



For Lease

Algonquin Town Center

1300-1440 E Algonquin Rd, Algonquin, IL 60102

Negotiable

Discover a prime leasing opportunity at 1320-1440 E Algonquin Rd in Algonquin Town Center, IL. This retail property, spanning 103,266 SF, offers various leasing options from 780 to 41,188 SF. This well-maintained space hosts a diverse tenant mix, including Dollar Tree, Goodwill, Subway, and more. Boasting monument signage along Algonquin Road ensures high visibility with almost 39,000 VPD. Strategically located across from national retailers including; Jewel-Osco, Dunkin Donuts, Walgreens, Starbucks, and more. This property promises a dynamic retail environment in suburban Algonquin. Don't miss the chance to become part of this thriving commercial hub.

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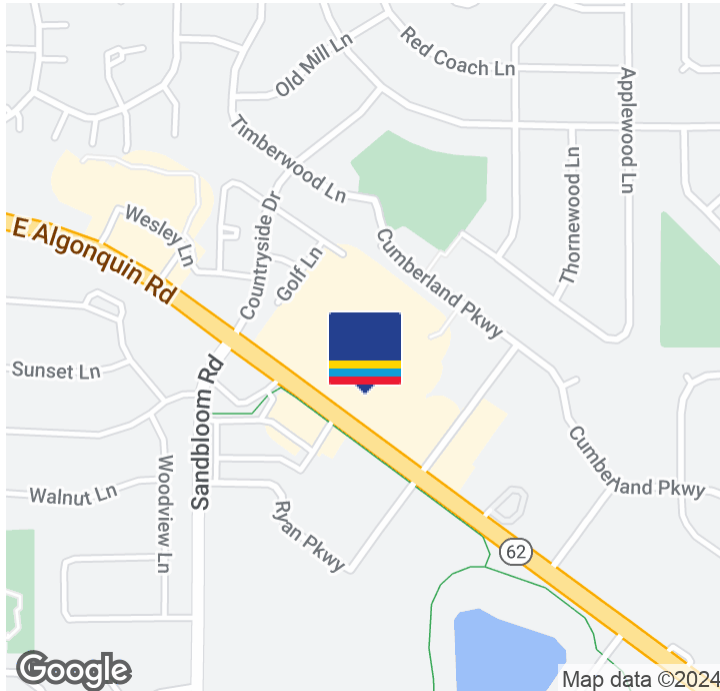
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Property Summary



Property Highlights

- Prime location with strong demographics
- 300 parking spaces (6.10 spaces per 1,000 sq. ft)
- Traffic counts over 38k along Algonquin Rd.
- Average Household Income over 90k
- Dollar Tree Anchored Center
- Space available from 780 sq. ft. - 41,000 sq. ft.
- 111' Frontage along Algonquin Rd.
- Pylon sign
- Signalized Intersection

Property Description

Discover a prime leasing opportunity at 1320-1440 E Algonquin Rd in Algonquin Town Center, IL. This retail property, spanning 103,266 SF, offers an array of leasing options from 780 to 41,188 SF. This well-maintained space hosts a diverse tenant mix, including Dollar Tree and Goodwill. Boasting monument signage along Algonquin Road, it ensures high visibility with almost 39,000 VPD. Strategically located across from key establishments like Jewel-Osco and Dunkin Donuts, this property promises a dynamic retail environment in suburban Algonquin. Don't miss the chance to become part of this thriving commercial hub.

Offering Summary

Lease Rate:	\$11.00 - 21.00 SF/yr (NNN)
Available SF:	780 - 41,188 SF
Lot Size:	10.72 Acres
Taxes:	\$1.70 SF/yr
Expenses	\$2.20 SF/yr
Building Size:	103,266 SF

Spaces	Lease Rate	Space Size
1302	\$21.00 SF/yr	780 SF
1310	\$20.00 SF/yr	1,140 SF
1324-1328	\$14.00 SF/yr	3,525 SF
1330	\$16.00 SF/yr	1,840 SF
1400	\$11.00 SF/yr	41,188 SF
1404	\$20.00 SF/yr	1,560 SF
1406	\$18.00 SF/yr	2,880 SF
1414	\$18.00 SF/yr	2,480 SF
1416	\$20.00 SF/yr	1,323 SF

