

402 Front ST

MCHENRY, IL 60050

FOR LEASE

Office Building

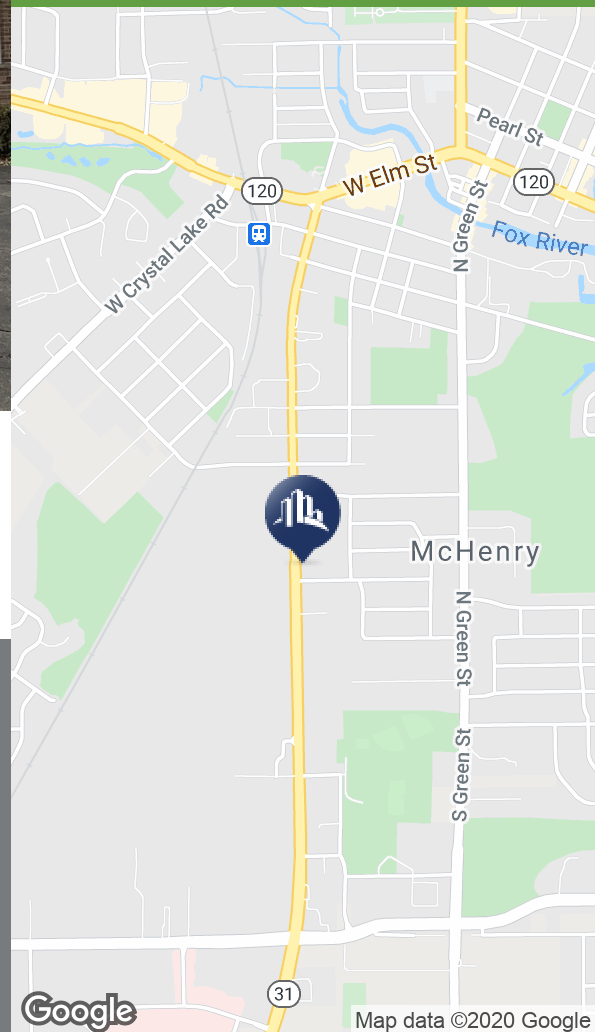
UNITS AVAILABLE

SIZE

LEASE RATE

1,400 SF

\$10.00 SF/yr



PROPERTY FEATURES

Excellent exposure on Route 31, 1400 sq ft Office Space with Reception Area, Four Private Offices and Bathroom. Monument Sign Available to Tenant Increasing Visibility. Great Gross Rent! Call Broker for More Details



www.SperryCGA.com

Wayne Kurchina, CCIM, CIPS

MANAGING BROKER/OWNER

815.344.8900

wayne.kurchina@sperrycga.com

IL #471.000538 | WI #56313-090

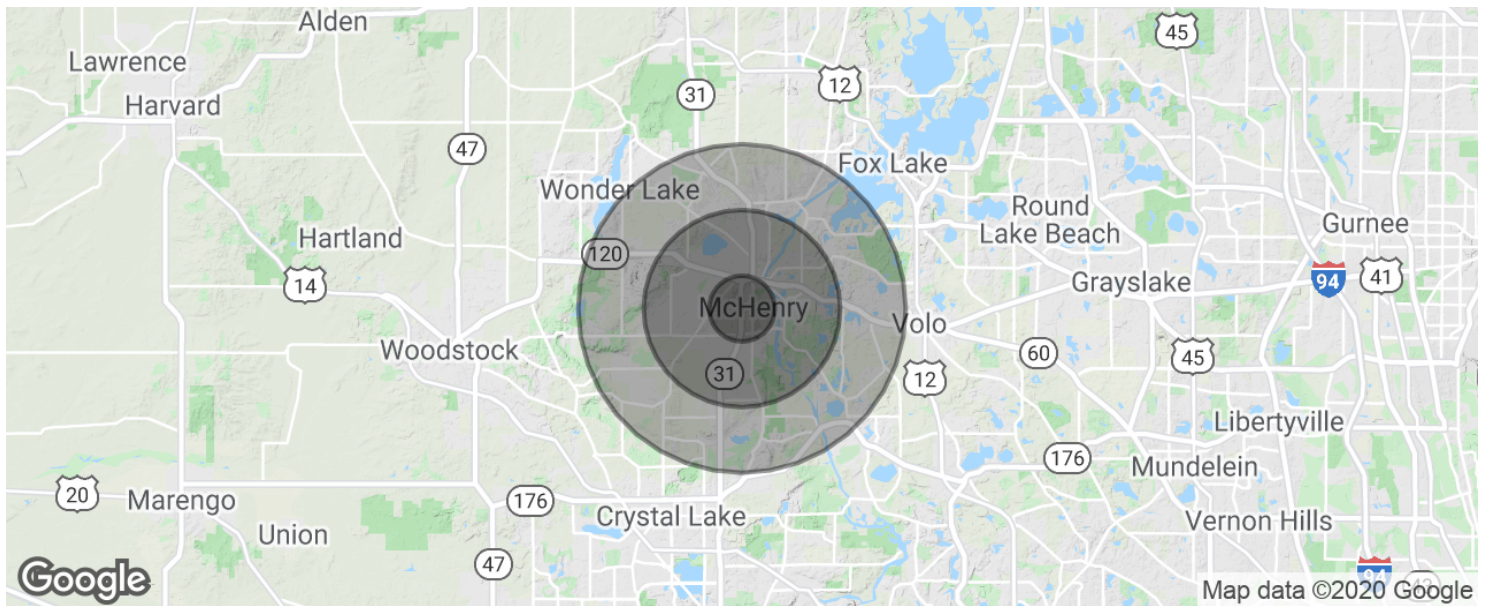
Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,131	33,984	68,784
Median age	36.0	37.3	38.0
Median age (Male)	35.6	36.2	37.2
Median age (Female)	36.9	38.1	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,475	12,824	25,642
# of persons per HH	2.5	2.7	2.7
Average HH income	\$65,262	\$78,532	\$84,507
Average house value	\$268,729	\$299,151	\$304,600

