



# RENEW ON MAIN RETAIL/OFFICE SPACES FOR LEASE

1 N. MAIN STREET  
ALGONQUIN, IL 60102

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**Olivia Czyzynski**  
Vice President  
O: 312.676.1862  
[olivia.czyzynski@svn.com](mailto:olivia.czyzynski@svn.com)

**Jennifer Hopkins**  
Vice President  
O: 312.676.1865  
[jennifer.hopkins@svn.com](mailto:jennifer.hopkins@svn.com)

**Nathalie Fisher**  
Advisor  
O: 312.414.0602  
[nfisher@svn.com](mailto:nfisher@svn.com)

# Property Summary



## OFFERING SUMMARY

Available SF:	1,520 - 5,337 SF
Lease Rate:	\$18.00 SF/yr (Gross)
Building Size:	10,221 SF
Market:	Chicago
Submarket:	Northwest Suburbs
Cross Roads:	IL Routes 31 and 62
County:	McHenry

## PROPERTY OVERVIEW

This stunning new construction mixed-use retail is the ideal location for a boutique retailer, office user, salon/spa or cafe, along with many other potential tenants. The building consists of 63 apartments, 60 of which are leased [97%]. 8,664 sf of retail space is available, which can be subdivided into various different sizes. A parking lot consisting of 20 parking spots is available adjacent to this property, which is private and designated specifically for these retail units. Additional free street parking is available as well. Join our newest tenant, Amber Gold Med Spa!

This charming downtown area, along with an artistically pleasing fountain and Fox River waterfront backdrop, lends to a creative opportunity for boutique businesses. Local area tenants and restaurants include Port Edward Riverfront Restaurant, Bold Restaurant, Cucina Bella and Texas Roadhouse.

## LOCATION OVERVIEW

This property is located in the heart of Algonquin, in the downtown district. Located at the intersection of IL Route 31 [Main Street] and IL Route 62 [Algonquin Road], this strategically placed property along the Fox River provides for easy access, and is known as a landmark at the cornerstone roads of this Village.

Algonquin is a town in McHenry and Kane Counties, located approximately 40 miles northwest of the Chicago Loop. Major roadways include IL Route 62 [Algonquin Road], Lake Cook Road and Randall Road. The village continues to see considerable residential and business growth, has a population of just over 30,000 people, and the average household income is just under \$100,000. Algonquin has experienced tremendous economic growth over the past few years, and continues to expand.

