



THE RIVER PLACE - RETAIL/RESTAURANT SUITES AVAILABLE FOR LEASE!

1104-1130 N GREEN STREET
MCHENRY, IL 60050

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Property Details & Highlights

Property Name:	The River Place
Property Address:	1104-1130 N Green Street, McHenry, IL 60050
Property Type:	Retail
Building Size:	25,000 SF
Available Space [Units 1126 & 1130]:	1,358 - 2,730 SF
Cross Streets:	Green St/Route 120
Year Built:	2008
Number of Stories:	4
Number of Units:	12

PROPERTY OVERVIEW

The River Place is a newer construction mixed-use building consisting of 27 apartment units which are 100% occupied, situated on 3 floors directly above first floor retail. Located directly on the Fox River in downtown McHenry, both parking spaces and boat slips are available for commercial tenants. Abundant parking via street and private lots for customer parking. Suitable for retail, restaurant, dry cleaner, deli, coffee shop, salon, and offices. Nearby schools provide for great customer interaction. This is a great anchor location with neighboring tenants including Buddyz Pizzeria, Top Driver, Pineapple X'Pressed Smoothie Shop, World Wide Travel Agency, Edward Jones, Snapology, Just 4 You Treats and River Fit Yoga. Spaces available range in size. This is a Class A building with Class A opportunities!

LOCATION OVERVIEW

Located one block south of Route 120 and Green Street in Downtown McHenry on the River Walk, this area features an eclectic mix of boutique businesses including the county's best restaurants. High traffic area offers many possibilities for retail, office and restaurant business concepts. Located directly on the Fox River for outstanding views. This is a landmark building...come by car or boat! McHenry is located 50 miles northwest of Chicago in northern Illinois on the Fox River with downtown situated directly on the river. The major thoroughfare running through town in IL Route 120. 2010 population estimate was 24,631.