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Center Photos



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Site Plan

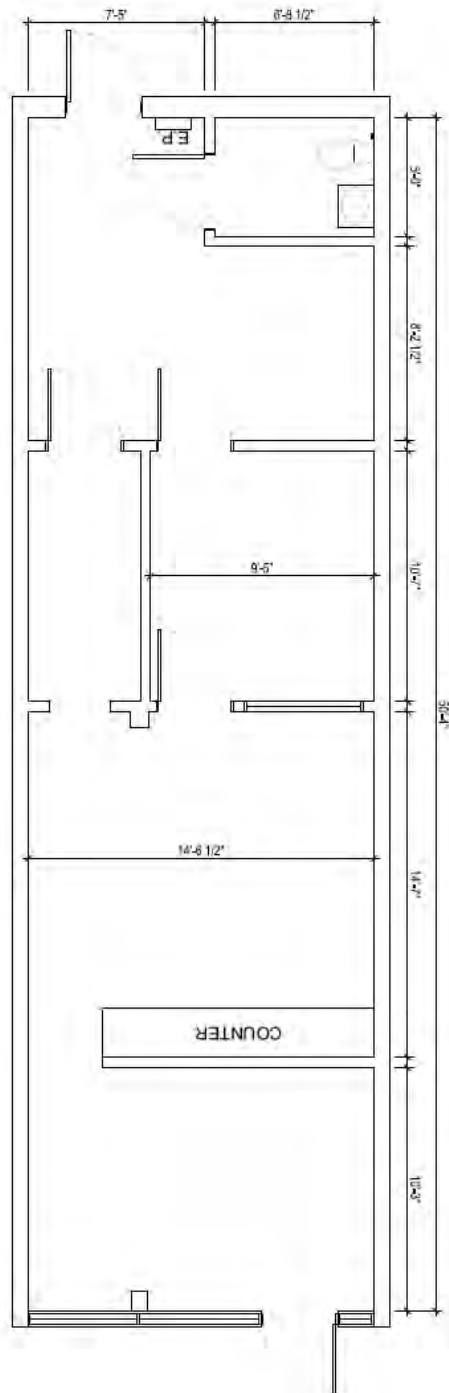


SUITE	TENANT	SQ-FT
1300	UNIQUE NAIL SALON	970
1302	AVAILABLE	780
1304-06	CHINA DRAGON I	1,820
1308	SUBWAY	1,145
1310	AVAILABLE	1,140
1312	S.T. CIGARS	1,140
1314	MODERNO BEAUTY SALON	1,146
1316-22	POSH SALON SUITES	4,960
1324-28	AVAILABLE	3,525
1330	AVAILABLE	1,840
1332-38	LAUNDRY WORLD	6,416
1400	AVAILABLE	41,188
1402	DOLLAR TREE	13,000
1404	AVAILABLE	1,560
1406	AVAILABLE	2,880
1410	DENTIST OFFICE	1,319
1414	AVAILABLE	2,480
1416	AVAILABLE	1,327
1418-20	ALGONQUIN POST OFFICE	2,590
1430	GOODWILL	12,000
OUTLOT : 29,063 SF		
1350	AVAILABLE	2,060

