

# THE SHOPS AT FOX RIVER



**MID-AMERICA<sup>®</sup>**  
Asset Management, Inc.

**JUNIOR ANCHOR  
& SHOP OPPORTUNITIES**

SEC Rte 31 & Running Brook Farm Blvd / McHenry, IL



RETAIL OPPORTUNITY

# THE SHOPS AT FOX RIVER



## Address

SEC Route 31 &  
Running Brook Farm Blvd  
McHenry, IL

## Availability

1,500–12,367 SF

## Features

- The Shops at Fox River serves the growing communities in the northwestern suburbs of the Chicago MSA
- The center offers great access and visibility from Richmond Road, the main retail corridor in the McHenry market
- Junior anchor and shop opportunities available

## Anchors

JCPenney



DSW  
DESIGNER SHOE WAREHOUSE



PETSMART

TJ-maxx



## Demographics

	5 Miles	7 Miles	10 Miles
POPULATION	67,095	115,796	244,925
HOUSEHOLDS	25,768	44,253	87,842
AVG HOUSEHOLD INCOME	\$93,956	\$98,195	\$94,394
DAYTIME POPULATION	63,849	104,803	199,814

## Co-Tenants



DISCOVERY  
CLOTHING COMPANY



JO-ANN  
fabric and craft stores

maurices

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Suite	McHenry – Phase I Tenant	SF
1	Dick's Sporting Goods	49,973
2	Petsmart	20,165
3	DSW	18,100
4	HomeGoods	23,384
5	Ross Dress For Less	25,472
5A	Jo-Ann	17,172
6	Planet Fitness	18,000
<b>6A</b>	<b>Available</b>	<b>12,275</b>
7	Ulta Beauty	10,000
8	T.J. Maxx	24,096
<b>9</b>	<b>Available</b>	<b>12,367</b>
10	Old Navy	15,278
A1	Mariner Finance	2,500
A4	Five Below	7,350
<b>D1</b>	<b>Available</b>	<b>2,150</b>
D3	Maurices	5,000
<b>D4</b>	<b>Torrid (Available)</b>	<b>2,500</b>
D5	Lane Bryant	4,500
OP2	Olive Garden	7,399
OP3-1	Buffalo Wild Wings	5,687
OP3-2	Sleep Number	3,273
<b>Total GLA</b>		<b>286,730</b>

Suite	Johnsburg – Phase II Tenant	SF
E1	Kay Jewelers	2,500
<b>E4</b>	<b>Available</b>	<b>5,500</b>
E5	Discovery Clothing Co.	10,000
F1	McHenry Nails & Spa	2,250
<b>F3</b>	<b>Available</b>	<b>3,000</b>
F4	Sally Beauty Supply	1,500
F5	AT&T	1,500
F6	Yogeeze Frozen Yogurt	1,500
<b>F7</b>	<b>Available</b>	<b>1,500</b>
F8	Claire's	1,500
G1	Massage Envy	4,000
<b>G3</b>	<b>Available</b>	<b>4,000</b>
<b>G6</b>	<b>Available</b>	<b>4,526</b>
<b>H1</b>	<b>Available</b>	<b>2,000</b>
H3-H4	The McHenry Dentist	4,400
OP1	Chase	4,443
U1	JCPenney	103,525
<b>Total GLA</b>		<b>157,644</b>

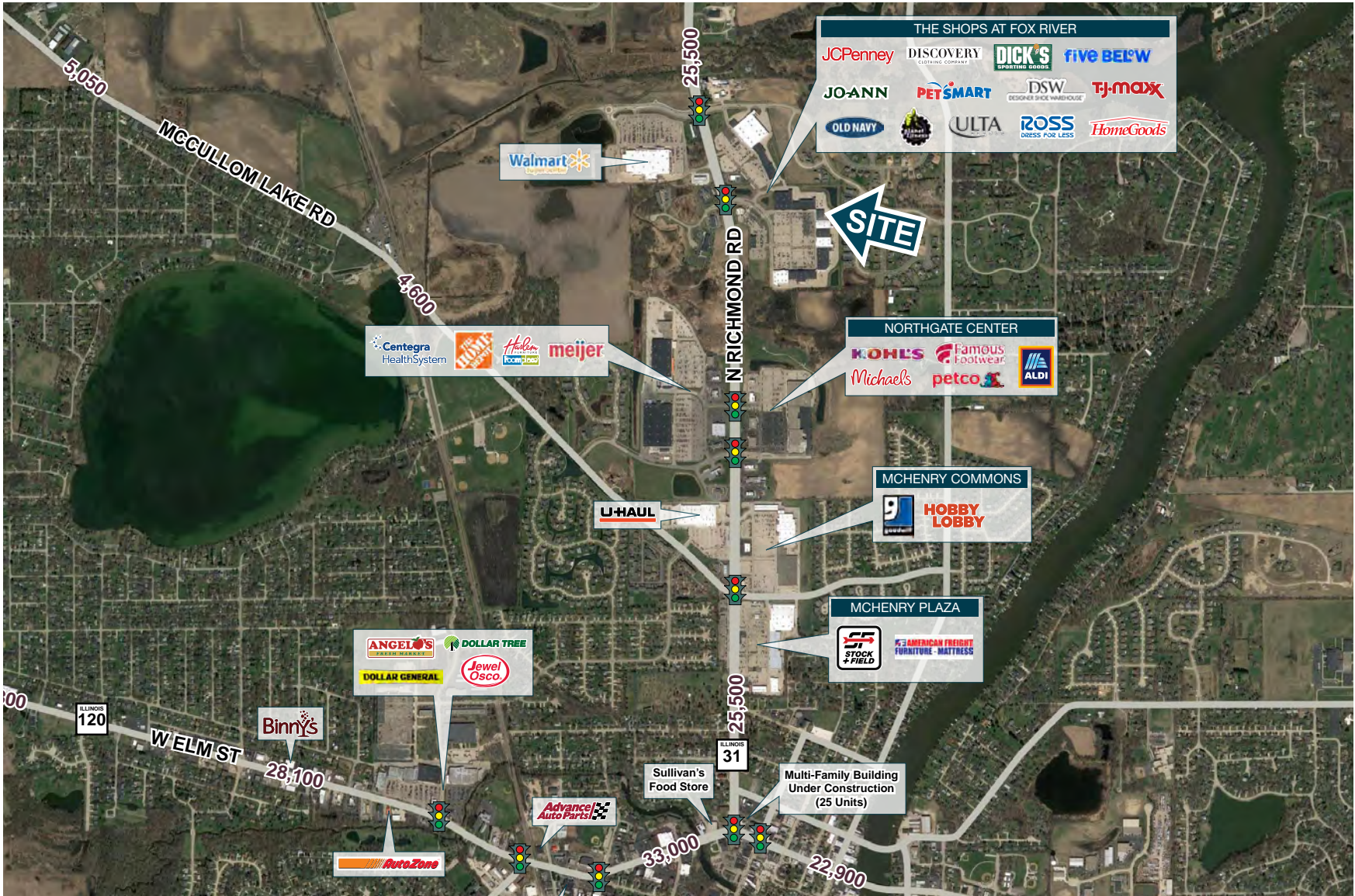
Suite	Tenant	SF
Outlot	Available	2,800
Outlot	Available	1,800
Outlot	Available	2,400

Brand New Fully Built-out Restaurant for Lease

\*Click Available Spaces for a Virtual Tour



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