

Executive Summary



LEASE OVERVIEW

AVAILABLE SF: 1,620 - 17,604 SF

LEASE RATE: \$6.81 - 10.00 SF/Yr
(NNN)

LOT SIZE: 3.87 Acres

BUILDING SIZE: 44,639 SF

CEILING HEIGHT: 10.0 FT

YEAR BUILT: 1998

CROSS STREETS: College Green Drive

PROPERTY DESCRIPTION

Nicely finished retail center anchored by Bunge's Tire & Auto. Other tenants include Illinois Spine & Disc., Nella's Beef, and Total Fitness. The plaza is ideal for destination retail, professional, service, and convenience retail uses. Unique 17,600 sf space available for a larger distributor with an inside loading area [10 bays], 2 docks, offices, and a retail sales area [previously bakery sales/distribution]. Hardware, tool rental, school, bakery, truck repair, farmers market, internet auto sales or small distributor is a good fit for this larger space.

LOCATION OVERVIEW

McLean Plaza is located on the southwest corner of College Green Dr. and south McLean Blvd. It is near Elgin Community College and Spartan Meadows Golf Club. The plaza is centrally located amongst thousands of homes with easy access via a signaled intersection. Just to the north is Route 20 with access east or west. Traffic Counts [CoStar 2015]: 23,000+. Strong demographics with a population of 171,647 and an average income of \$79,698 within 5 miles.

Complete Highlights

PROPERTY HIGHLIGHTS

- Multi-Tenant Retail Center
- Anchored by Bunge's Tire & Auto
- Interesting distribution/warehouse/retail space
- Close to Elgin Community College
- Excellent Demographics
- Signaled Intersection
- Plenty of Parking



Aerials



Available Spaces

Lease Rate: \$7.16 - 11.00 SF/YR [NNN]

Total Space 1,620 - 17,604 SF

Lease Type: NNN

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 800	Executive Suites	\$9.00 SF/YR	NNN	1,620 SF	36 months	<p>This unit has 7 individual private offices, 1 lounge area, 1 storage room, and 1 ADA restroom. Previously a real estate office. Asking rent is \$1,623/month with pass thru's of \$3.05/sf/yr included. Ideal space for financial group, insurance agency, accounting, as well as other business office uses.</p> <p>This space is open and easy to accommodate numerous types of retail business. Plenty of glass to add to the open feel of the unit. Asking rent is \$2,746/month with pass thru's added in [\$3.05/sf/yr]. Ideal for retail sales with 2 restrooms, tile floor, and very open to set up shelving to show your products.</p>
Suite 816	Street Retail	\$10.00 SF/YR	NNN	2,525 SF	36 months	<p>Asking rent is \$2,746/month with pass thru's added in [\$3.05/sf/yr]. Ideal for retail sales with 2 restrooms, tile floor, and very open to set up shelving to show your products.</p>

Available Spaces

Lease Rate: \$7.16 - 11.00 SF/YR (NNN) **Total Space** 1,620 - 17,604 SF
Lease Type: NNN **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 820	Warehouse/Distribution	\$7.16 SF/YR	NNN	17,604 SF	60 months	A very unique space that offers distribution or warehousing with the use of 10 truck loading spaces as well as 2 docks with levelers. There are floor drains with a triple trap basin. In the front is office space, storage/assemblage room and a front retail center. Ideal use for internet sales, public pick up, tool rental or sales, or distribution to your clients. Office & retail is 4,100 sf @ \$10/sf/yr [\$4,459/month with pass thru's \$3.05/sf/yr and the warehouse is 13,506sf @ \$5.00/sf/yr. Asking rent is \$5,627/month with pass thru's included. Internet auto sales warehouse w/office \$10,086/month.

Available Spaces

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Total Space 1,620 - 17,604 SF

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 824	Street Retail	\$10.00 SF/YR	NNN	3,000 SF	Negotiable	This space was previously a liquor and cigar store. It features a small office, restroom, space where a cooler was built, storage area, and open front retail sales. The asking rent is \$3,263/month with \$3.05 pass thru's included. Ideal for various retail businesses.

