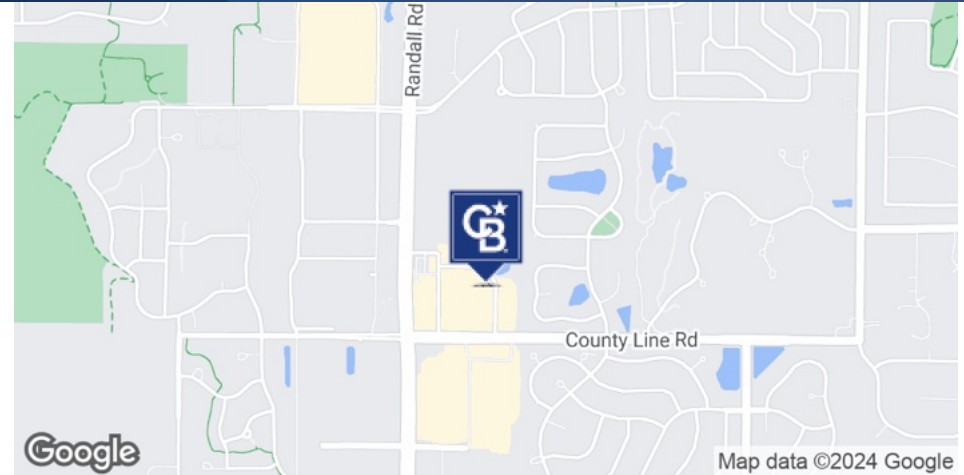


FOR LEASE

1474 MERCHANT DR

1474 Merchant Dr Algonquin, IL 60102



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Pristine Medical Office Condo coming available in Algonquin, IL. The space is conveniently located just off County Line Road and just east of Randall Road. Condo is currently occupied by Midwest Plastic Surgery and will become available in 3rd Quarter 2024. Space could be a turn-key opportunity for another plastic surgeon, or a variety of other medical uses.

PROPERTY HIGHLIGHTS

- Turn-Key for a variety of Medical Users
- Convenient Location
- Abundant Parking

Mike Velasco

Sr. Commercial Executive

847 409 0232

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OFFERING SUMMARY

Base Lease Rate: \$15.00 SF/yr (NNN)

