

RETAIL SPACE FOR LEASE

CLOCK TOWER PLAZA

1-95 Clock Tower Plaza Elgin, IL 60120



Clock Tower Plaza - Elgin, IL

Busy, Butera Anchored Center across from the Grand Victoria Casino in Elgin, IL.

OFFERING SUMMARY

Lease Rate: \$15.00 - 17.00 SF/yr (NNN)

Building Size: 123,844 SF

Available SF: 2,350 SF - 6,500 SF divisible

Lot Size: 11.51 Acres

PROPERTY HIGHLIGHTS

* Busy, Butera anchored center with a mix of national and local tenants. National tenants include Dunkin', Buffalo Wild Wings To-Go, Subway, Boost Mobile, Total By Verizon, Family Dollar/Dollar Tree, and Rent-A-Center.

* Located right across from Elgin's Grand Victoria Riverboat Casino.

* Center boasts ample parking, good visibility from National Street, and access to the center from either the lighted intersection on National Street, Times Square Drive to the west, or Wellington Avenue to the east.

SPACES AVAILABLE

LEASE RATE

SPACE SIZE

19 Clock Tower Plaza

\$16.00 SF/yr

2,350 SF

23-25 Clock Tower Plaza

\$17.00 SF/yr

1,500 - 3,000 SF

7 Clock Tower Plaza

\$15.00 SF/yr

3,200 - 6,500 SF

Sandra True
Commercial Broker
(630) 248-7518

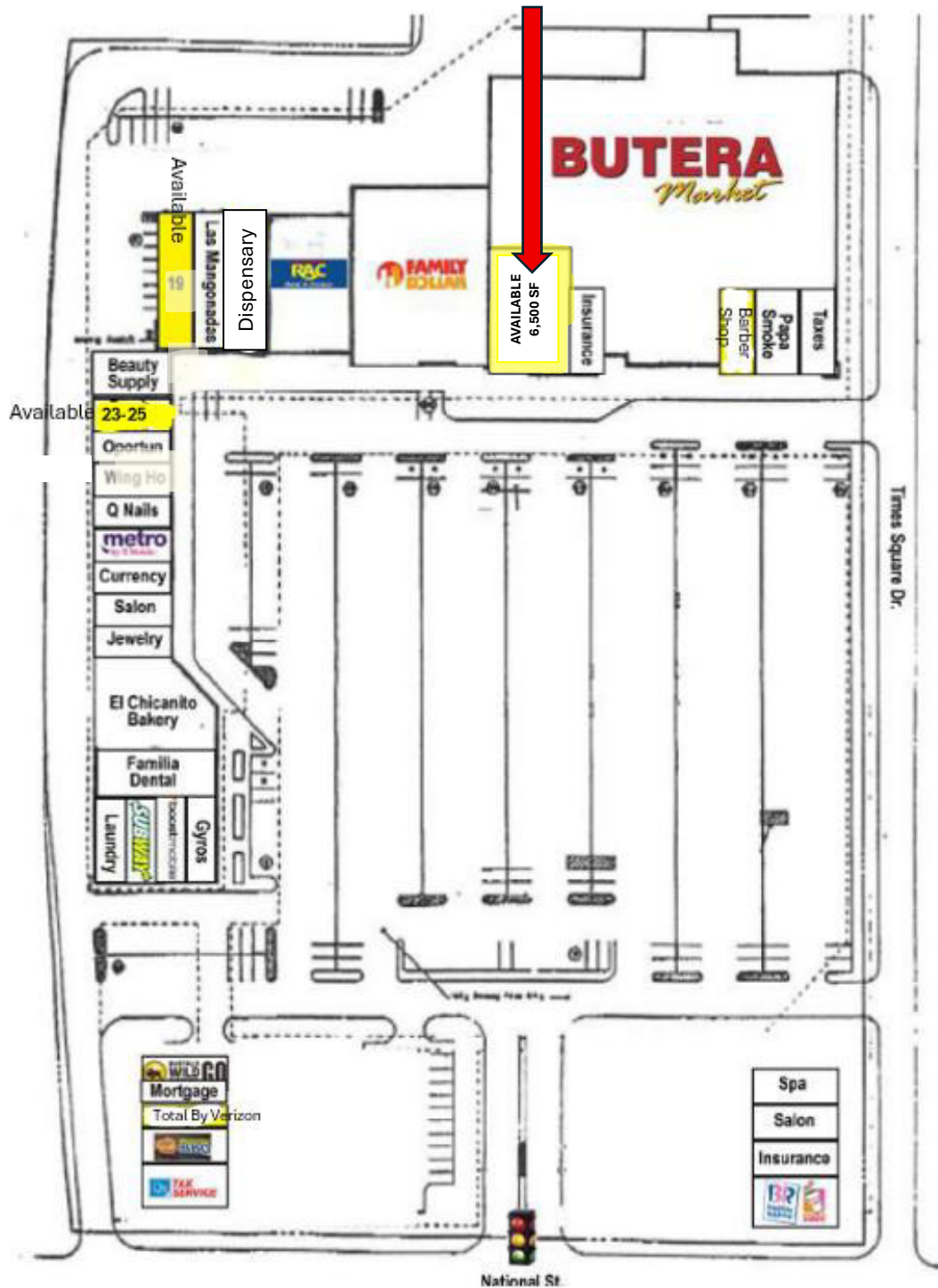


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7, 19 CLOCK TOWER PLAZA

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Space #7 - 6,500 SF - Divisible - Former Casa Lara Restaurant