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Available Spaces Aerial



Exterior Photos



Additional Photos



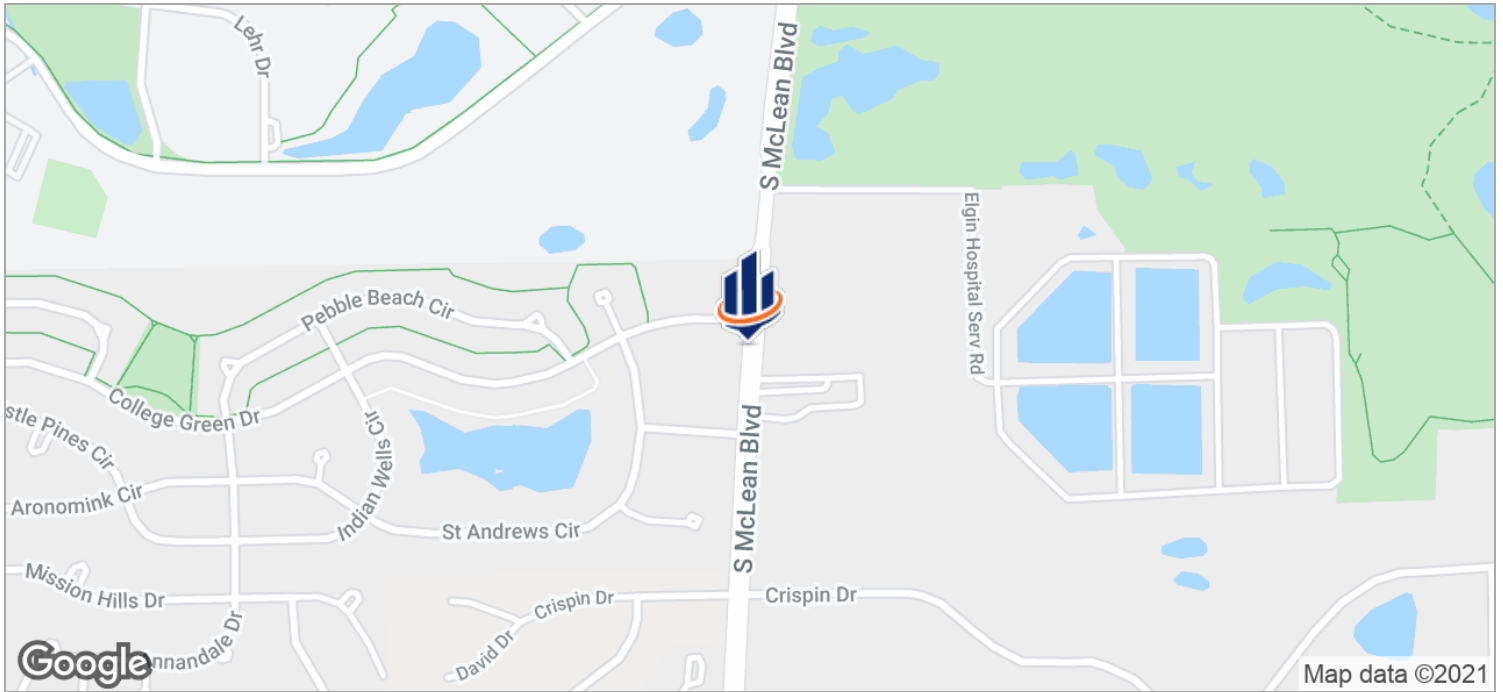
Vacant Space Photos



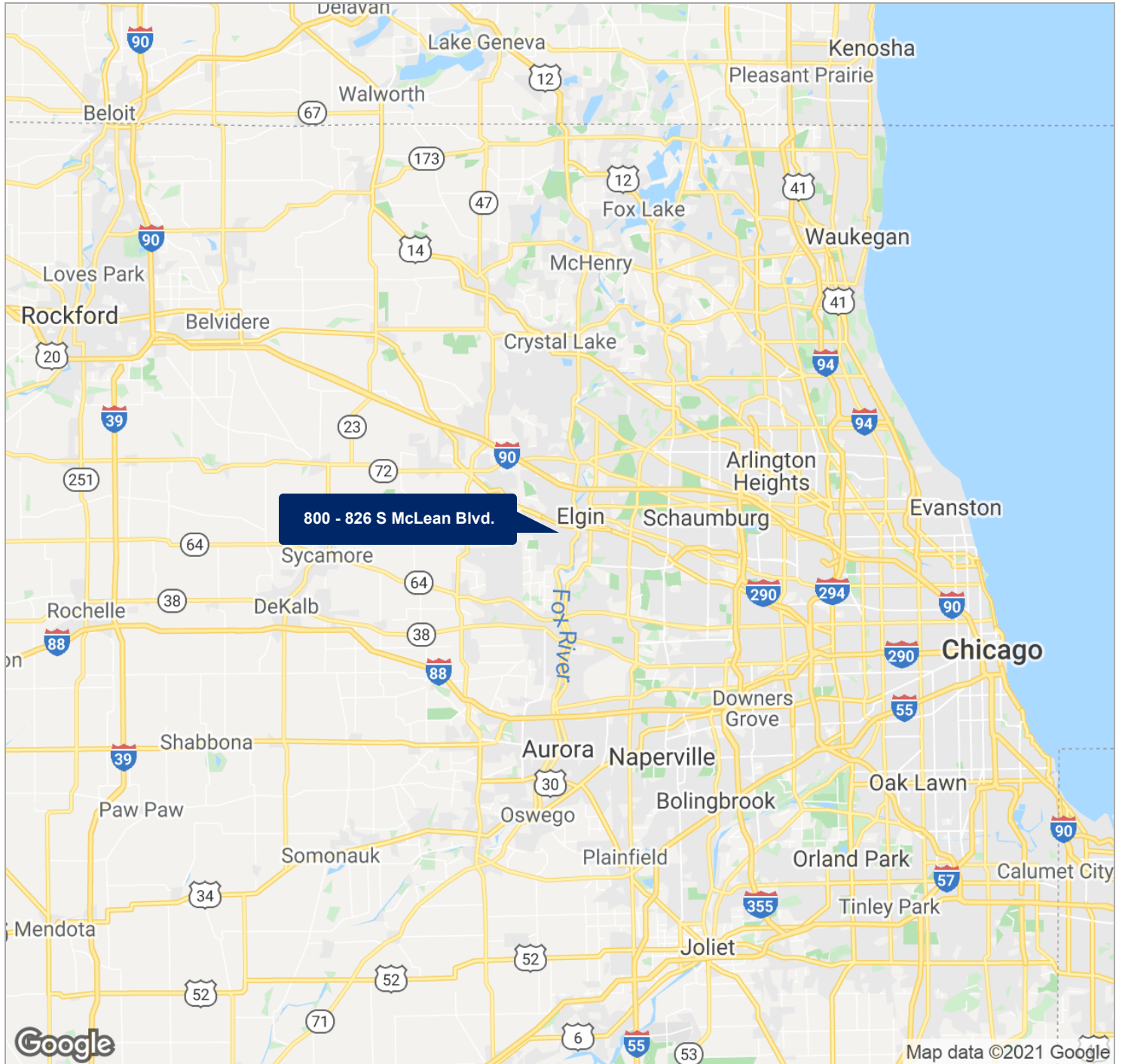
Distribution Space Photos



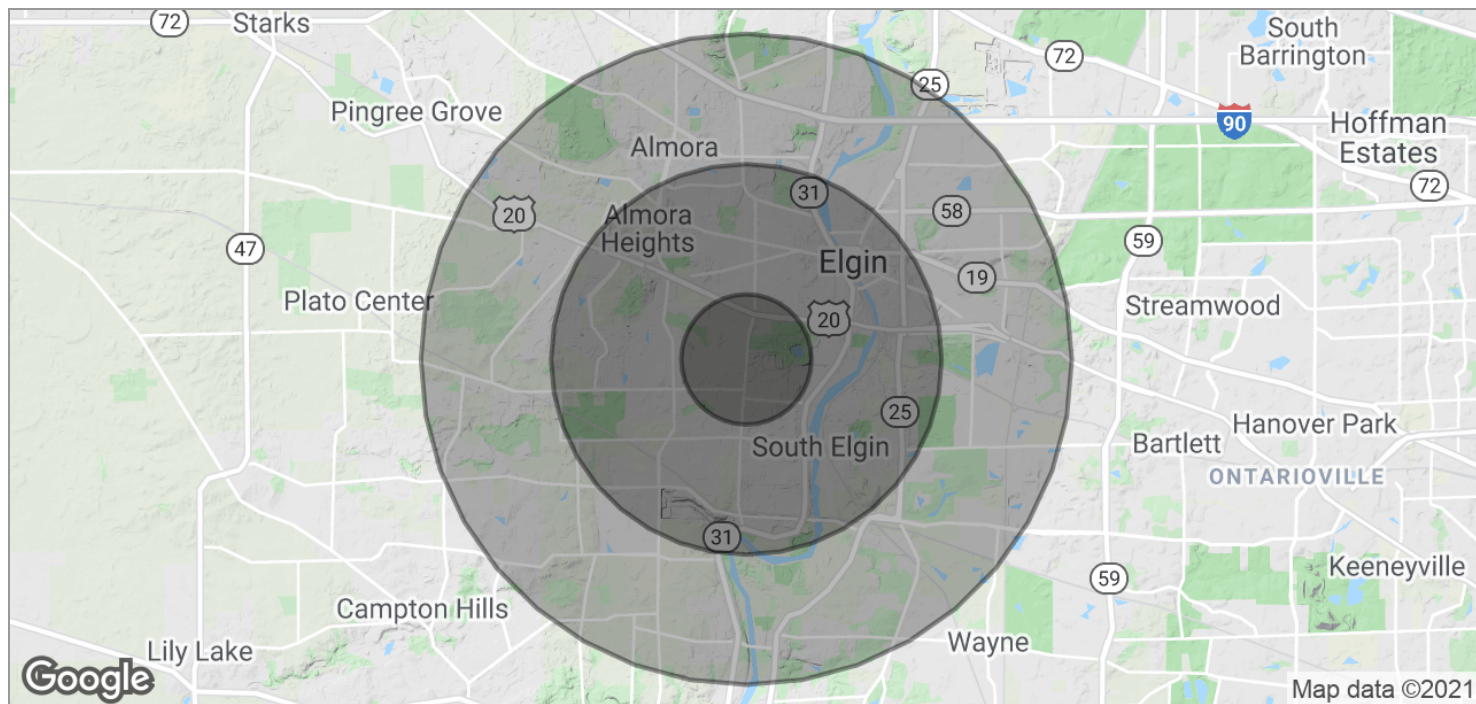
Location Maps



Regional Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,605	78,626	171,647
MEDIAN AGE	32.6	33.7	33.8
MEDIAN AGE (MALE)	31.1	32.7	33.1
MEDIAN AGE (FEMALE)	34.3	35.0	35.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,892	27,040	57,678
# OF PERSONS PER HH	3.0	2.9	3.0
AVERAGE HH INCOME	\$64,177	\$75,014	\$79,698
AVERAGE HOUSE VALUE	\$202,560	\$259,469	\$299,672



City Information



Elgin, IL

35 miles northwest of Chicago, home to over 108,000.

Continuing downtown revitalization. 4 historic districts with Victorian mansions, neighborhoods with comfortable single family homes or townhomes.

One of the fastest growing communities in Kane County, yet maintaining independence and identity. Elgin offers exceptional opportunities that include cultural arts, entertainment & recreation.

Destination for the arts.

1,600 acres of well-equipped parks.

4,000 acres of Kane and Cook county forest preserves that offer canoeing, fishing and equestrian activities.

Immediate access to Fox River Trail & Illinois Prairie Path for biking and hiking.

Numerous golf courses, skiing and ice skating, swimming, boating, & other sporting and recreational activities and events.

Hospitals: Provena-St Joseph, Sherman

Higher Education: Judson University, Elgin Community College