CAM: \$1,489/Month

Taxes: \$2,098/Month

Building Size: 6,581± SF

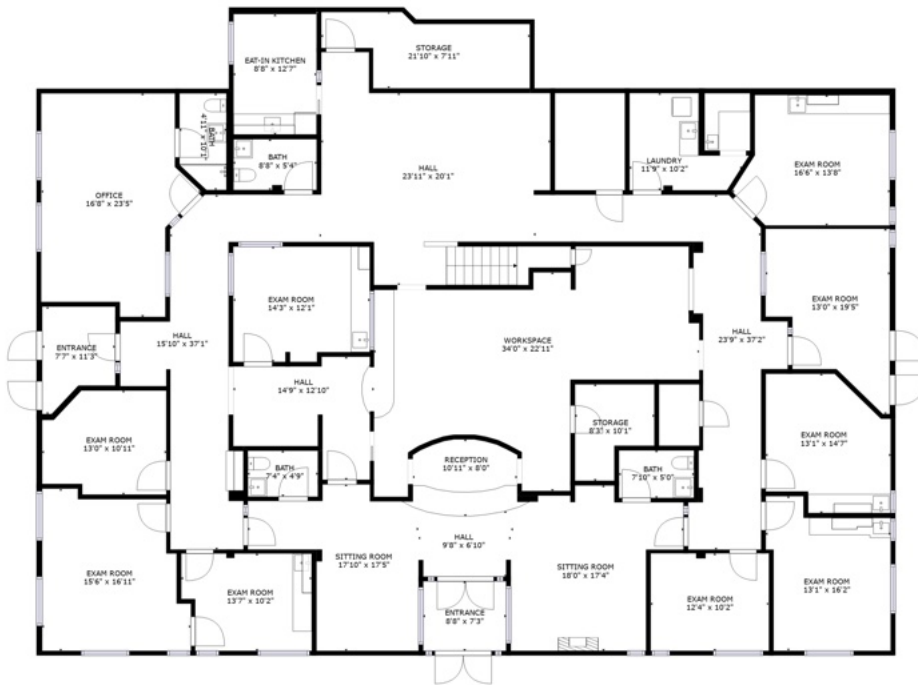


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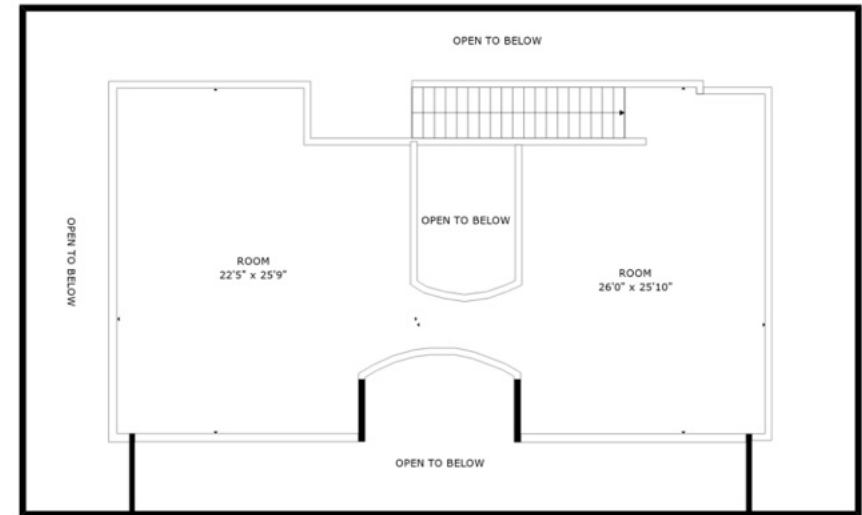
FLOOR PLAN

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Main Floor



Mezzanine Area

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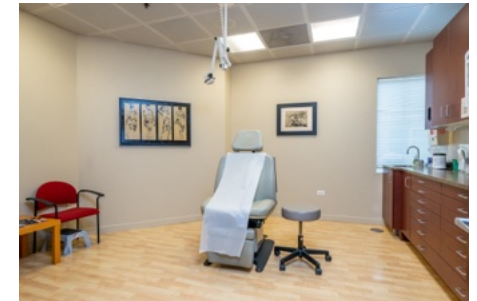
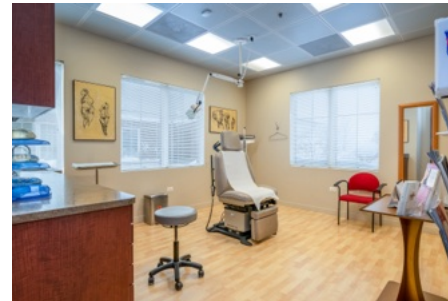
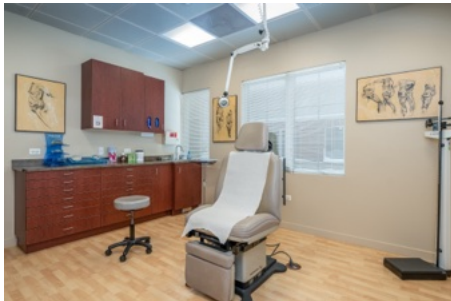


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INTERIOR PHOTOS

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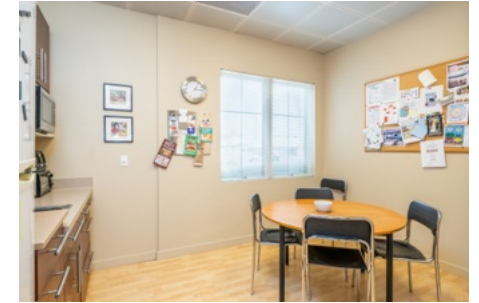


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INTERIOR PHOTOS

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EXTERIOR PHOTOS

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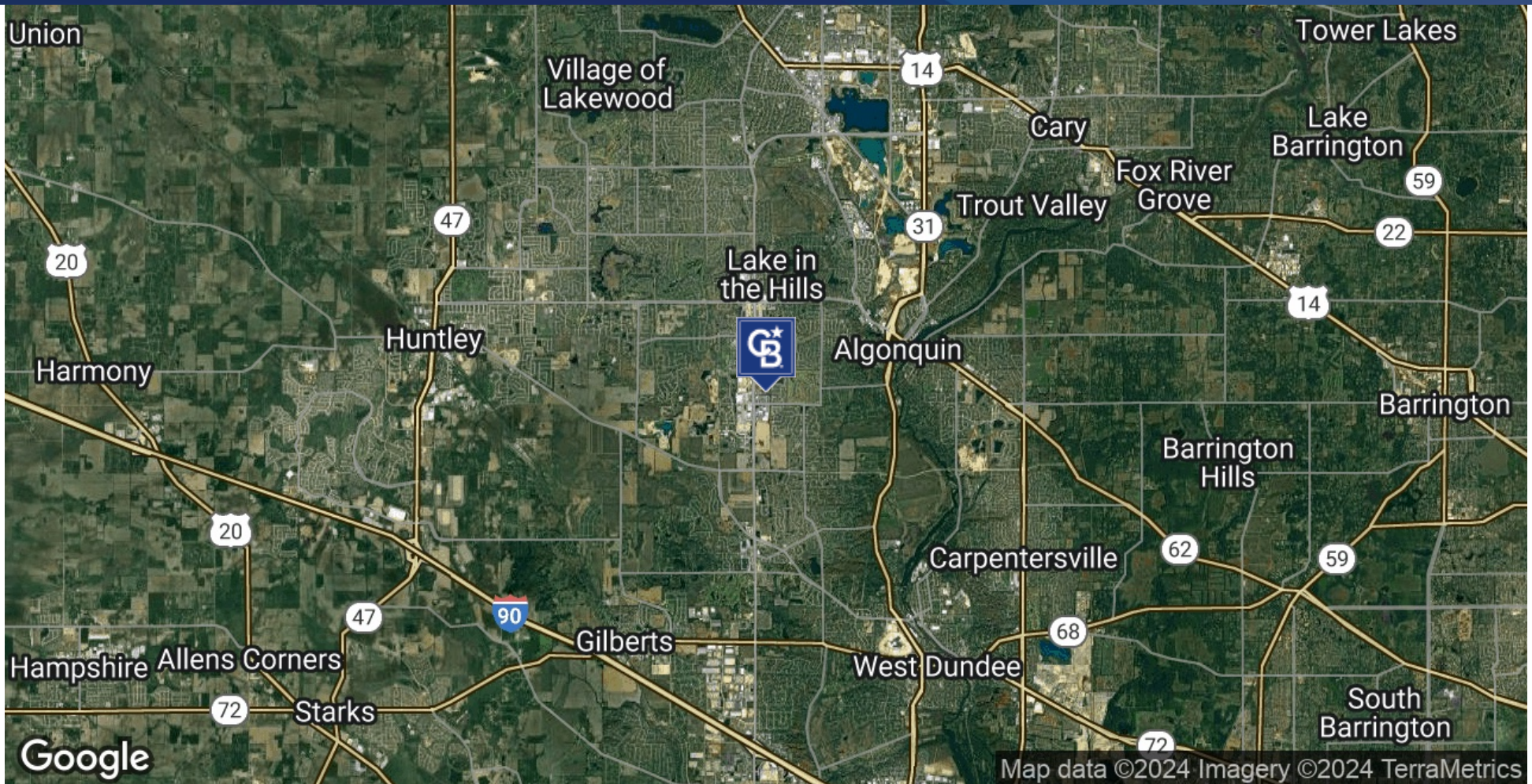


