

FOR LEASE



OFFERING SUMMARY

Available SF: 1,000 - 12,500 SF +/-

Lease Rate: \$15-\$18 SF/yr (NNN)

County Line/ Cams & Taxes: \$ 7.63 psf

Glacier Plaza I & II Cams/Taxes: \$ 4.35 psf

Building Size: 25,000 SF +/-

Year Built: 2007

Zoning: B- General Business

Market: Chicago

Submarket: Fox Valley

PROPERTY OVERVIEW

New Construction Retail Center

Ample Parking

Corner of Algonquin Rd. & Lake Cook Rd.

Over 46,000 vehicles per day

Office, Medical, Retail, outdoor seating available

Surrounding Co-tenants include , Jewel, Butera foods, Walgreens, Dunkin Donuts, New Super Walmart, Thorton's, etc.

LOCATION OVERVIEW

Located approximately 45 miles northwest of Chicago.

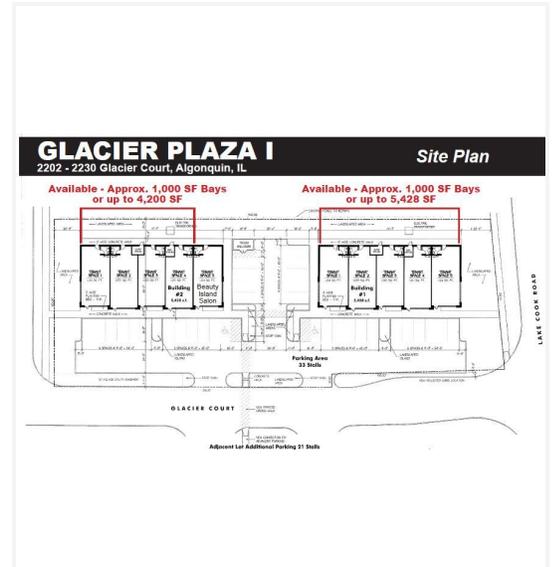
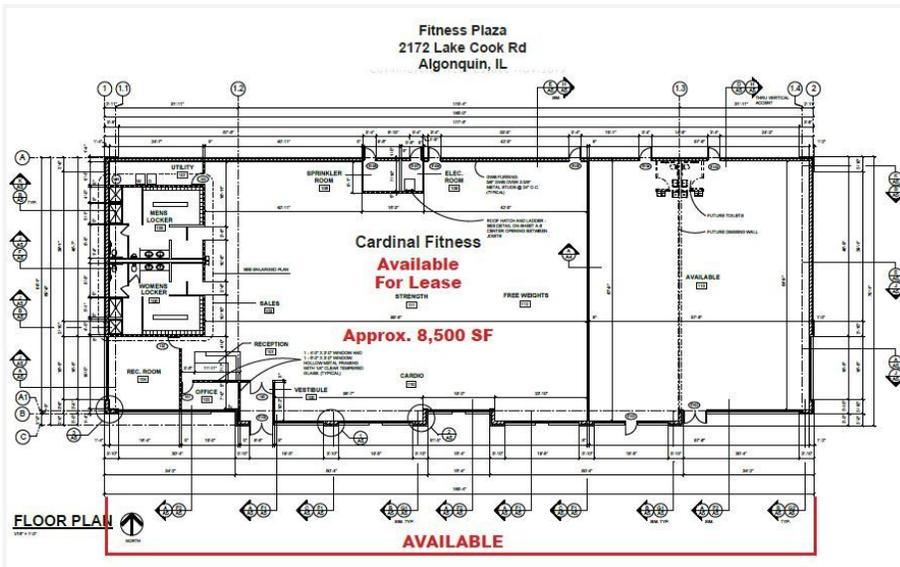
Strong demographics