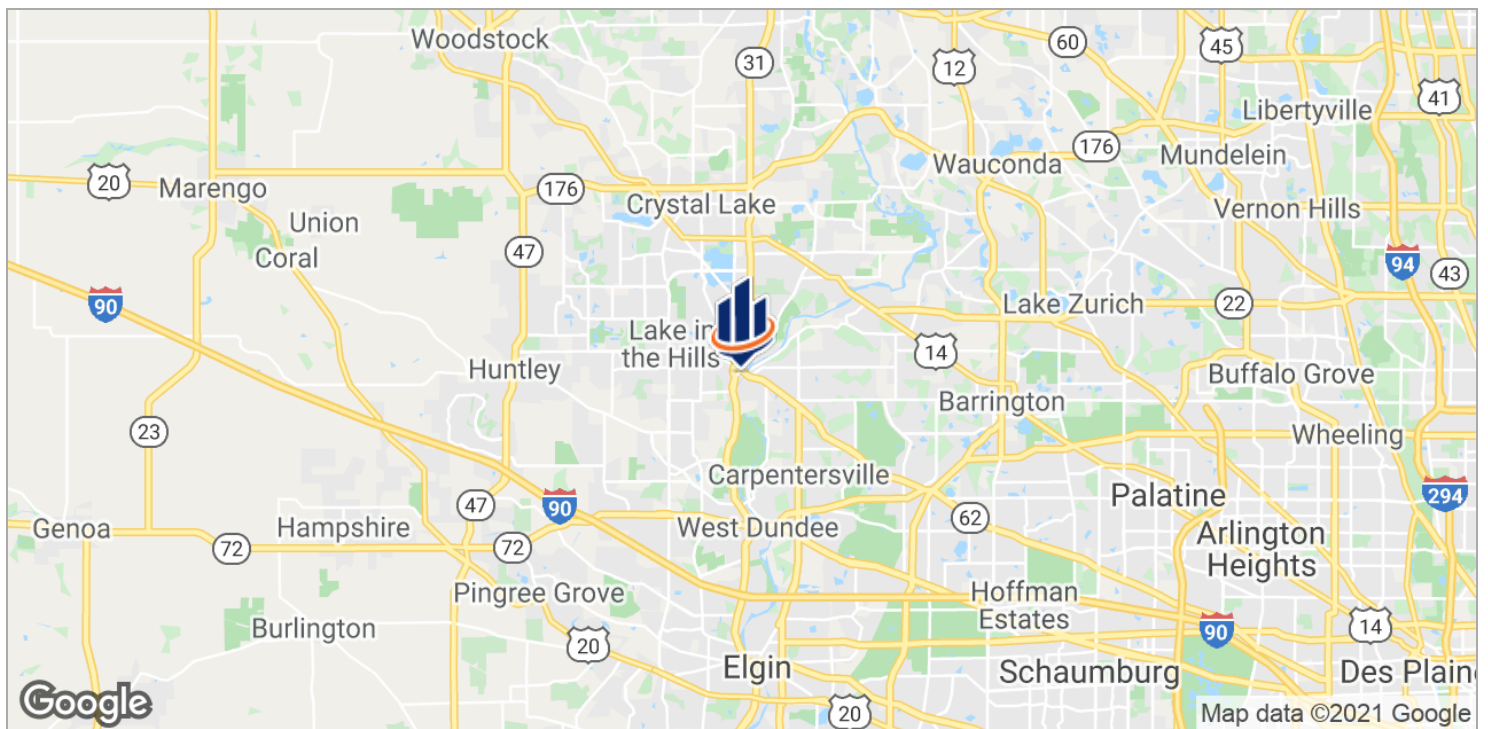
# Complete Highlights

## LEASE HIGHLIGHTS

- Built-in Clientele with over 60 High-End Apartments Leased Immediately Above
- Adjacent and Convenient Designated Parking Lot
- Various Suite Sizes Available Ranging in Size from 1,520sf to 5,337sf
- Higher Income Area and Adjacent Neighborhoods
- Ideal area for Boutique Businesses including Local Restaurants, Brewery, Winery/Shop, Salon/Spa, Specialty Shops, Dry Cleaning, Entertainment (Painting, Pottery, etc), Ice Cream or Bakery
- Outdoor Patio Space Available
- Located Immediately on the Fox River Riverwalk
- Highly Trafficked Corner with Two Major Area Roadways Intersecting at the Property (Rts 31 and 62)
- Heavy Pedestrian Traffic in the Summer as the Riverwalk is the Hub for Algonquin Festivals and Summer Activities
- New Ownership!
- TI Packages Available: Units are Currently in Cold Shell Condition



