THE RIVER PLACE-
FORMER HAIR SALON AVAILABLE!

1104-1130 N GREEN STREET
MCHENRY, IL 60050

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LEASE HIGHLIGHTS

• Next to newly opened McHenry Downtown Theater!
• Rental Rate: $12.00/sf NNN
• CAM and Taxes are approx. $6.10/sf (CAM: $3.45/sf, Real Estates Taxes: $2.65/SF)
• Situated next to and across from McHenry Schools which, in addition to the theater, provide for great foot traffic and demographics
• Former hair salon space available
• Boat slips available
• Fitness and business center available to tenants
• Excellent visibility and signage opportunity

PROPERTY OVERVIEW

The River Place is a newer construction mixed use building consisting of 27 apartment units which are 100% occupied, situated on 3 floors directly above first floor retail. Located directly on the Fox River in downtown McHenry, both parking spaces and boat slips are available for commercial tenants. Abundant parking via street and private lots for customer parking. Suitable for retail, restaurant, dry cleaner, deli, coffee shop, bakery, salon, and offices. Nearby schools provide for great customer interaction. This is a great anchor location with neighboring tenants including Buddyz Pizzeria, Top Drive, Pineapple X'Pressed Smoothie Shop, Kiera Confections, World Wide Travel Agency, Edward Jones, DIY Barkin Bath Haus, Snapology and Mixin Mingle. Space available is 1,358sf and is a former hair salon. Building amenities accessible to commercial tenants include fitness and business center. This is a Class A building with Class A opportunities!

LOCATION OVERVIEW

Located one block south of Route 120 and Green Street in Downtown McHenry on the River Walk, this area features an eclectic mix of boutique businesses including the county’s best restaurants. High traffic area offers many possibilities for retail, office and restaurant business concepts. Located directly on the Fox River for outstanding views. This is a landmark building...come by car or boat! McHenry is located 50 miles northwest of Chicago in northern Illinois on the Fox River with downtown situated directly on the river. The major thoroughfare running through town in IL Route 120. 2010 population estimate was 24,631.
## Demographics Map

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### POPULATION

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<tr>
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<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
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</thead>
<tbody>
<tr>
<td>Total population</td>
<td>5,775</td>
<td>34,270</td>
<td>68,916</td>
</tr>
<tr>
<td>Median age</td>
<td>36.5</td>
<td>37.4</td>
<td>38.0</td>
</tr>
<tr>
<td>Median age (Male)</td>
<td>35.1</td>
<td>35.9</td>
<td>37.0</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>37.9</td>
<td>38.4</td>
<td>38.7</td>
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### HOUSEHOLDS & INCOME

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<tr>
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<th>1 MILE</th>
<th>3 MILES</th>
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<tbody>
<tr>
<td>Total households</td>
<td>2,411</td>
<td>13,087</td>
<td>25,798</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>2.4</td>
<td>2.6</td>
<td>2.7</td>
</tr>
<tr>
<td>Average HH income</td>
<td>$62,473</td>
<td>$76,490</td>
<td>$82,978</td>
</tr>
<tr>
<td>Average house value</td>
<td>$258,097</td>
<td>$287,884</td>
<td>$298,971</td>
</tr>
</tbody>
</table>

* Demographic data derived from 2010 US Census
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