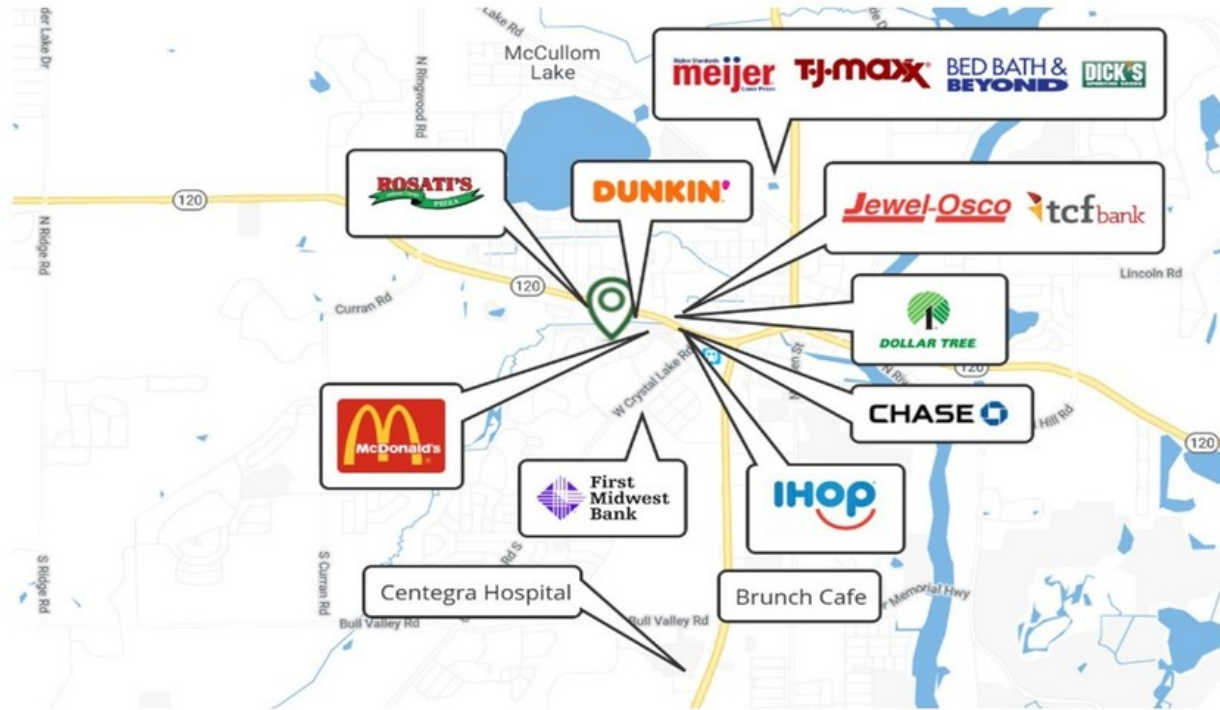


4507 W. ELM ST.

MCHENRY, IL 60050 // RETAIL PROPERTY FOR SALE



OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 1.68 Acres

Building Size: 8,744 SF

Market: Far Northwest Suburban
Chicago

Submarket: Mc Henry

Price / SF: -

PROPERTY OVERVIEW

Former Retail location with 60 parking spaces. Perfect for redevelopment or retrofit to new Medical or Office uses.

LOCATION OVERVIEW

Along the primary Retail Corridor of Mchenry, Elm Street just northwest of the intersection of Route 31 and 120 , the gateway to the city of Mchenry

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,384	13,654	25,295
Total Population	6,449	36,045	67,801
Average HH Income	\$69,598	\$75,940	\$83,706

FOR MORE INFORMATION CONTACT:

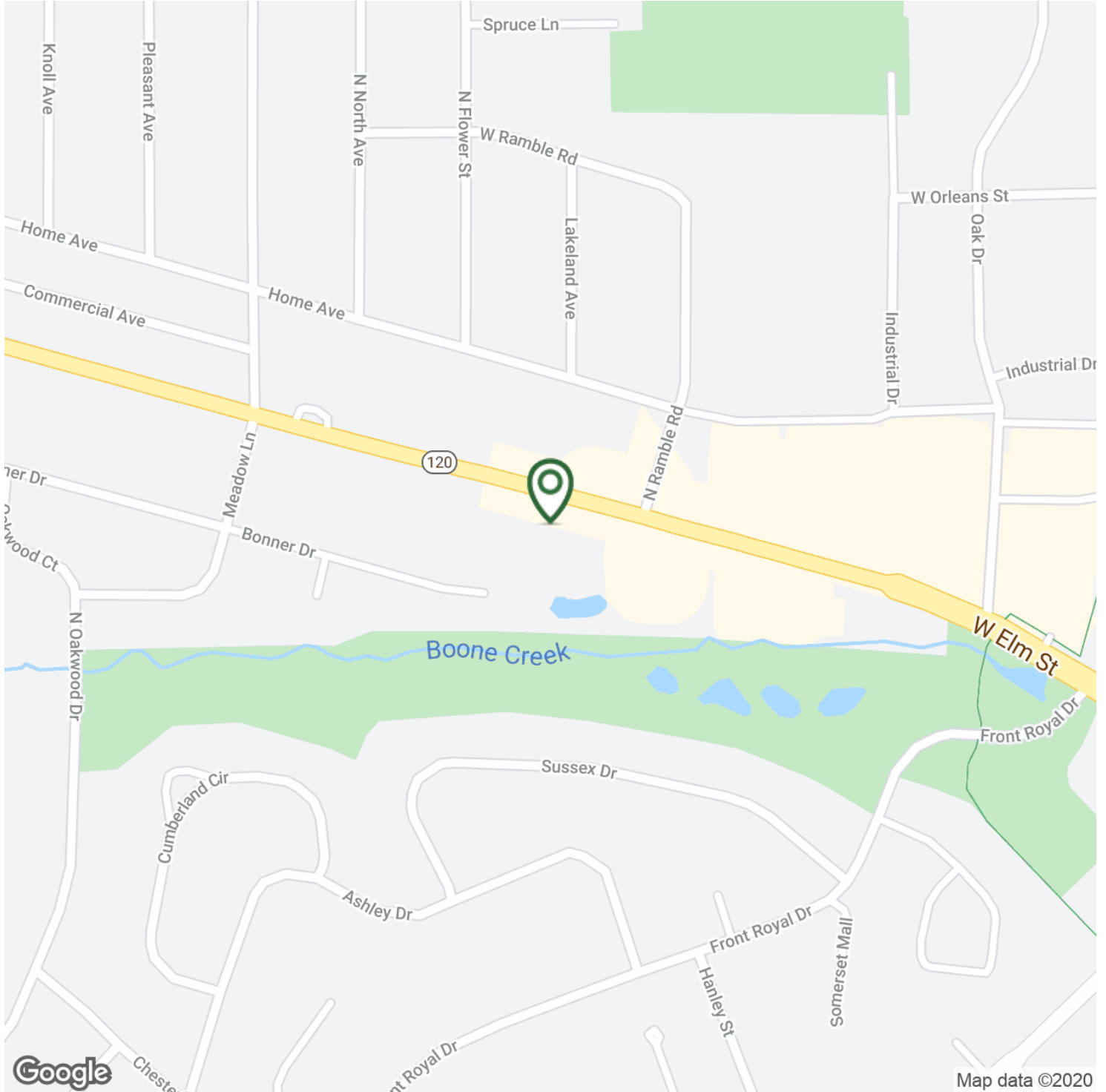
BARRY J. MILLMAN
224.434.2731
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HORIZON REALTY SERVICES
1540 E. DUNDEE ROAD, SUITE 240, PALATINE, IL 60074
847.870.8585 // HORIZONREALTYSERVICES.COM

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to its errors, omissions, changes, prior sale or lease or withdrawal without notice. Any projections, assumptions, and estimates, are presented as examples and may not represent actual performance. Recipients are encouraged to perform independent investigation of the property presented to their satisfaction.

