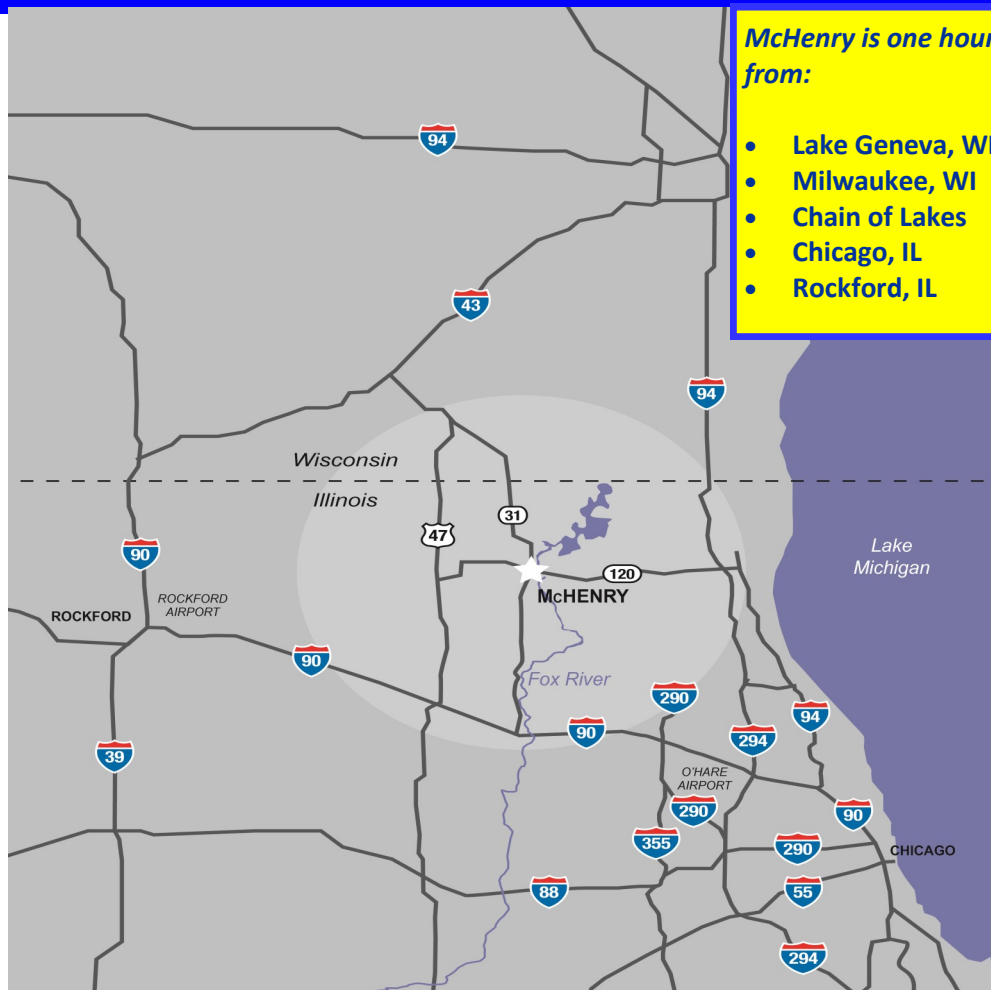


City of McHenry  
Heart of the Fox River  
McHenry County, Illinois  
333 S Green Street  
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## SHOPPING CENTER DEVELOPMENT OPPORTUNITIES

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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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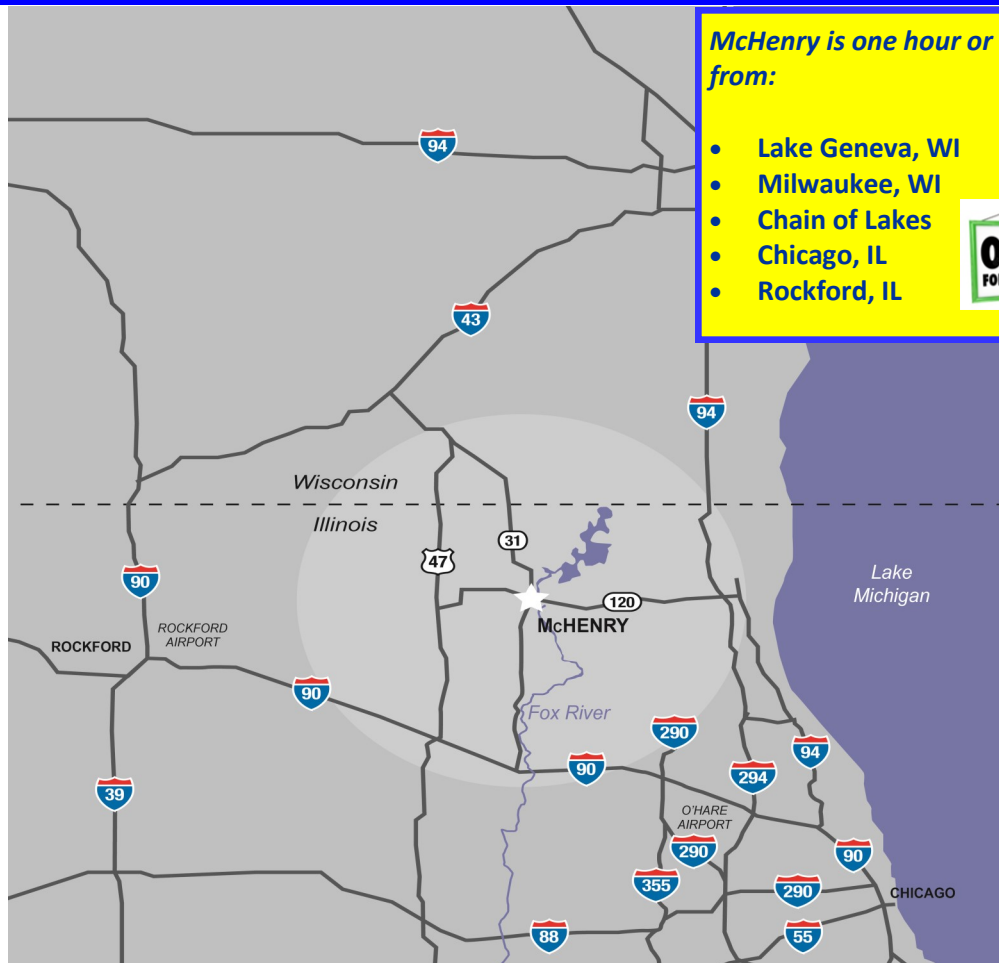
# Shopping Center Space

| Name<br>Name/Location                                                      | Year<br>Built   | Current Tenants<br>Major Tenants                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Total Size<br>Space Avail-                                            | Contact                                                                                                                                                                            |
|----------------------------------------------------------------------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Boone Creek Plaza<br>4222-28 W. Elm St                                     | 1986            | Jewel-Osco, Discount Cigarette, Teame Boba, IHOP in outlet                                                                                                                                                                                                                                                                                                                                                                                                                             | 67,000 sf. total,<br><b>Fully Occupied</b>                            | Charlie<br>Margosian<br>630.691.1122 X 1                                                                                                                                           |
| Century Plaza<br>3729-3743 W. Elm St.                                      | 1989            | Kathryn's Bridal, Century 21 Roberts and Andrews and Others<br><b>Office Space Available 340 sf. 3723 W Elm</b>                                                                                                                                                                                                                                                                                                                                                                        |                                                                       | Ron Bykowski<br>815.482.2070<br>rmbyskow-<br>ski@comcas<br>t.net                                                                                                                   |
| Fountain<br>Shoppes of McHenry<br>313-341 N. Front St.                     | 1998            | Steffan's Jewelers, Northwestern Medicine Physical Therapy, State Farm,<br>Addison's, Tropic Stop Tan, CE Nail Salon and others                                                                                                                                                                                                                                                                                                                                                        | 16,203 sf. total<br><b>Fully Occupied</b>                             | Suzanne Cannon<br>815.276.3522                                                                                                                                                     |
| Gateway to McHenry<br>2214 W. IL Route 120                                 | 2005            | Subway, Little Scholars Daycare                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 7,894 sf. total<br><b>Fully Occupied</b>                              | Emin Tuluce<br>Managing Broker<br>773-983-8552                                                                                                                                     |
