

4405 W. Elm St. (Rte 120), McHenry, IL

\$2,200/mo Gross



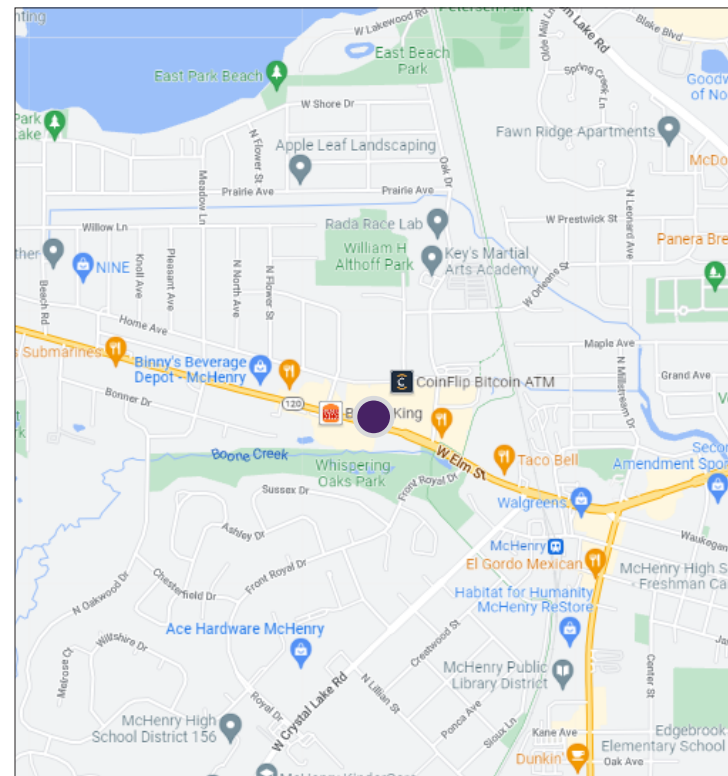
Property Highlights

- 1,200 SF retail space for lease
- Move-in condition
 - Perfect for office or retailer
 - Co-tenant is a currency exchange
- Ample parking
- Excellent visibility
- Easy ingress and egress
- Monument signage available
- 117' of frontage on W. Elm Street
- Area businesses include: Jewel-Osco, Walgreens, Binny's, McDonald's, Dollar Tree and Northwestern Medicine McHenry Hospital
- Land area: 32,670 SF
- Zoning: C-5
- Traffic count: 20,497 vehicles daily
- Taxes (2021): \$13,534.62

Property Overview

Available for lease is a 1,200 square foot retail space, that part of a 2,788 square foot free-standing building. Located on heavily trafficked Route 120 in McHenry, IL, the property benefits from ample parking, signage opportunities and excellent visibility. This is the perfect opportunity for a small retailer or office user looking to serve the McHenry, Johnsburg or other northwest suburban communities.

Located 50 miles northwest of Chicago, McHenry is a diverse community on the Fox River. Near the border of McHenry and Johnsburg. The area continues to experience a significant amount of growth for both residential and commercial development.



| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|---------------|----------|----------|----------|
| Population | 9,493 | 34,096 | 60,897 |
| Households | 3,614 | 12,743 | 22,541 |
| Median Income | \$65,074 | \$78,533 | \$81,818 |

Susan B. Silver
Executive Director
(312) 338 - 3001
ssilver@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.