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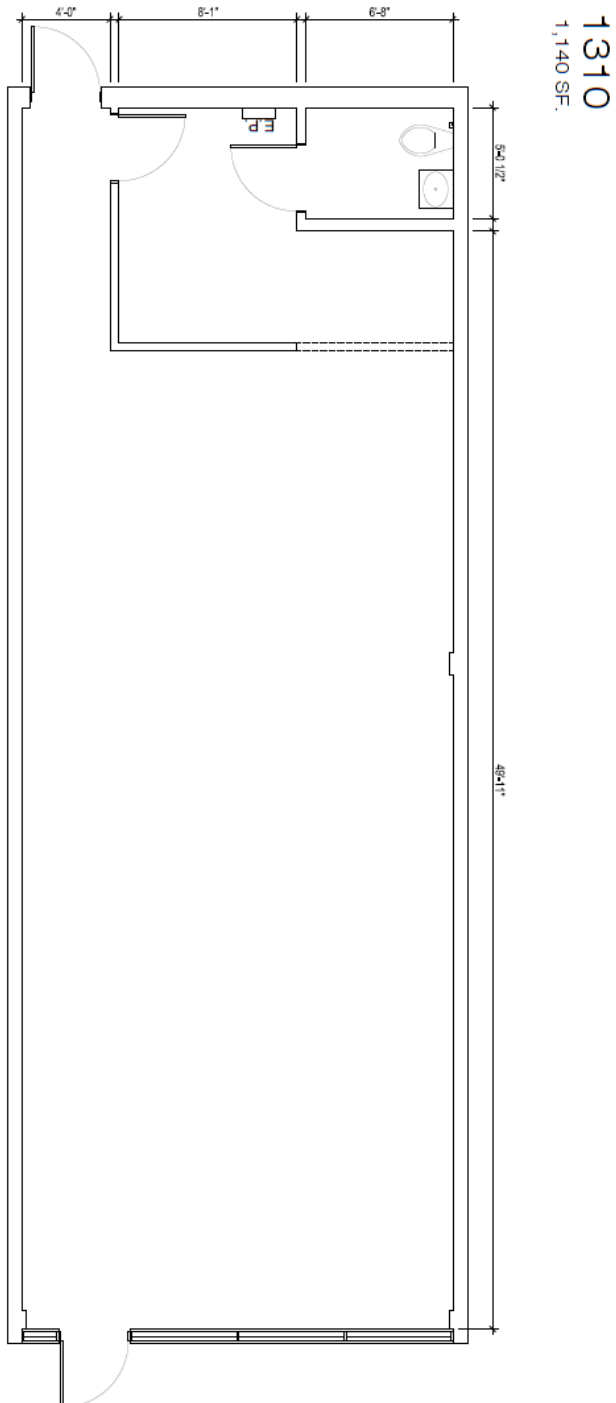
Unit #1302 - 780 sq. ft.



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Unit #1310 - 1,140 sq. ft.



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Unit #1324-1328 - 3,525 sq. ft.



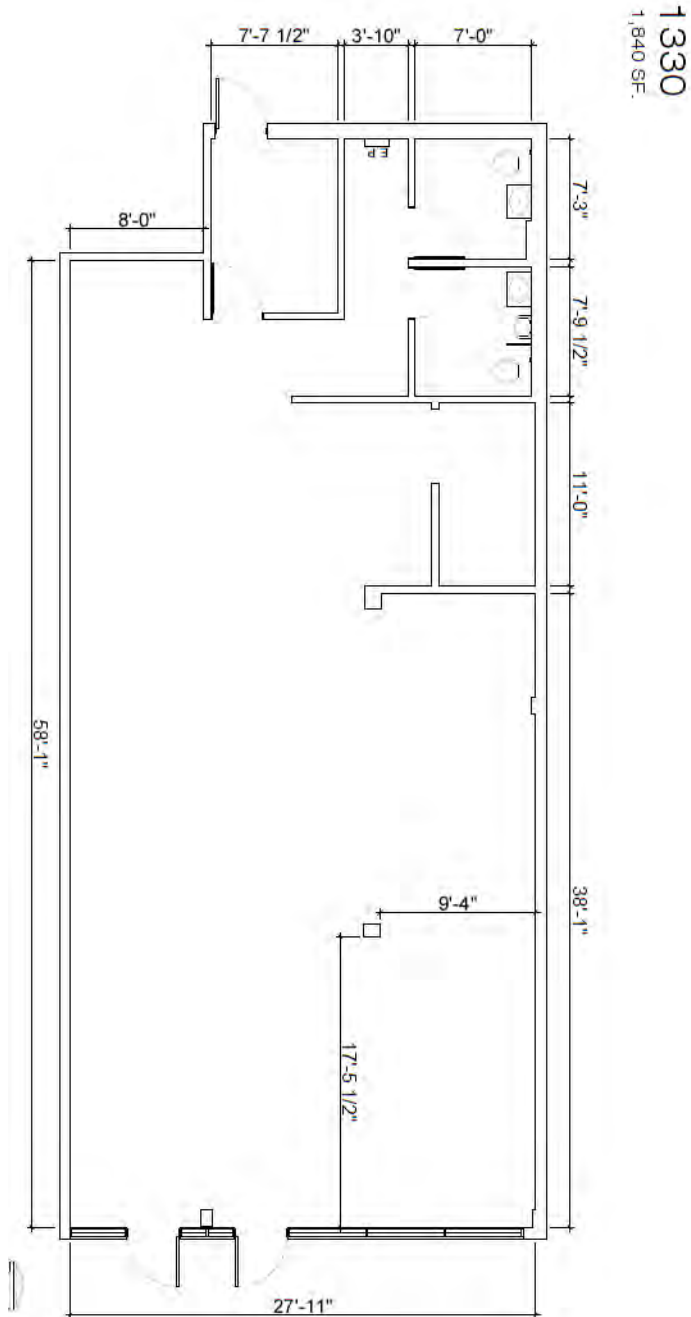
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Unit #1330 - 1,840 sq. ft.