| Liberty Square<br>4103-4117 Shamrock Lane                                  | 2003            | Convenience Store, Honduras Restaurant, Office Building<br><b>Former BMO Harris Outlot Available</b><br><b>Retails space available: 4103 W Shamrock Ln. Available</b><br><b>\$19.29/sf/\$2,500/month</b><br><b>1,555 sf.</b>                                                                                                                                                                                                                                                           | Former BMO Harris<br>Outlot Available                                 | Rick Benoy<br>847 421 2266<br><a href="mailto:rick.benoy@ill.com">rick.benoy@ill.com</a><br>(BMO-Harris)<br>Sam Sicurella<br>815.382.1653<br>(Retail-inline)                       |
| Liberty Square<br>4119 Shamrock Lane                                       | 2003            | Professional Office Building Ortho Illinois<br><b>Office Space Available</b>                                                                                                                                                                                                                                                                                                                                                                                                           | Additional Professional<br>Office space avail                         | Wayne Kurchina<br>IL Realty/Sperry<br>847.912.1313<br>Wayne@ILRealtyinc.net<br>(office)                                                                                            |
| Shopping Center<br>506-522 S. Rt. 31                                       | 2001            | BP Amoco, UPS Store, Great Clips, Antioch Pizza, and others                                                                                                                                                                                                                                                                                                                                                                                                                            | 11,550 sf. Total<br><b>Fully Occupied</b>                             |                                                                                                                                                                                    |
| McHenry Commons<br>1900-2078<br>N. Richmond Rd.                            | 1987            | American Mattress, Goodwill, Hobby Lobby,<br>Sushi King, China Town, Pearle Vision, McDonalds and others<br><br><b>(3) 1,050 sf. spaces and (4) 1,400 sf. spaces (North) and Former Rent-A-Center-</b><br><b>4,000 s.f. (\$18-\$20/s.f. gross) (1,050-14,000 s.f. available) (4,000 s.f. max contigu-</b><br><b>ous)</b><br><br><b>Former Sears Building Space available (89,409 sf.)</b><br><b>1,322 sf. and (1) 4,200 sf. spaces available (South)</b><br><b>Outlot space avail.</b> | 203,000 sf. total                                                     | Bharat Puri<br>(North Side)<br>815-229-3000<br><br>Wayne Kurchina<br>(South Side)<br>IL Realty/Sperry<br>847.912.1313<br>Wayne@ILRealtyinc.<br>net                                 |
| McHenry Grounds<br>1711-1787<br>N. Richmond Rd.                            | 1996            | EarthMed, Athletico, Hair Cuttery, Betty's Bistro, Nature's Cornucopia<br>Jersey Mikes, Poke Bros.<br><b>Former pizza place space (Papa Saverios) available-with black iron</b><br><b>1,630 and 2,350 sf. available</b>                                                                                                                                                                                                                                                                | 29,174 sf. total                                                      | Joseph Parrott<br>(847) 572-1450<br>CBRE, Or<br>Sean McCourt<br>(847) 572-1458                                                                                                     |