Over 20 business office & industrial parks wired for high speed internet.

Diverse economy, not dependent on a single industry.

City Highlights

Airports: O'Hare, Midway, DuPage

Interstates: i-90

US Highway 20

State Highways: IL 25, IL 31, IL 58

County Thoroughfares: Randall Rd

Rail: 3 Metra commuter rail stations

Counties & Townships:

Cook - Hanover Township

Kane - Elgin, Plato, Rutland, Dundee, and Campton Townships





County Information



Kane County

Population 2013: 523,643 - 94% urban, 6% rural

Land Area: 524 square miles

Most notable natural feature is the Fox River. The largest cities are situated along the river - Aurora, Elgin, St Charles, Geneva, Batavia

The 2030 Land Resource Management Plan divides the county into three areas:

Urban Corridor - eastern portion of county

Critical Growth Corridor - middle portion of county

Agricultural/Rural Corridor - western portion of county

The county seat is Geneva.

Comprised of 16 townships

Thriving commercial base. Farming has long been a way of life and an important economic activity in Kane County. Some farmland has been converted to accommodate increased growth. However, official efforts are being made to preserve and protect farmland.

The Forest Preserve District serves to preserve and protect the natural heritage of Kane County. 2012 - approximately 19,932 acres.

Extensive biking and hiking trail system

Accessible Airports:

O'Hare - Chicago

Midway - Chicago

DuPage - West Chicago

Aurora Municipal - Sugar Grove