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Unit #1404 - 1,560 sq. ft.



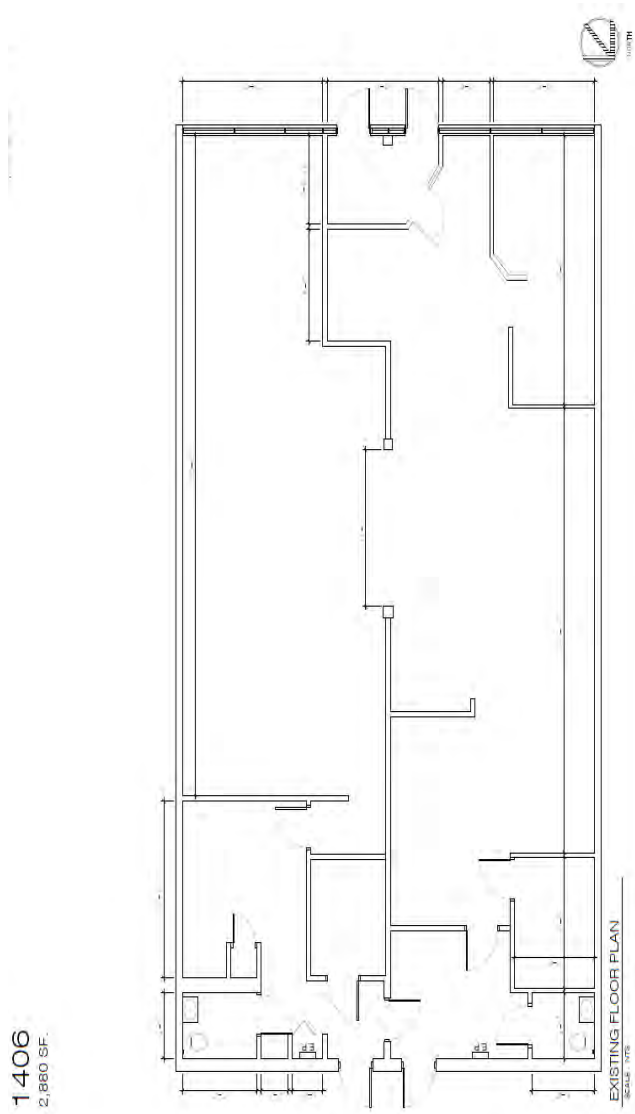
GROSS INTERNAL AREA
FLOOR PLAN: 1,472 sq. ft.



