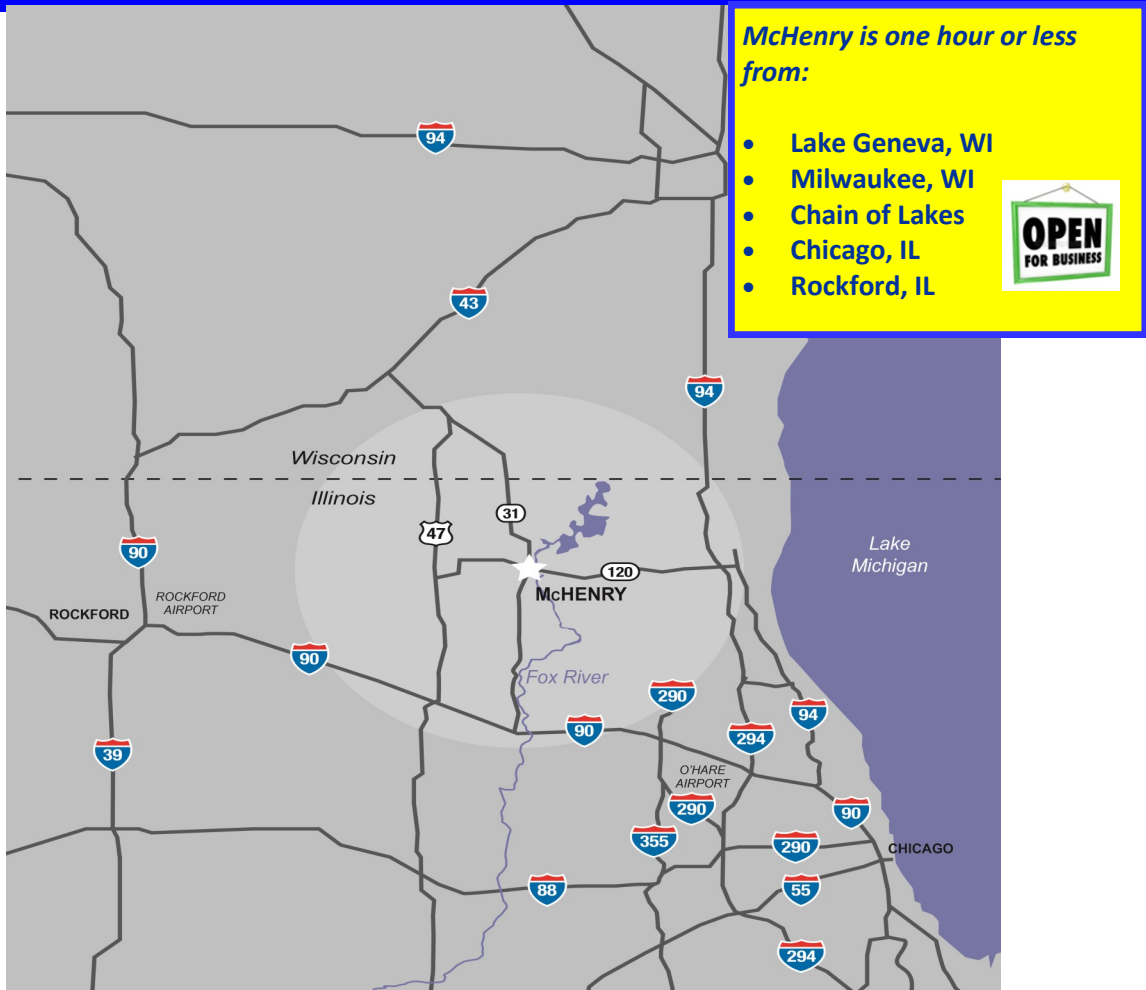


City of McHenry  
Heart of the Fox River  
McHenry County, Illinois  
333 S Green Street  
McHenry, IL 60050  
Cityofmchenry.org



# SHOPPING CENTER DEVELOPMENT OPPORTUNITIES

*Douglas Martin (Director of Economic Development)*  
City of McHenry  
cityofmchenry.org  
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dmartin@cityofmchenry.org  
815.363.2110 (o); 815.347.6098 (c); 815.363.2128 (f)  
<http://www.gettingaroundillinois.com/gai.htm?mt=aadt> (IDOT interactive Traffic Map)

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Aerial View of Richmond Road Corridor, Looking North (1,358,353 square feet of total retail space)

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CITY OF MCHENRY IL  
**DEMOGRAPHICS**

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### KEY FACTS

POPULATION:	27,173
AVG. HOUSEHOLD SIZE:	2.75
MEDIAN AGE:	39.8
MEDIAN HOUSEHOLD INCOME:	\$75,811

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### BUSINESS

TOTAL BUSINESSES:	2,421
TOTAL EMPLOYEES:	14,385
AVG. COMMUTE TIME:	33 min.