* Demographic data derived from 2010 US Census



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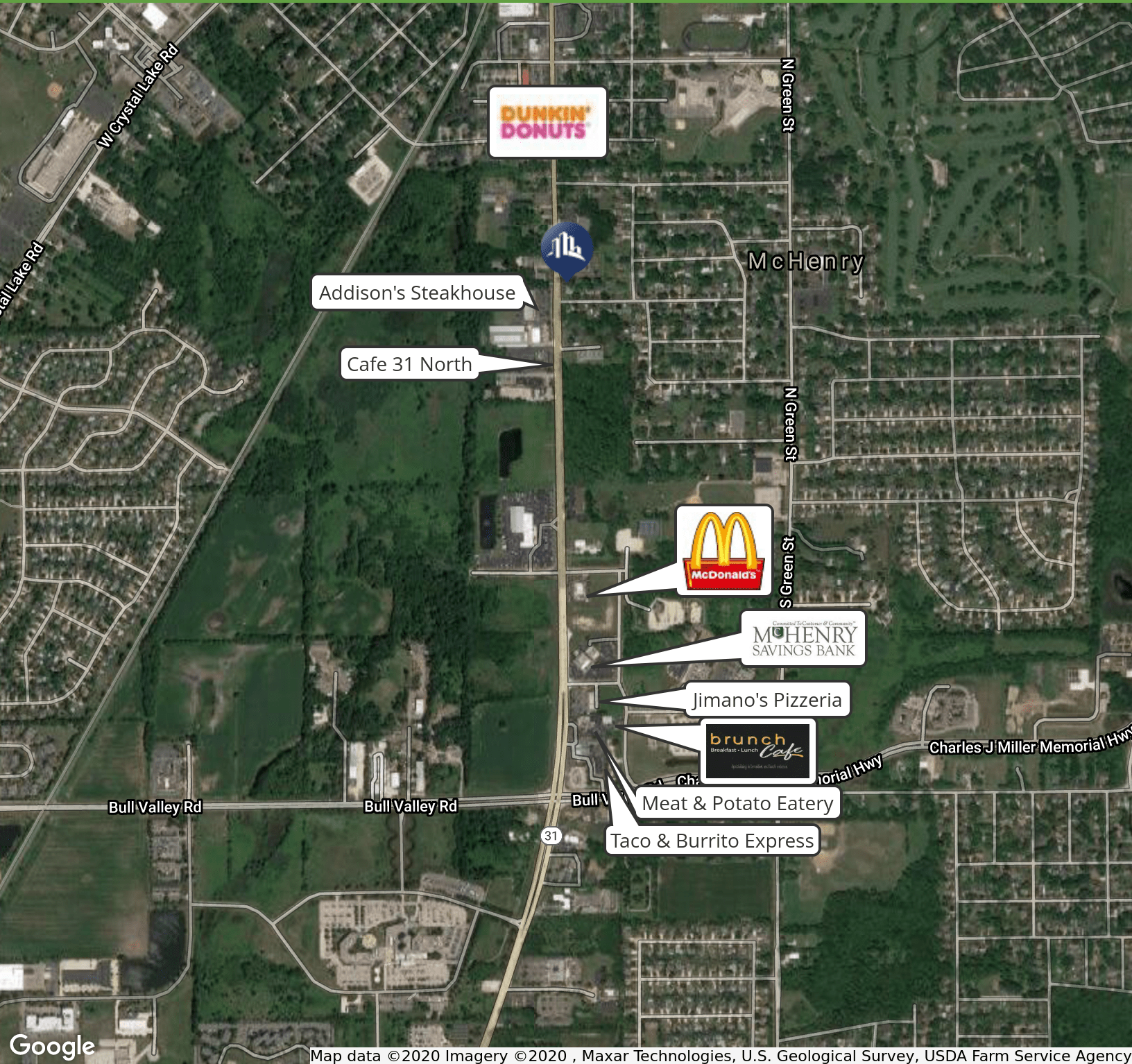
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