Rail: Metra stops in Elgin, Aurora, Geneva, LaFox, Elburn

Pace Bus Routes

Interstates: I-88, I-90

US Highways: 20, 30, 34

Higher Education:

Aurora University

Judson University

Elgin Community College

Waubensee Community College



Advisor Bio



Brian Haney

Advisor

SVN | Landmark Commercial Real Estate

Brian Haney serves as an advisor with SVN Landmark Commercial Real Estate specializing in industrial, multi-family, and vacant land properties in the western suburbs of Chicago. Brian has over 28 years experience in commercial properties and land development working with owners, investors, tenants and real estate professionals.

From 1988 to 2010, Brian owned a construction company doing land acquisition and developing residential subdivisions. His company expanded into doing build outs for retail space. These client relationships, in turn, led to building or selling commercial property.

In 2011, Brian transitioned into full time commercial real estate brokerage with Re/Max in St Charles IL. Within a three year period he completed over \$12,000,000 in sale and lease transactions. After his second year he became ranked 2nd for commercial Re/Max agents in Illinois. Brian has diverse experience in representing landlords and tenants, plus buyers and sellers of industrial, retail, and vacant land properties.

In order to better serve his clients, in 2016 Brian joined SVN Landmark in Geneva IL, giving him access to SVN's strong technology, marketing and training resources, plus a global professional network.

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