# Location Maps



# Available Spaces

**LEASE RATE:**

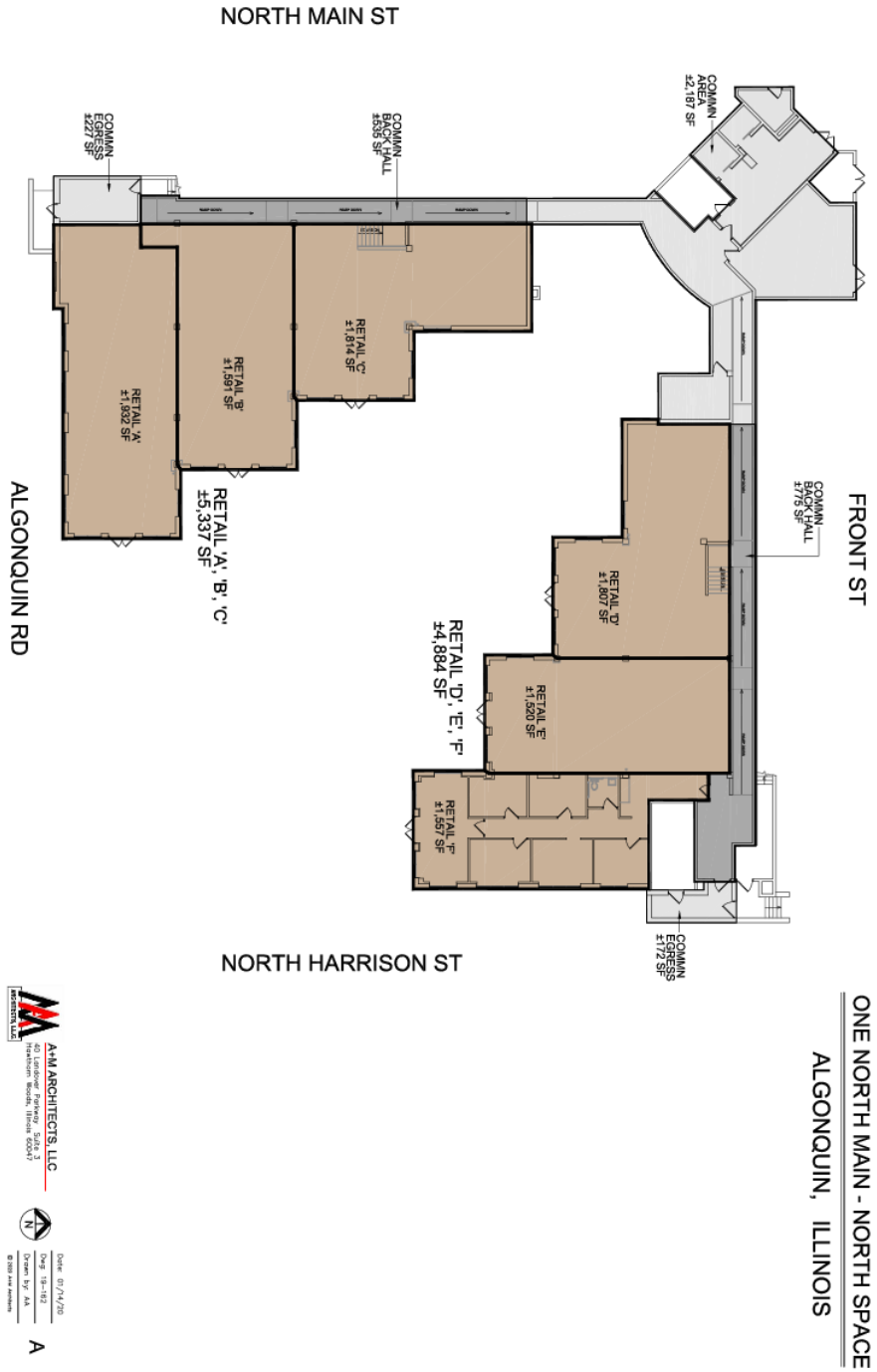
\$18.00 SF/YR MG

**TOTAL SPACE:**

1,520 - 5,337 SF [APPROX.]

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
1 N Main Street Suite A	Street Retail	\$18.00 SF/yr	Gross	1,932 SF	Negotiable	Tenant Improvement allowances are available. For lease or for sale. Units can be combined.
1 N. Main Street Suite B	Street Retail	\$18.00 SF/yr	Gross	1,591 SF	Negotiable	Tenant Improvement allowances are available. For lease or for sale. Units can be combined.
1 N. Main Street Suite C	Street Retail	\$18.00 SF/yr	Gross	1,814 SF	Negotiable	Tenant Improvement allowances are available. For lease or for sale. Units can be combined.
1 N. Main Street Suite D	Street Retail	\$18.00 SF/yr	Gross	1,807 SF	Negotiable	Tenant Improvement allowances are available. For lease or for sale. Units can be combined.
1 N. Main Street Suite E	Street Retail	\$18.00 SF/yr	Gross	1,520 SF	Negotiable	Tenant Improvement allowances are available. For lease or for sale. Units can be combined.