Excellent day and evening populations

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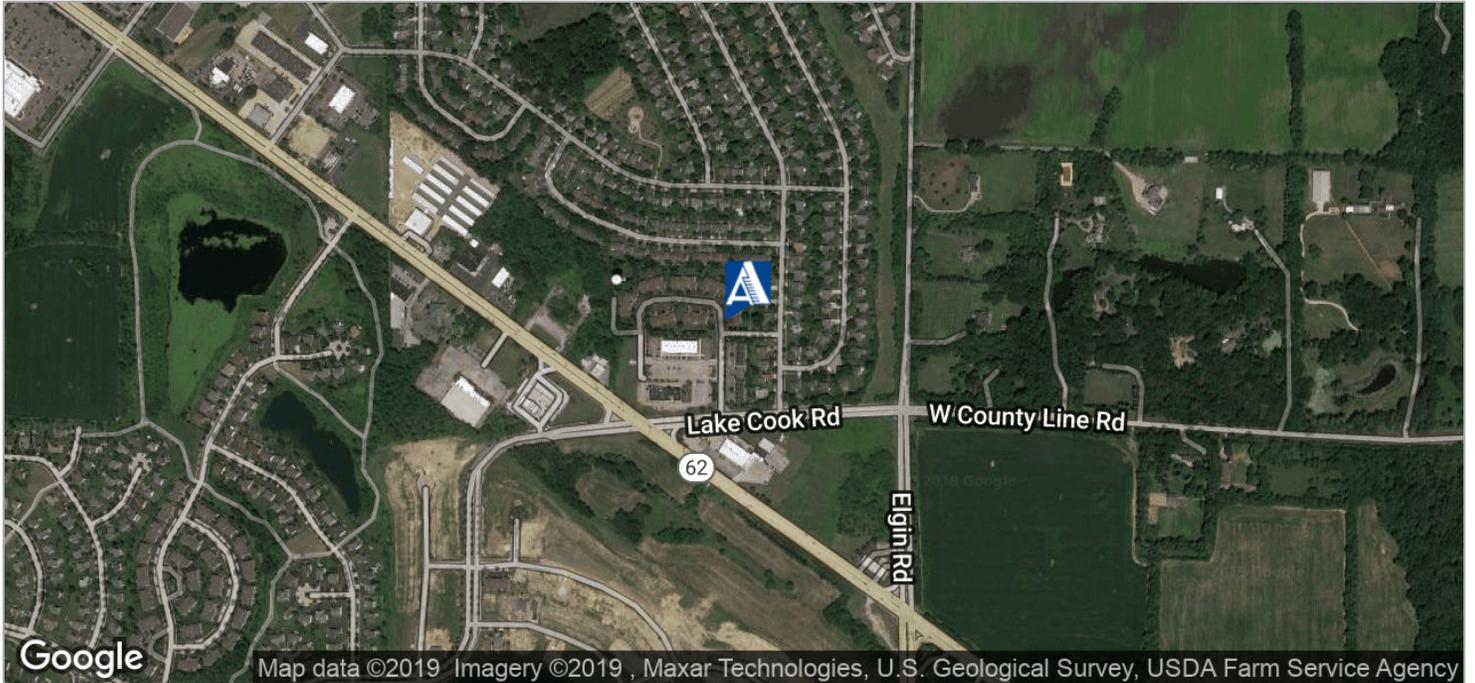
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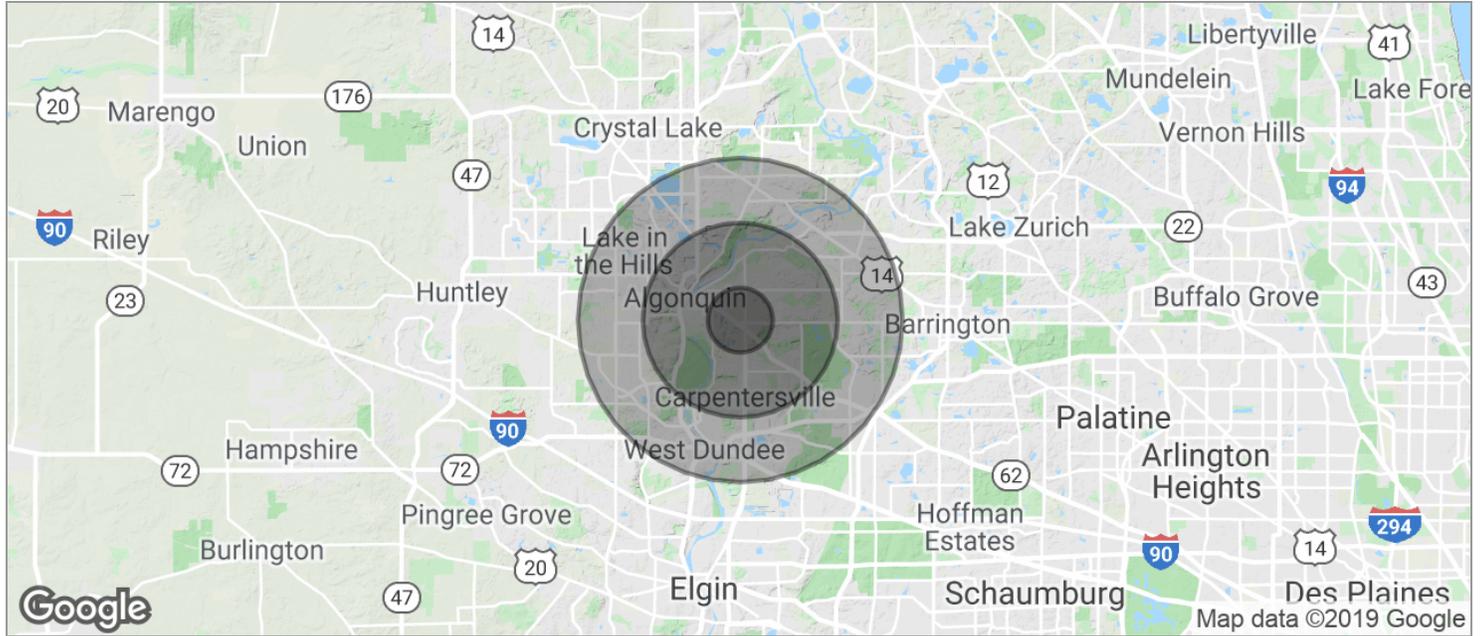
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	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	8,051	56,385	124,490
MEDIAN AGE	35.2	33.2	34.9
MEDIAN AGE (MALE)	34.1	32.8	34.0
MEDIAN AGE (FEMALE)	36.5	33.3	35.3
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	2,795	18,253	41,230
# OF PERSONS PER HH	2.9	3.1	3.0
AVERAGE HH INCOME	\$82,880	\$82,484	\$91,988
AVERAGE HOUSE VALUE	\$269,607	\$271,743	\$283,720
RACE			
% WHITE	83.1%	78.4%	81.5%
% BLACK	1.8%	4.4%	2.7%
% ASIAN	4.0%	3.1%	4.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.1%	0.1%
% OTHER	10.3%	12.3%	10.0%
ETHNICITY			
% HISPANIC	24.9%	34.4%	25.8%

* Demographic data derived from 2010 US Census

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