| McHenry Market Place<br>4300-4400 W. Elm St.                               | Early<br>1970's | Angelo's Fresh Market, Chase Bank, Dollar General, China Buffet, Dollar Tree,<br>Salvation Army, La Michoacana, Fresenius Medical, Tacos El Norte and others<br><br><b>1,800 sf. inline avail.</b>                                                                                                                                                                                                                                                                                     | 129,000 sf. total,<br>1 available                                     | Mitchell Voss<br>847.867.9581                                                                                                                                                      |
| McHenry Plaza<br>1700-1860<br>N. Richmond Rd.                              | 1993            | Harris Bank, Great Clips, Metro Storage and others.<br>Aspen Dental, Panera, Well Now Urgent Care and Popeye's in outlots<br><br><b>10,000 s.f. available; 5,300 (former Applebee's available in outlot)</b>                                                                                                                                                                                                                                                                           | 213,189 sf. total,<br>(1-10,000 s.f. inline)<br>(1,5,300 s.f. outlot) | Sholom Davidowits<br>917.468.5040<br>(Inline and Outlot)<br><br>Steve Schwartz<br>847. 867.7200<br>(Storage Facility)<br><br>Steve Frishman<br>630.954.7325<br>(former Applebee's) |
| The Shops on 120<br>2182-2210 W. IL Route 120                              | 2006            | Red Wing Shoes and Chicago Tanning Salon                                                                                                                                                                                                                                                                                                                                                                                                                                               | 13,500 sf. Total<br><b>Fully Occupied</b>                             | Mike Deacon, RVG<br>Commercial<br>815-814-6500                                                                                                                                     |
| McHenry Towne Center<br>2226-2450<br>N. Richmond Rd.<br>2306 Richmond Road | 2001            | Kohl's, Michael's, Petco, Aldi, Five Below, The Treehouse Play Café, Bath &<br>Body Works, Hallmark and Famous Footwear in mainline. Starbuck's, Cost Cut-<br>ters, Panda Express, Vision Works, Domino's Pizza, Jimmy John's, Chipotle Sa-<br>kura Sushi and others in outlots;                                                                                                                                                                                                       | 187,200 sf. total<br><br>Bank of America outlot<br>available          | Michael Wesley<br>630.572.6210<br><br>Sarah Eldred<br>608.289.284<br>(BOA Outlot)                                                                                                  |
| Park View Plaza<br>364-382 Bank Dr.                                        | 2007            | Jimano's Pizza, China House, Fitness Center<br><b>1,200 s.f. endcap available \$18/sf.</b>                                                                                                                                                                                                                                                                                                                                                                                             | 10,500 sf. total                                                      | Dakota Nilson<br>312.838.8873                                                                                                                                                      |