# Site Plan

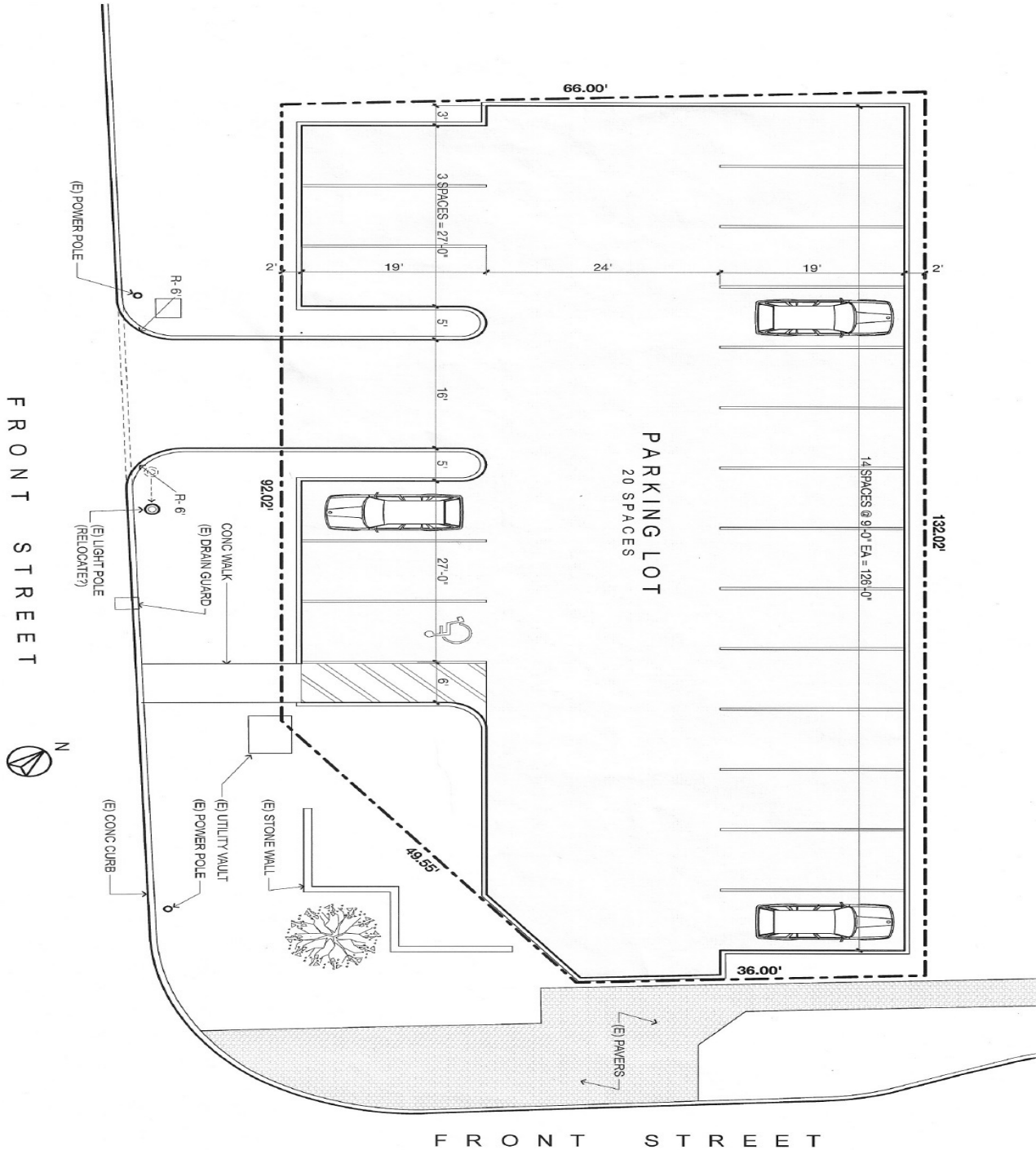


**AIM ARCHITECTS, LLC**  
40 Lakeside Parkway, Suite 203  