Three Largest Employment Sectors:  
 1. Healthcare and Social Assistance,  
 2. Retail Trade,  
 3. Manufacturing

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### EDUCATION

H S GRADUATE:	92%
SOME COLLEGE:	23%
BACHELORS DEGREE:	27.6%
NO H S DIPLOMA:	37%

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### EMPLOYMENT

WHITE COLLAR:	56%
BLUE COLLAR:	27%
SERVICES:	17%
UNEMPLOYMENT RATE:	4%

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### LOCATION

The City of McHenry is one hour or less from Lake Geneva, WI; Milwaukee, WI; Rockford, IL; and Chicago, IL. McHenry is located in east-central McHenry County, 55 miles northwest of the Chicago Loop and 35 miles from O'Hare International Airport.

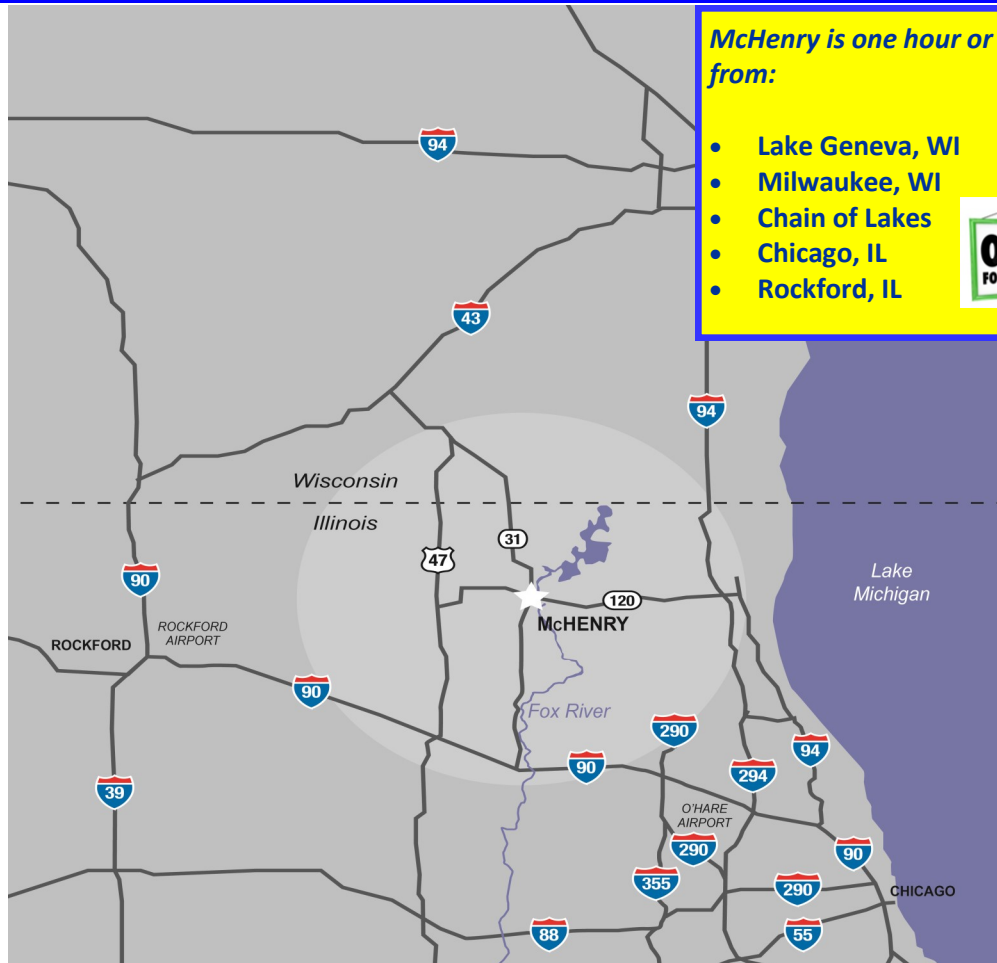
# Shopping Center Space

Name Name/Location	Year Built	Current Tenants Major Tenants	Total Size Space Avail-	Contact
Boone Creek Plaza 4222-28 W. Elm St	1986	Jewel-Osco, Discount Cigarette, Teame Boba, IHOP in outlot	67,000 sf. total, <b>Fully Occupied</b>	Charlie Margosian 630.691.1122 X 1
Century Plaza 3729-3743 W. Elm St.	1989	Kathryn's Bridal, Century 21 Roberts and Andrews and Others	<b>Fully Occupied</b>	Ron Bykowski 815.482.2070 rbykowski@comcast.net
Fountain Shoppes of McHenry 313-341 N. Front St.	1998	Steffan's Jewelers, Northwestern Medicine Physical Therapy, State Farm, Addison's Steakhouse, Tropic Stop Tan, Don's Submarine, CE Nail Salon	16,203 sf. total <b>Fully Occupied</b>	Suzanne Cannon 815.276.3522
Gateway to McHenry 2214 W. IL Route 120	2005	Subway, Little Scholars Daycare	7,894 sf. total <b>Fully Occupied</b>	Emin Tuluce Managing Broker 773-983-8552
Liberty Square 4103-4117 Shamrock Lane	2003	Convenience Store, Honduras Restaurant, Office Building <b>Former BMO Harris Outlot Available</b> <i>Retails space available: 4103 W Shamrock Ln. Available \$19.29/sf/\$2,500/month 1,555 sf.</i>	Former BMO Harris Outlot Available	Rick Benoy 847 421 2266 <a href="mailto:rick.benoy@ill.com">rick.benoy@ill.com</a> (BMO-Harris) Sam Sicurella 815.382.1653 (Retail-inline)
Liberty Square 4119 Shamrock Lane	2003	Professional Office Building Ortho Illinois <b>Office Space Available</b>	Additional Professional Office space avail	Wayne Kurchina IL Realty/Sperry 847.912.1313 Wayne@ILRealtyinc.net (office)
Shopping Center 506-522 S. Rt. 31	2001	BP Amoco, UPS Store, Great Clips, Antioch Pizza, and others	11,550 sf. Total <b>Fully Occupied</b>	