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LOCATION MAP

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DEMOGRAPHICS

1474 MERCHANT DR

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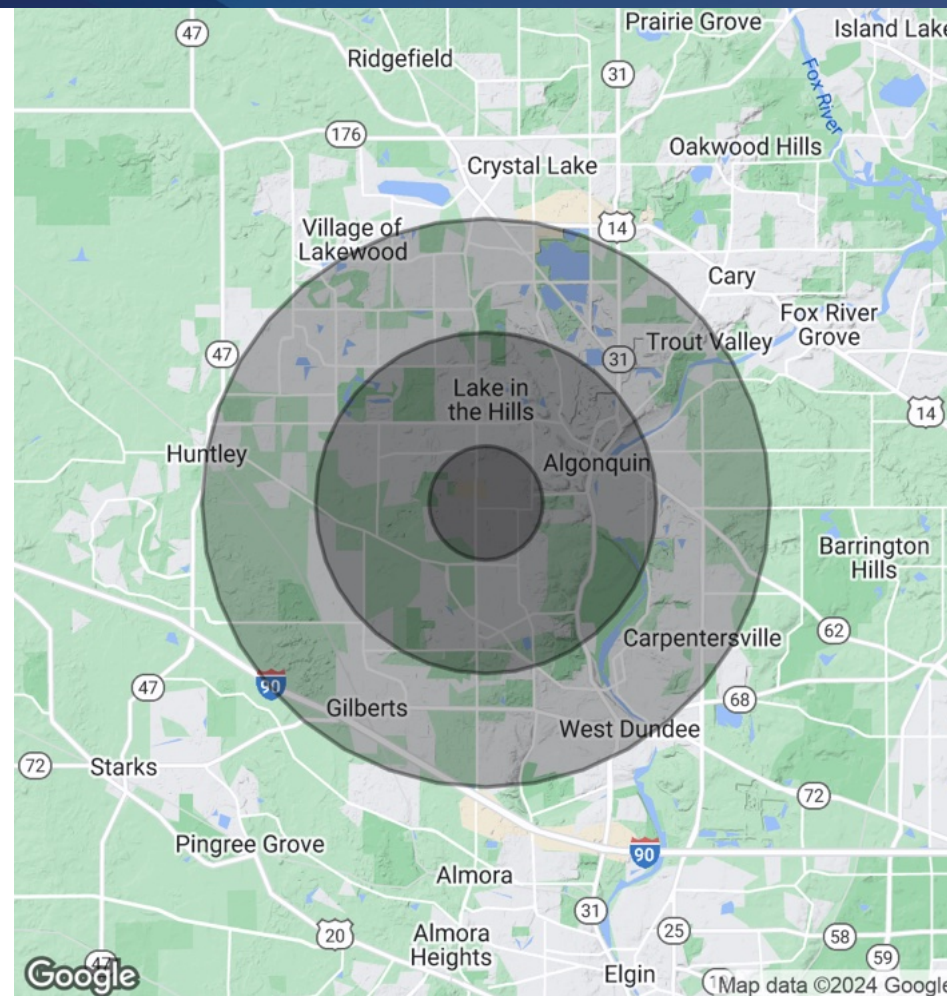
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,169	53,117	149,640
Average Age	45.4	41.3	38.9
Average Age (Male)	43.9	40.3	37.4
Average Age (Female)	46.9	41.7	39.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,286	19,557	53,215
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$126,162	\$116,789	\$109,201
Average House Value	\$258,794	\$254,693	\$243,033

2020 American Community Survey (ACS)



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