

SPRING HILL Market Place



PROPERTY OVERVIEW

- Available sizes:
 - 1,500 SF**, with private office, washer/dryer hookup, single bathroom
 - 6,000 SF**, turnkey kid's gym (ages 1-12) with playground equipment, one party room and two bathrooms. Built out in 2018
 - 9,000 SF**, with dropped ceiling, lights and 2 bathrooms - **lease pending**
 - 32,616 SF**, Current Big Lots space, available Feb 1, 2020
- Seeking physical therapy, insurance, chiropractor, flooring store, banquets, fitness or kid's gym
- Join Big Lots, Firestone, UPS, Southern Belle's Pancake House, Pizza Hut, Sherwin Williams, Salon Anovin and MAACO
- Directly across from Spring Hill Mall, which recently completed a \$35 million renovation, including a new theater, restaurant court and H&M
- High Density Market (146,525 population)
- Strong traffic count of 29,000 VPD
- Monument signage available
- Surrounding retailers include:



Retail Space Available

- 1,500 SF retail/office
- 6,000 SF indoor kid's gym space
- 9,000 SF
- 32,616 SF

FOR LEASE PROPERTY SPECIFICATIONS

Description:	Community Center
Building Size:	95,259 SF
Available Spaces:	1,500 up to 9,000 SF
Land Size:	6.67 Acres
Year Built:	1990
Sprinklered:	North Building Only
Possession:	Lease Execution
Ceilings:	9' to 14'
Sewer/Water:	City
Zoning:	Commercial - C-2
Taxes,CAM, Insurance:	\$4.35 PSF (2019)
Lease Price	1,500 SF - \$14.00 PSF, NNN 6,000 SF - \$10.00 PSF, NNN 9,000 SF - Lease pending 32,616 SF - Call broker

Presented By:

Linda Kost
Senior Broker/Partner
847.910.8820
LKost@realtymetrix.com

Dave Schmidt
Managing Broker/Partner
847.404.3851
DSchmidt@realtymetrix.com

Realty Metrix Commercial
2390 Esplanade Drive
Suite 201
Algonquin, IL 60102





Presented By:

Linda Kost
Senior Broker/Partner
847.910.8820
LKost@realtymetrix.com

Dave Schmidt
Managing Broker/Partner
847.404.3851
DSchmidt@realtymetrix.com

Realty Metrix Commercial
2390 Esplanade Drive
Suite 201
Algonquin, IL 60102



DEMOGRAPHICS	1 mile	3 miles	5 miles
POPULATION	6,712	54,370	146,525
HOUSEHOLDS	2,597	17,296	48,488
MEDIAN HH INCOME	\$65,371	\$62,320	\$66,680
DAYTIME POPULATION	11,636	30,882	96,849

Traffic Counts

South Western Avenue	29,000
----------------------	--------

Suite	Tenant	Sq. Ft.
142	Gyradiko Restaurant	1,500
146	FOR LEASE	1,500
148	IDES	5,836
150	LEASE PENDING	9,000
152	Southern Belle's Pancake House	6,000
156	FOR LEASE - KIDS GYM	6,000
160	Firestone	6,500
168	Pizza Hut	1,150
172	Salon Anovin - Nails	2,400
180	The UPS Store	1,200
184	John's Tailor Shop	793
188	Fast Signs	2,283
192	Sherwin Williams	4,000
194-196	Sewing Concepts	4,000
198	Artistry in Dance	2,050
200	BIG LOTS - AVAIL. FEB 1, 2020	32,616
204	MAACO	1,600
208-210	MAACO	2,720
212	Vacant	3,680

Presented By:

Linda Kost
Senior Broker/Partner
847.910.8820
LKost@realtymetrix.com

Dave Schmidt
Managing Broker/Partner
847.404.3851
DSchmidt@realtymetrix.com

Realty Metrix Commercial
2390 Esplanade Drive
Suite 201
Algonquin, IL 60102





Presented By:

Linda Kost
Senior Broker/Partner
847.910.8820
LKost@realtymetrix.com

Dave Schmidt
Managing Broker/Partner
847.404.3851
DSchmidt@realtymetrix.com

Realty Metrix Commercial
2390 Esplanade Drive
Suite 201
Algonquin, IL 60102