McHenry Commons 1900-2078 N. Richmond Rd.	1987	American Mattress, Goodwill, Hobby Lobby, Sushi King, China Town, Pearle Vision, McDonalds and others  <i>(3) 1,050 sf. spaces and (4) 1,400 sf. spaces (North) and Former Rent-A-Center-4,000 s.f. (\$18-\$20/s.f. gross) (1,050-14,000 s.f. available) (4,000 s.f. max contiguous)</i>  <i>Former Sears Building Space available (89,409 sf.) 1,322 sf. and (1) 4,200 sf. spaces available (South) Outlot space avail.</i>	203,000 sf. total	Bharat Puri (North Side) 815-229-3000  Wayne Kurchina (South Side) IL Realty/Sperry 847.912.1313 Wayne@ILRealtyinc.net
McHenry Grounds 1711-1787 N. Richmond Rd.	1996	EarthMed, Athletico, Hair Cuttery, Betty's Bistro, Nature's Cornucopia Jersey Mikes, Poke Bros. <b>Former pizza place space (Papa Saverios) available-with black iron 1,630 and 2,350 sf. available</b>	29,174 sf. total	Joseph Parrott (847) 572-1450 CBRE. Or Sean McCourt (847) 572-1458
McHenry Market Place 4300-4400 W. Elm St.	Early 1970's	Angelo's Fresh Market, Chase Bank, Dollar General, China Buffet, Dollar Tree, Salvation Army, La Michoacana, Fresenius Medical, Tacos El Norte and others  <i>1,800 sf. inline avail.</i>	129,000 sf. total, 1 available	Mitchell Voss 847.867.9581
McHenry Plaza 1700-1860 N. Richmond Rd.	1993	Sears Appliance Outlet, Harris Bank, Great Clips, Metro Storage and others. Applebee's, Aspen Dental, Panera, Well Now Urgent Care and Popeye's in outlots  <i>5,000-20,000 s.f. available (13,000 max contiguous) (\$12/SF NNN)</i>	213,189 sf. total,	Sholom Davidowits 917.468.5040 (Inline)  Steve Schwartz 847. 867.7200 (Outlot and Storage Facility)
The Shops on 120 2182-2210 W. IL Route 120	2006	Red Wing Shoes and Chicago Tanning Salon	13,500 sf. Total <b>Fully Occupied</b>	Mike Deacon, RVG Commercial 815-814-6500
McHenry Towne Center 2226-2450 N. Richmond Rd. 2306 Richmond Road	2001	Kohl's, Michael's, Petco, Aldi, Five Below, Bath & Body Works, Hallmark and Famous Footwear in mainline. Starbuck's, Cost Cutters, Bank of America, Panda Express, Vision Works, Domino's Pizza, Jimmy John's, Chipotle Sakura Sushi and others in outlots;  <b>Former Pier One Space Available 9,548 s.f. (\$16/SF)</b>	187, 200 sf. total	Doug Vitale 847.564.3300 Adv. Real. Est. (Inline)
Park View Plaza 364-382 Bank Dr.	2007	Jimano's Pizza, China House, Fitness Center <b>1,200 s.f. endcap available (\$16.50/SF) Net</b>	10,500 sf. total	Chris/Mark Engas 847.574.1621

