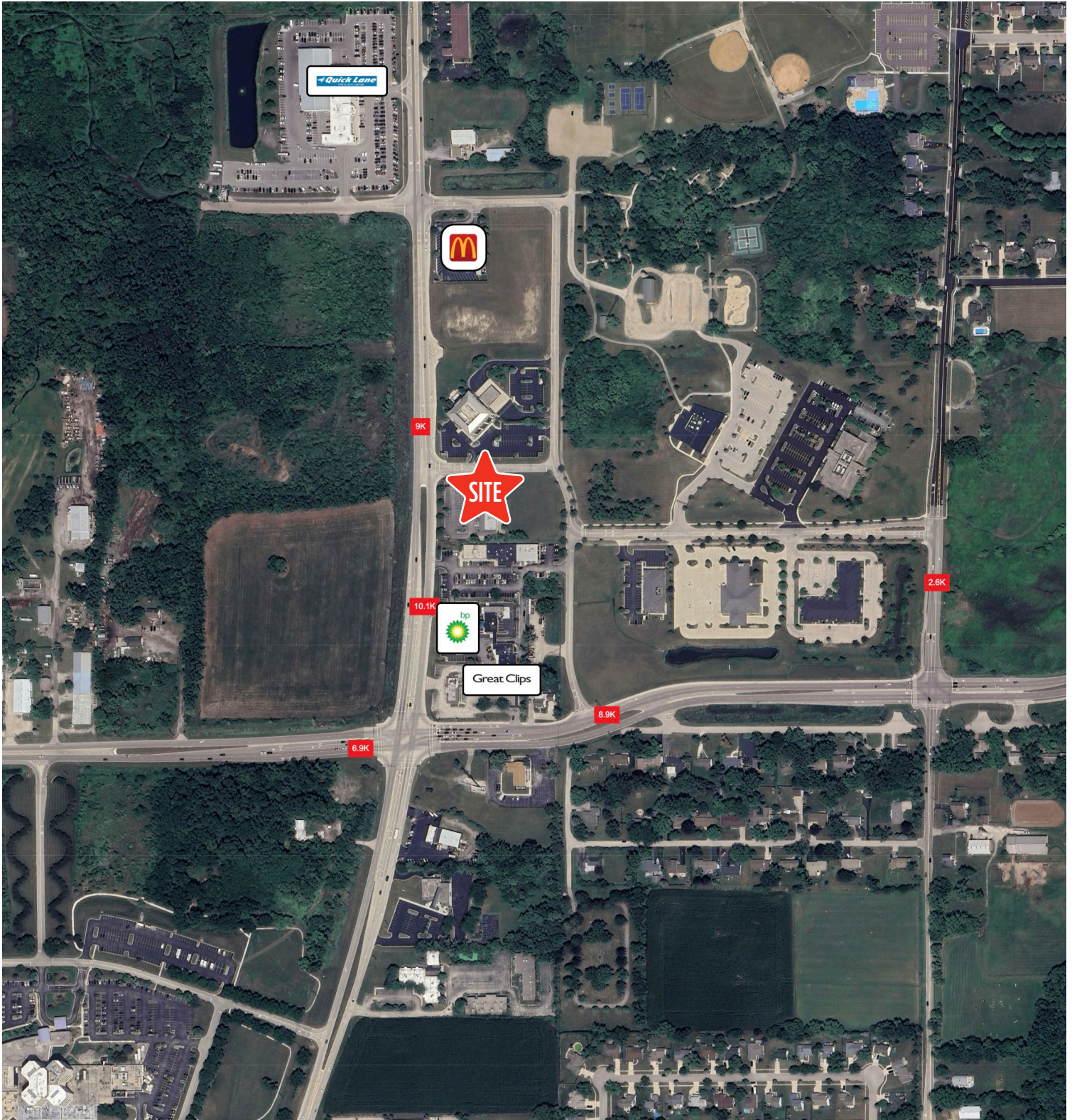
MCHENRY

If you've always dreamed of living in Mayberry, McHenry may be the next best thing. The community has beautiful lakes, streams, and forest preserves, but perhaps most notable here is the friendly nature of its residents.

In addition to an amiable community, residents enjoy the community's friendliness along with shopping, restaurants, and entertainment. The town's Main Street has undergone a transformation with a microbrewery, rebuilt historic theater, and several new shops. Veterans Memorial Park in the center of town hosts weekly free concerts and entertainment in the warmer months, as well as Fiesta Days Art and Street Fair, a 10-day festival with music, parades, food, and car shows.

Surrounded by natural lakes, streams, and grassy hills, McHenry is home to Moraine Hills State Park. In addition to dozens of city parks, the Prairie Trail runs right through the center of town from Crystal Lake and connects to trails nearly up to the Wisconsin border.

Commuters have daily service to Ogilvie Transportation Center in downtown Chicago thanks to the McHenry Metra station.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

6,095

3 MILE

32,065

5 MILE

65,329

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$149,635

3 MILE

\$150,952

5 MILE

\$161,172