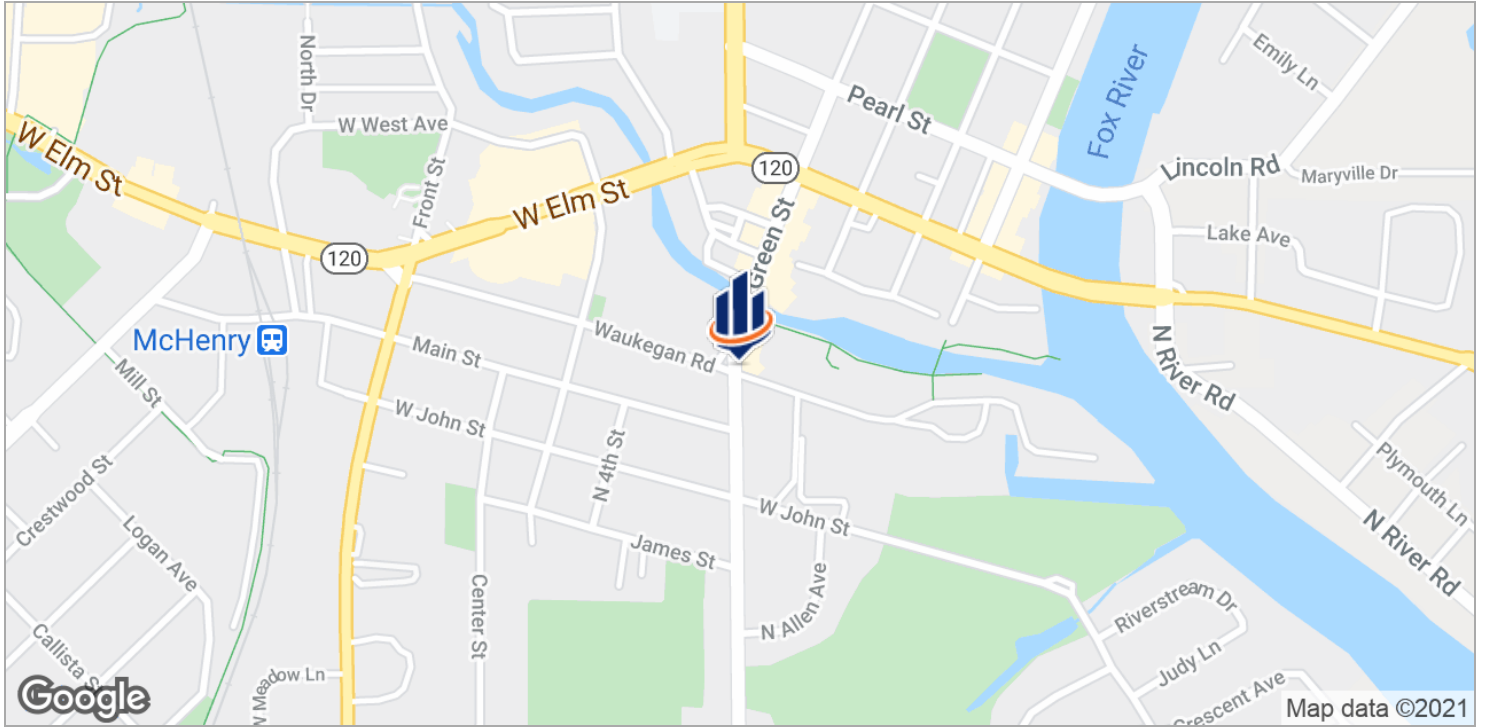
LEASE HIGHLIGHTS

- Next to newly opened McHenry Downtown Theater!
- Rental Rate: \$10.00/SF NNN
- CAM and Taxes are approx. \$7.40/sf [CAM: \$3.45/sf, Real Estates Taxes: \$3.95/SF]
- Situated next to and across from McHenry Schools which, in addition to the theater, provide for great foot traffic and demographics
- Excellent visibility and signage opportunity