# Shopping Center Space

| Name<br>Name/Location                                                      | Year<br>Built | Current Tenants<br>Major Tenants                                                                                                                                                                                                                                                                                                                                                                              | Total Size/<br>Space Availa-                                        | Contact                                                                                                                                                            |
|----------------------------------------------------------------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Meijer/Home Depot<br>2253-2525 N<br>Richmond Rd.                           | 2001          | Meijer Fresh Store, Home Depot and Northwestern Medicine-mainline<br>Chili's, Wendy's, McHenry Bank and Trust, Fifth Third Bank, Meijer Gas, Game<br>Stop, Sports Clips, America's Best in outlots; Cedarhurst Memory Care Facility in<br>outlot<br><b>23,800 sf. outlot available (former Room Place)</b>                                                                                                    | 340,556 sf. total                                                   | Tony Gange<br>630.573-7030<br>Tony.gange<br>@cbre.com<br><br>Jim Schutter<br>Newmark<br><a href="tel:312-446-7283">312-446-7283</a><br>james.schutter@nmrk.co<br>m |
| Mill Pond Court<br>3710-3726 W. Elm St.                                    | Mid 1980's    | Verlo Mattress, Mid-Town Convenience Store, Papa John's Pizza and others<br><b>2,000 sf. available (former Kiddy Korner space)</b>                                                                                                                                                                                                                                                                            | 55,000 sf. total                                                    | Ron Bykowski<br>815.482.2070<br>815-344-1033                                                                                                                       |
| Northgate West Shopping<br>Center<br>2616-2640 N. Richmond Rd.             | 2004          | Dairy Queen, Epic Deli, EZ Tan, State Farm                                                                                                                                                                                                                                                                                                                                                                    | 12,289 sf. total<br><b>Fully Occupied</b>                           | Axis Realty Inc.<br>773.594.0003                                                                                                                                   |
| ReMax/Watertown Plaza<br>4005 Kane Ave.                                    | 1970's        | ReMax Realty, Subway, Patroons Mexican Restaurant, La Michoana                                                                                                                                                                                                                                                                                                                                                | 17,400 sf. total<br><b>Fully Occupied</b>                           | Jim Schaid<br>815.363.2454                                                                                                                                         |