Space 19 - 2,350 SF - Retail space

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FOR LEASE

23-25 CLOCK TOWER PLAZA

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Unit 23-25 - 3,000 SF (Divisible) Retail Space

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RETAILER MAP

CLOCK TOWER PLAZA
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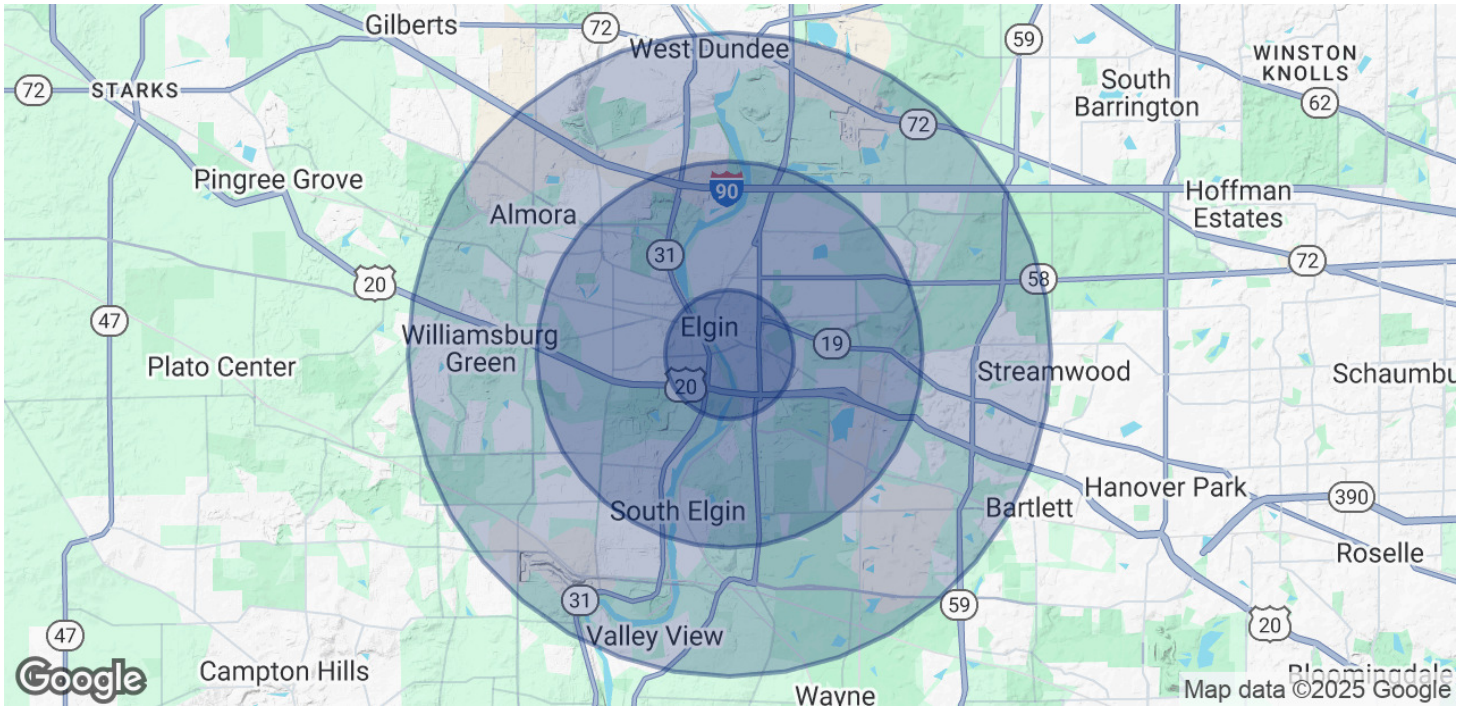
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DEMOGRAPHICS

CLOCK TOWER PLAZA
1-95 Clock Tower Plaza Elgin, IL 60120



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 21,590 | 99,677 | 182,006 |
| Average Age | 36 | 38 | 39 |
| Average Age (Male) | 35 | 37 | 38 |
| Average Age (Female) | 36 | 39 | 40 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 7,185 | 33,977 | 63,393 |
| # of Persons per HH | 3 | 2.9 | 2.9 |
| Average HH Income | \$84,726 | \$100,145 | \$120,209 |
| Average House Value | \$204,536 | \$259,436 | \$308,074 |

Demographics data derived from AlphaMap

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