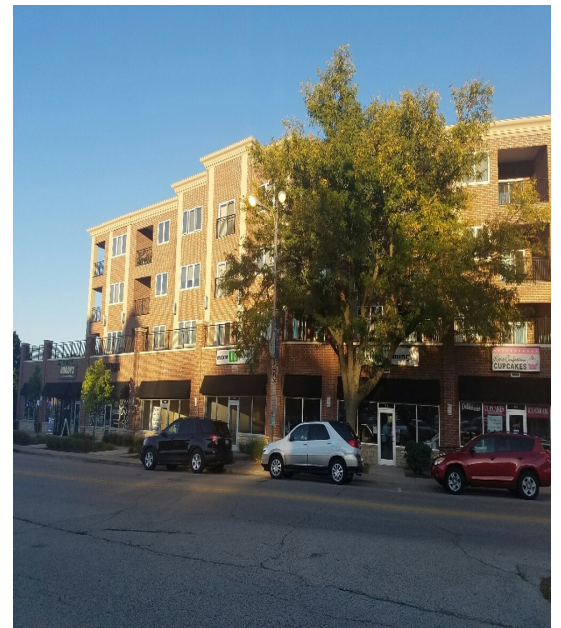
Site Plan



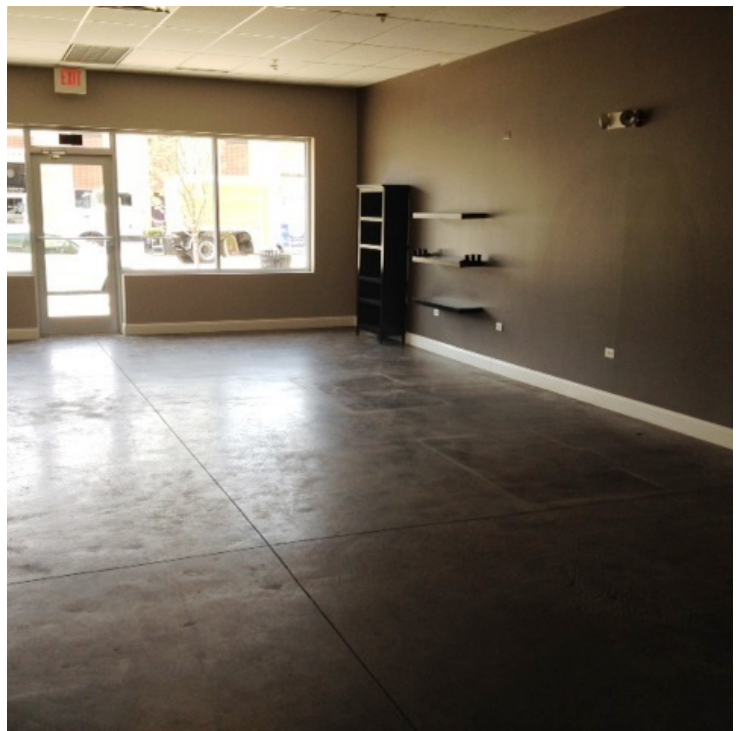
Location Maps



Photos



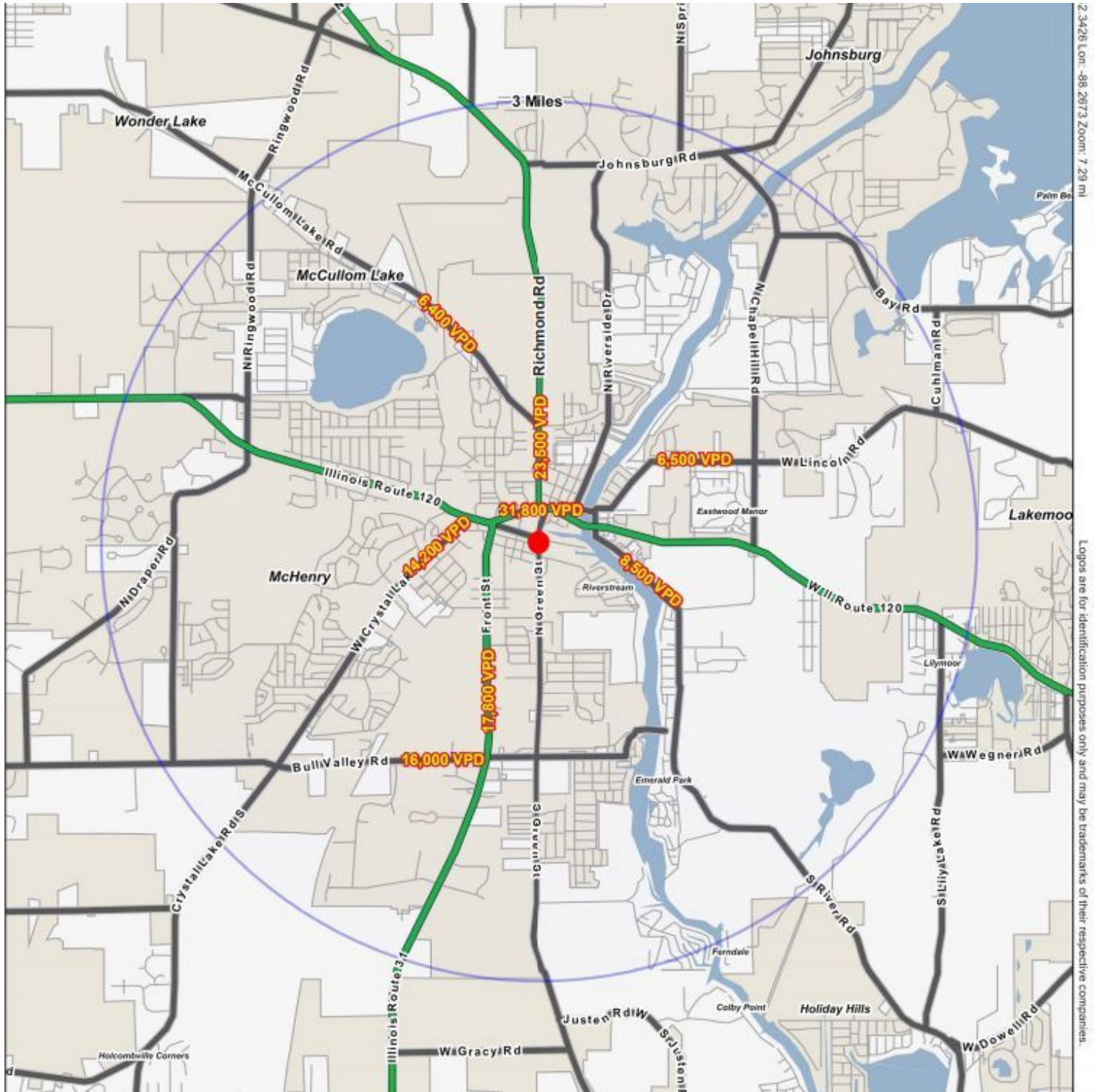
Additional Photos



Additional Photos

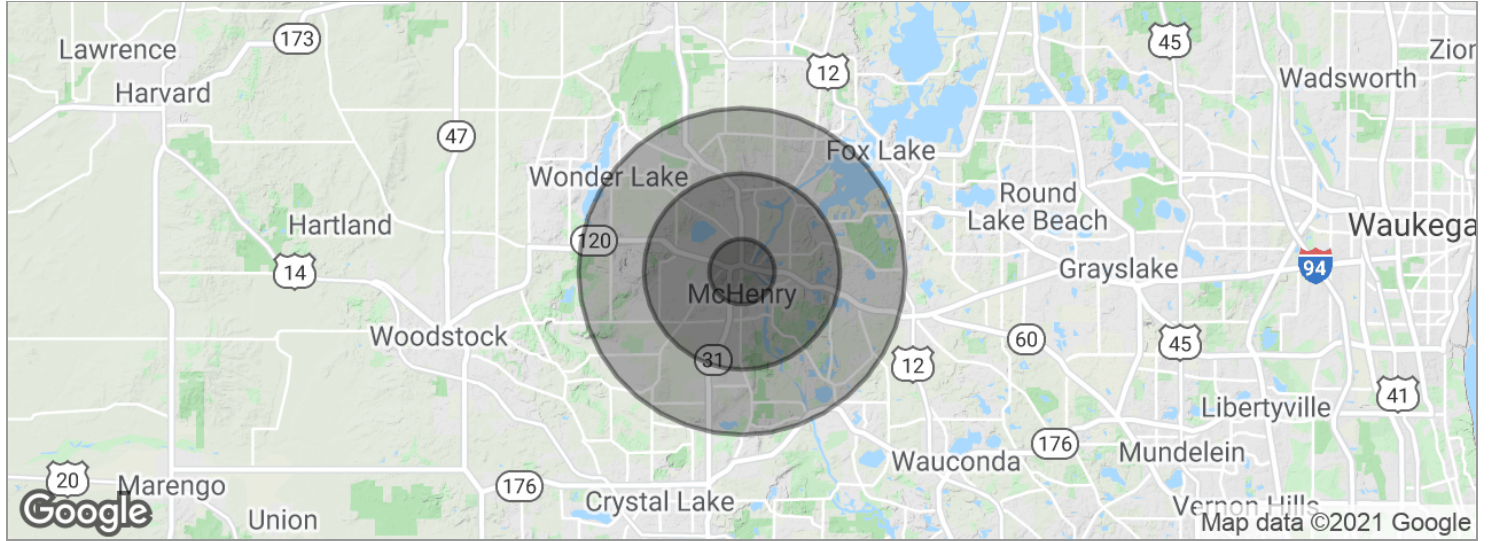


VPD Map



2:3426 Lon: -88.2873 Zoom: 7.29 mi
Logos are for identification purposes only and may be trademarks of their respective companies.

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,775	34,270	68,916
Median age	36.5	37.4	38.0
Median age (Male)	35.1	35.9	37.0
Median age (Female)	37.9	38.4	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,411	13,087	25,798
# of persons per HH	2.4	2.6	2.7
Average HH income	\$62,473	\$76,490	\$82,978
Average house value	\$258,097	\$287,884	\$298,971

* Demographic data derived from 2010 US Census

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