Algonquin, Illinois 60011

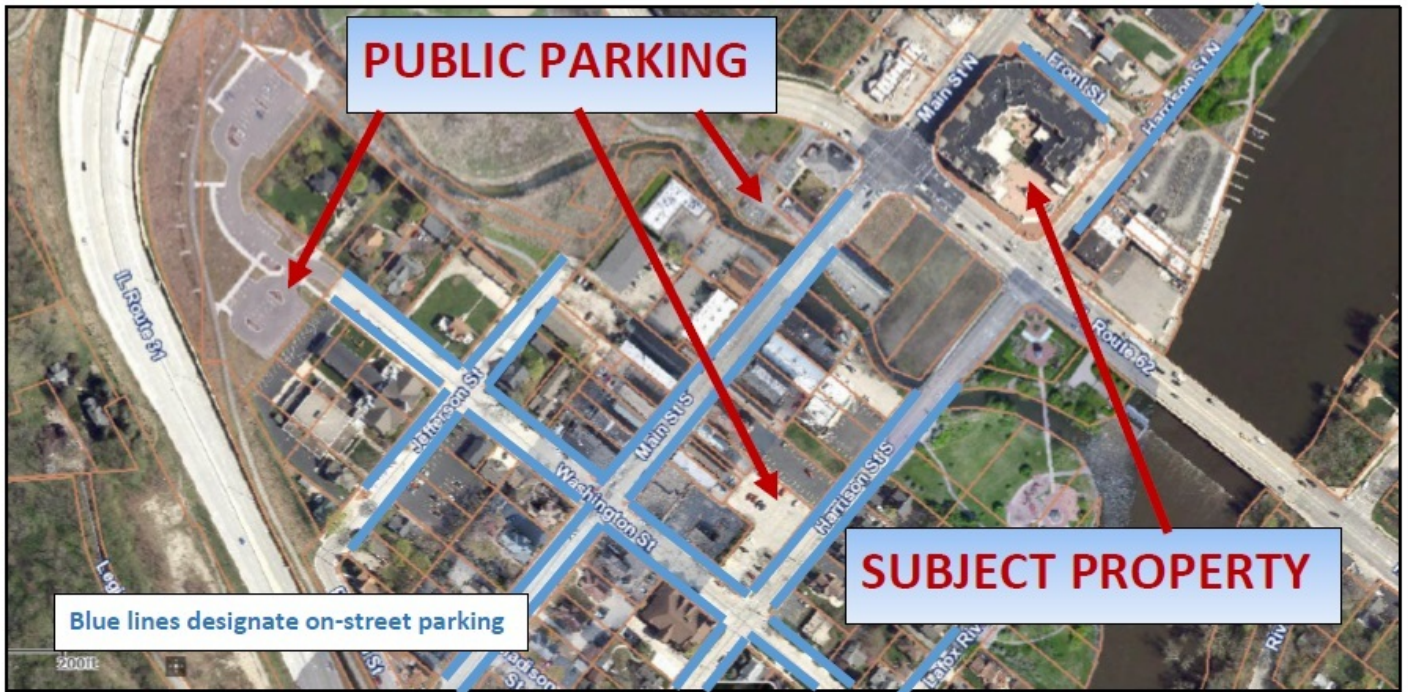
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**A**