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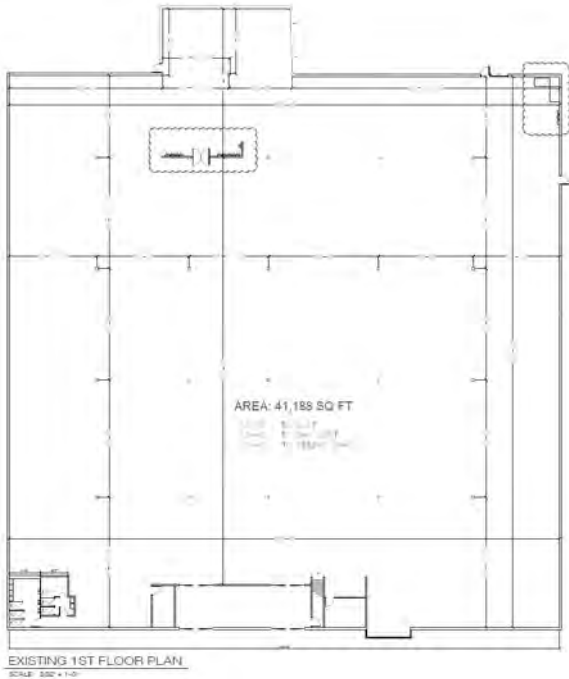
Unit #1406 - 2,880 sq. ft.



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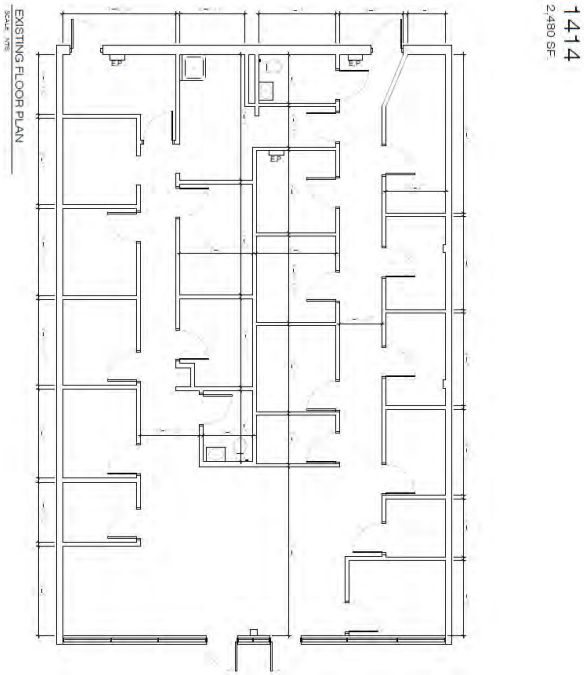
Unit #1400 - 41,188 sq. ft.



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Unit #1414 - 2,480 sq. ft.



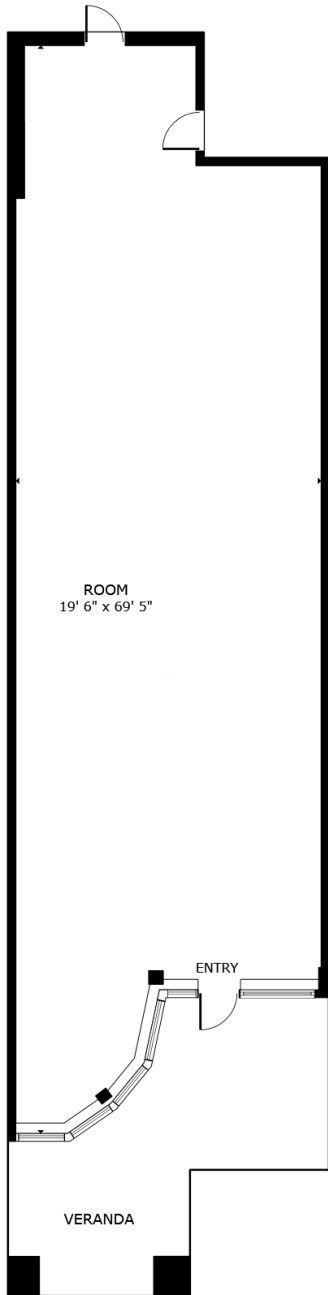
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Unit #1416 - 1,327 sq. ft.