| Shops at Fox River<br>N. Richmond Road                                     | 2006          | Dick's Sporting Goods, TJ Maxx, PetsMart, Ulta, Old Navy, Maurices, Ross Dress,<br>Lane Bryant and Torrid, DSW,<br>Mariner Finance, Homegoods, Planet Fitness, PopShelf<br>Olive Garden, Buffalo Wild Wings and AT&T in outlots<br><b>17,510 sf available (former JoAnn Fabric)</b><br><b>7,350 sf available (former Five Below)</b><br><b>2,150 space available in-line</b><br><b>Outlot space available</b> | 270,373 sf. total,                                                  | Paige Schiesser<br>630.954.7221<br>PSchiesser<br>@MidAmericaGrp<br>.com<br>April Smith<br>630.954-7451<br>ASmith@<br>MidAmericaGrp<br>.com.                        |
| Southgate Center<br>810 N. Front St.                                       | 1972          | FoodMart, Three Queens, Soap Box Laundromat<br>1,200 sf available July 2025 (former RaceTime)                                                                                                                                                                                                                                                                                                                 | 9,250 sf. total<br><b>1 available</b>                               | JC Forney, Inc<br>847.362.2000<br>Ken Eichelberger<br>847.362.2000                                                                                                 |
| Diamond Plaza<br>SW Corner IL Route<br>31/Diamond Drive                    | 2008          | Verizon Wireless, Biggby Coffee and Lacey's Place                                                                                                                                                                                                                                                                                                                                                             | 7,000 sf. total<br><b>Fully Occupied</b>                            |                                                                                                                                                                    |
| 305 Front Street<br>(South Illinois Route 31)<br>Front Street Self Storage | 2014          | Retail building space along Front Street, AMI Group Inc. and Peerless Roofing<br>Storage units to west<br>Along South Illinois Route 31<br>High ADT-interconnection with Fountain Shoppes<br><b>7,500 square feet available</b>                                                                                                                                                                               | 8,300 sf retail<br>Storage Units to west<br>Sits on 3 acres of land | Don Greco<br>630.546.6730                                                                                                                                          |
| U-Haul<br>2019 N Richmond Road<br>(Illinois Route 31)                      | 2016          | U-Haul (climate controlled storage units; 5,000 sf packaging retail and truck/trailer<br>rental);                                                                                                                                                                                                                                                                                                             | 115,600 sf. inline<br>(U-Haul)                                      | Heather Skelton<br>(815) 355-6225<br><br>Jeffrey Jones<br>jeff_jones@uhaul.co                                                                                      |
| 400-414 South Illinois<br>Route 31                                         | 1999          | Brunch Café, Salon Te Elle Ce, Meat and Potato Eatery                                                                                                                                                                                                                                                                                                                                                         | 15,461 sf.<br><b>Fully Occupied</b>                                 | Heather Schweitzer<br>Premier Commercial<br>Realty<br>815.236.9816<br>heath-<br>ers@premiercommercialr<br>ealty.com                                                |

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