# Designated Parking Lot For Retail



# Immediate Area Public Parking



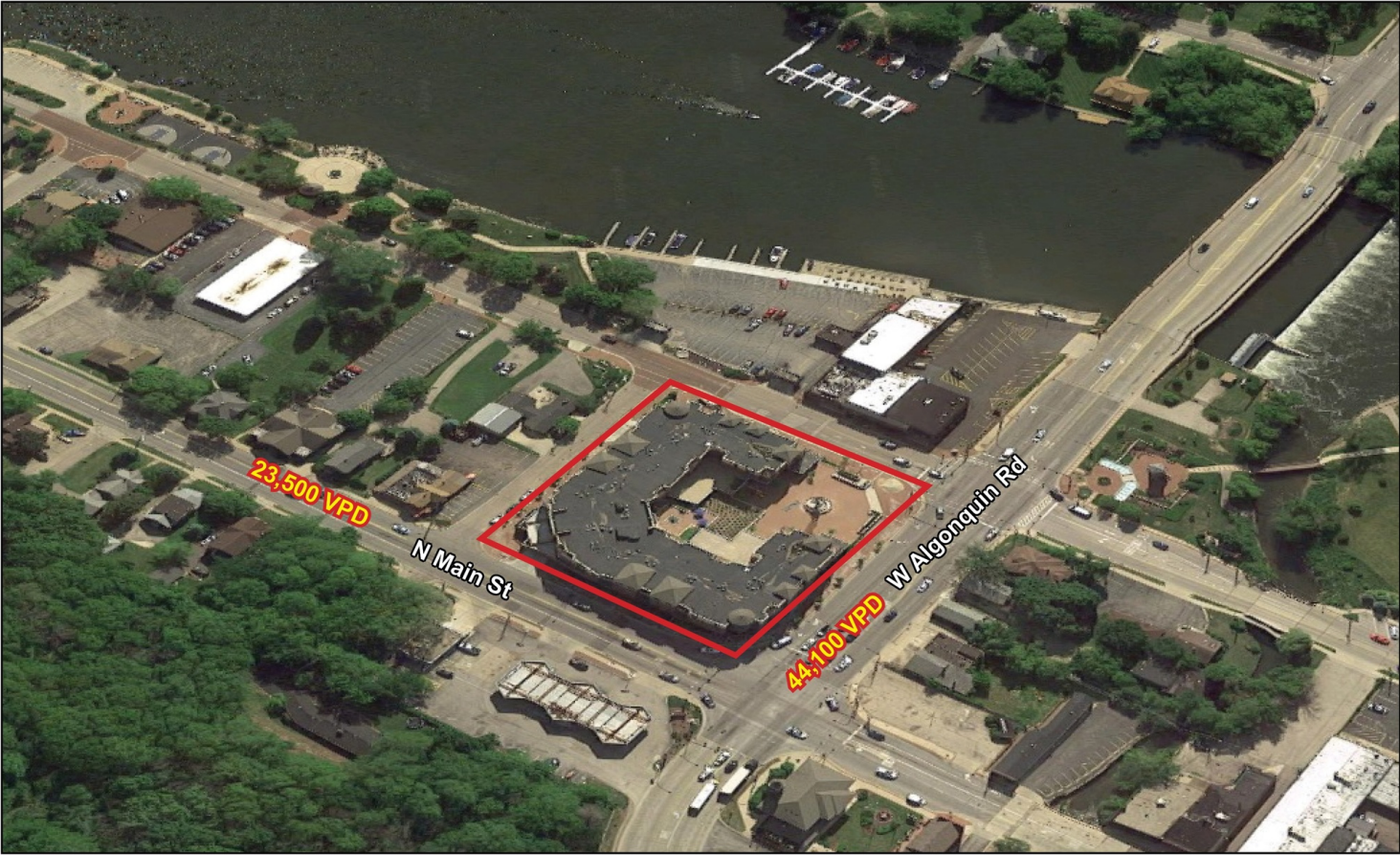
# Additional Photos



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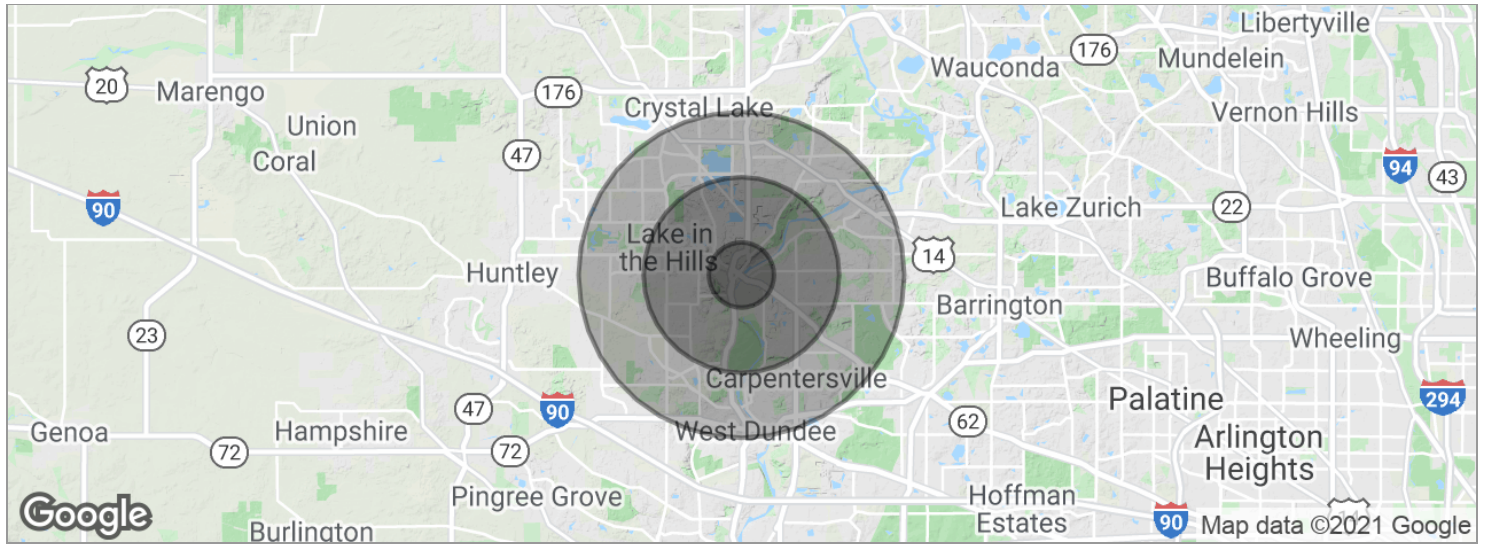
# Birdseye Aerial Map



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# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	6,201	55,959	160,482
Median age	38.5	36.2	35.0
Median age [Male]	38.8	35.1	34.0
Median age [Female]	38.4	36.9	35.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,218	19,086	54,102
# of persons per HH	2.8	2.9	3.0
Average HH income	\$97,714	\$93,518	\$90,215
Average house value	\$270,892	\$284,324	\$278,469

\* Demographic data derived from 2010 US Census

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