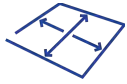
FLOOR PLAN



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Property & Area Highlights



103,266 SF

Size



\$94K

Average HH Income



93k

Households



300

Parking Spaces



\$241K

Median Home Value



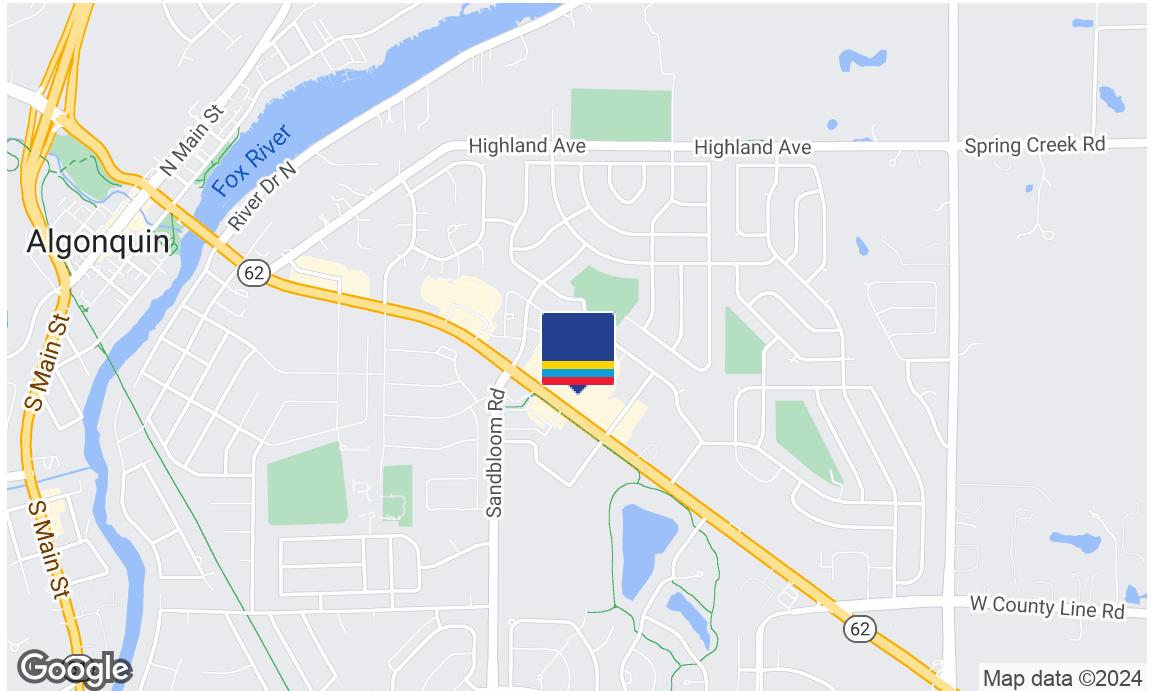
132K

Population



38K ADT

Traffic Counts



Location Overview

Algonquin, situated in McHenry County, Illinois, stands along 1300-1440 E Algonquin Rd, northwest of downtown Chicago. The village embraces a mix of residential calm and commercial accessibility, with the Fox River adding to its scenic charm. Positioned near Algonquin Road, residents likely enjoy easy access to diverse amenities and commercial centers. Algonquin is known for its diverse community and economic vibrancy, hosting both local businesses and larger retail options. The village offers a dynamic lifestyle with shopping centers, eateries, and entertainment venues contributing to its appeal. This central address signifies a convenient location for a balanced lifestyle, making Algonquin a welcoming community for both residents and businesses.

Area Tenants

- Dollar Tree
- Starbuck's
- Jimmy John's
- Walgreens
- USPS
- Corsa Clean Car Wash
- Dunkin
- O'Reillys Auto Parts
- Benjamin Moore
- McDonald's
- Subway
- Shining Stars Learning CTR
- Merlin's Mufflers
- Caliber Collision
- FedEx
- Jewel Osco
- Huntington Bank
- Popeye's

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An aerial photograph of a commercial area with various business callouts. The callouts include: McDonald's, a circular logo with 'IT', Dollar Tree, Subway, Starbucks, Walgreens, FedEx, Dunkin' Donuts, Jewel-Osco, Benjamin Moore, Caliber Collision, O'Reilly Auto Parts, Thornton's, and Mobil. A yellow star labeled 'SITE' is located near the intersection of 55th Ave and 120th Ave. Other street names visible are 120th Ave, 55th Ave, and 120th Ave. There are also traffic light symbols and a 'CALIBER COLLISION' sign.