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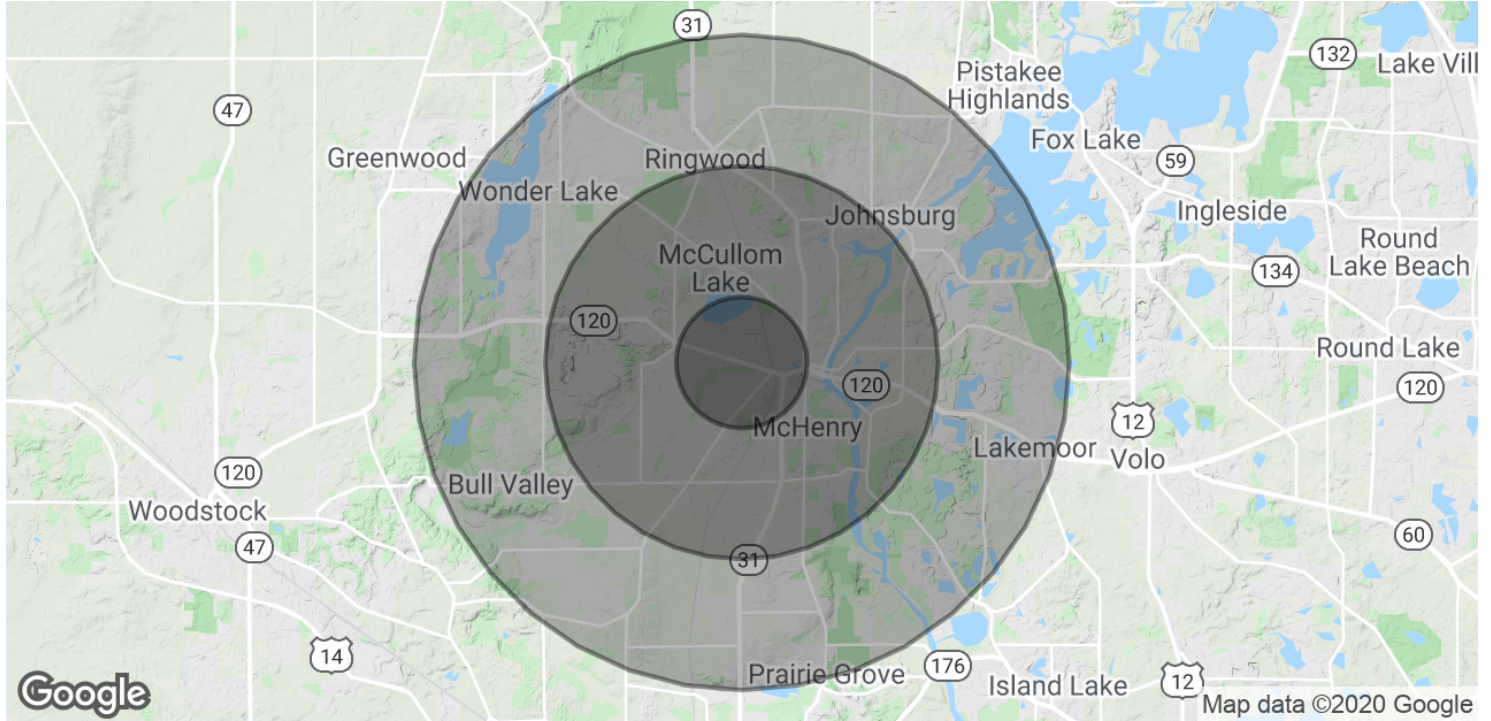
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,449	36,045	67,801
Average age	35.7	36.8	37.6
Average age (Male)	34.9	35.8	37.0
Average age (Female)	36.2	37.4	38.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,384	13,654	25,295
# of persons per HH	2.7	2.6	2.7
Average HH income	\$69,598	\$75,940	\$83,706
Average house value	\$263,539	\$292,456	\$303,023

* Demographic data derived from 2010 US Census

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