# Shopping Center Space

Name Name/Location	Year Built	Current Tenants Major Tenants	Total Size/ Space Available	Contact
Meijer/Home Depot 2253-2525 N Richmond Rd.	2001	Meijer Fresh Store, Home Depot and Northwestern Medicine-mainline Chili's, Wendy's, McHenry Bank and Trust, Fifth Third Bank, Meijer Gas, Game Stop, Sports Clips, America's Best in outlots; Cedarhurst Memory Care Facility in outlot	340,556 sf. total <b>Fully Occupied</b>	Tony Gange 630.573-7030 Tony.gange @cbre.com Mario Melone 630.573-7112 Mario.melone@ cbre.com
Mill Pond Court 3710-3726 W. Elm St.	Mid 1980's	Verlo Mattress, Mid-Town Convenience Store, Papa John's Pizza, Kiddy Korner and others <b>1990 sf. available 3720 W Elm (\$12/sf. gross)</b>	55,000 sf. total	Ron Bykowski 815.482.2070 815-344-1033
Northgate West Shopping Center 2616-2640 N. Richmond Rd.	2004	Dairy Queen, Epic Deli, Marine Corps Career Center <b>3,000 and 1,000 sf. available (build-to-suit)</b>	12,289 sf. total	William Bazianos 312.300.2520
ReMax/Watertower Plaza 4005 Kane Ave.	1970's	ReMax Realty, Subway, Patrooms Mexican Restaurant, La Michoana	17,400 sf. total <b>Fully Occupied</b>	Jim Schaid 815.363.2454
Shops at Fox River N. Richmond Road	2006	Dick's Sporting Goods, TJ Maxx, PetsMart, Ulta, Old Navy, Maurices, Ross Dress, JoAnn Fabric, Lane Bryant and Torrid, DSW, Mariner Finance, Homegoods, Planet Fitness, PopShelf Olive Garden, Buffalo Wild Wings and AT&T in outlots <b>7,350 sf available (former Five Below)</b> <b>2,150 space available in-line</b> <b>Outlot space available</b>	270,373 sf. total,	Paige Schiesser 630.954.7221 PSchiesser @MidAmericaGrp .com April Smith 630.954-7451 ASmith@ MidAmericaGrp .com.
Southgate Center 810 N. Front St.	1972	FoodMart, RaceTime, Three Queens, Soap Box Laundromat	9,250 sf. total <b>Fully Occupied</b>	JC Forney, Inc 847362-2000 Ken Eichelberger 847 362-2000
Diamond Plaza SW Corner IL Route 31/Diamond Drive	2008	Verizon Wireless, Dunkin Donuts and Lacey's Place	7,000 sf. total <b>Fully Occupied</b>	
305 Front Street (South Illinois Route 31) Front Street Self Storage	2014	Retail building space along Front Street, AMI Group Inc. and Peerless Roofing Storage units to west Along South Illinois Route 31 High ADT-interconnection with Fountain Shoppes <b>7,500 square feet available</b>	8,300 sf retail Storage Units to west Sits on 3 acres of land	Don Greco 630.546.6730
U-Haul 2019 N Richmond Road (Illinois Route 31)	2016	U-Haul (climate controlled storage units; 5,000 sf packaging retail and truck/trailer rental); <b>1.75 acre outlot available</b>	115,600 sf. inline (U-Haul)	Heather Skelton (815) 355-6225  Jeffrey Jones jeff_jones@uhaul.c om
400-414 South Illinois Route 31	1999	Brunch Café, Salon Te Elle Ce, Meat and Potato Eatery <b>1,900 square feet available</b>	15,461 sf.	

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**McHenry is one hour or less from:**

- Lake Geneva, WI
- Milwaukee, WI
- Chain of Lakes
- Chicago, IL
- Rockford, IL



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<http://www.gettingaroundillinois.com/gai.htm?mt=aadt> (IDOT interactive Traffic Map)