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Location Map



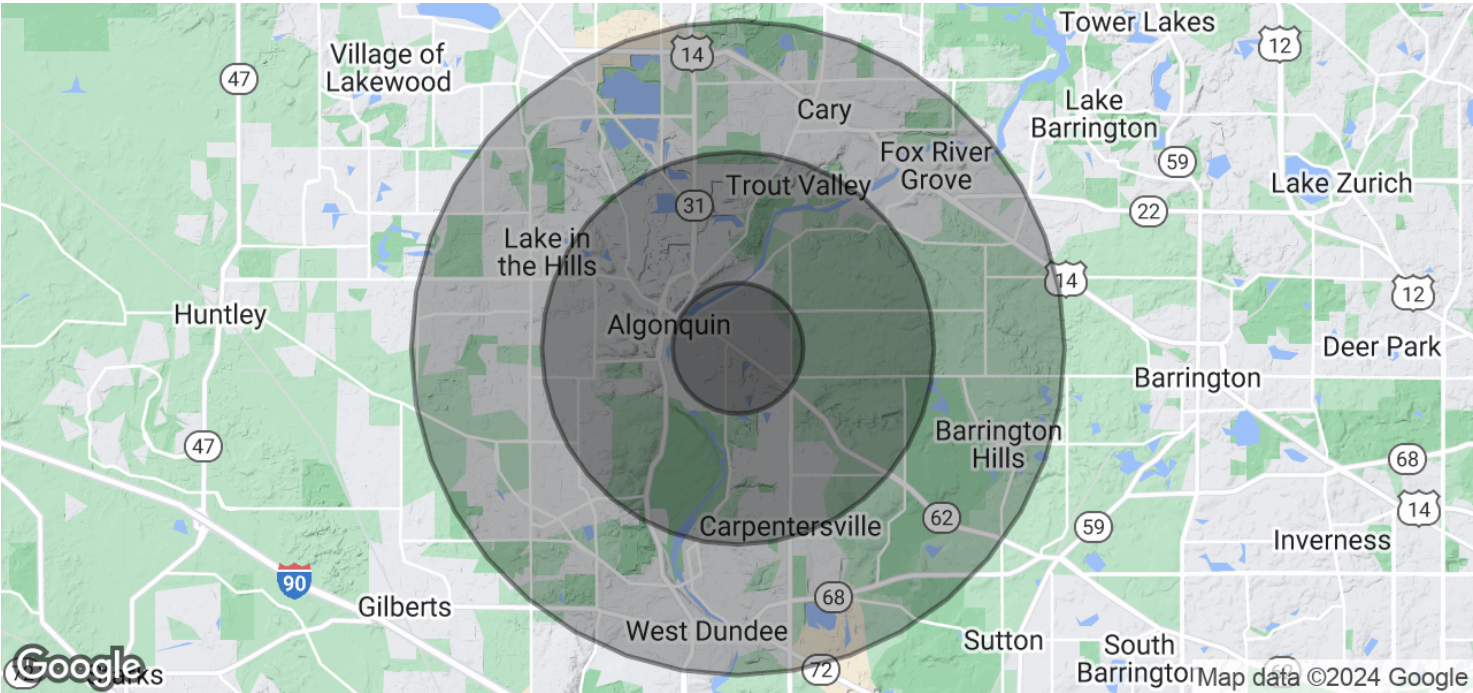
Demographics	1 Mile	3 Miles	5 Miles
Total population	7,721	51,396	132,633
Median age	44.9	38.8	39.3
Median age (Male)	41.0	36.5	37.9
Median age (Female)	46.4	39.9	39.9
Total households	3,049	17,814	47,682
Total persons per HH	2.5	2.9	2.8
Average HH income	\$106,662	\$104,583	\$108,063
Average house value	\$239,915	\$241,647	\$248,548

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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
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* Demographic data derived from 2020 ACS - US Census

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