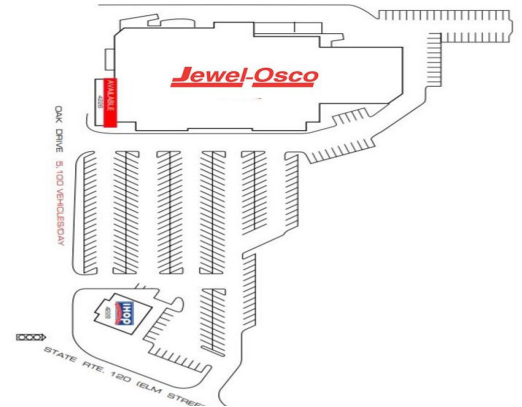


4224 W ELM ST. (ROUTE 120)
BOONE CREEK PLAZA
McHENRY, IL 60050

FOR LEASE

MLS # 11214196

September 8, 2021



RETAIL SPACE • 1,325 SF

\$2,430/mo. NNN (\$22 psf)

DESCRIPTION

**In Line Retail Space
1,325 SF**

Boone Creek Plaza, located in the heart of McHenry. Only one available space left in this high traffic, 70,053 SF Jewel-Osco anchored center. Ideal for retailers, service oriented businesses. Monument signage available.

SPECIFICATIONS

Description	Retail Space
Building Size	70,053 SF
Land Size	6 AC
Year Built	1982
HVAC System	GFA / Central Air
Electrical	200 AMP
Sprinklers	Yes
Washrooms	1
Ceiling Height	10 FT
Parking	Common (330 spaces)
Sewer/Water	City
Zoning	C3
RE Taxes	\$2.70 psf
CAM	\$2.60 psf
Lease Term	3-5 years
PIN#	09-27-428-022

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,834	34,630	62,114
Avg Household Income	\$66,120	\$78,173	\$81,684
Daily Traffic Counts: 28,000 vpd at Signalized Intersection			

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
This document is for information purposes only. No offer of sub-agency is being made.

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HEATHER SCHWEITZER

Vice President/Managing Broker

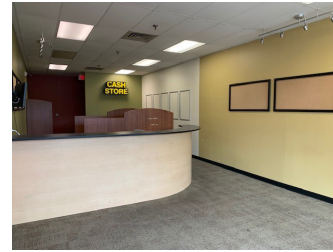
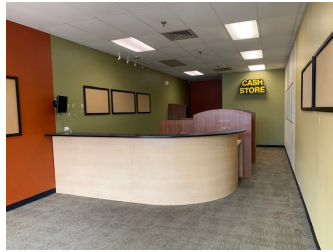
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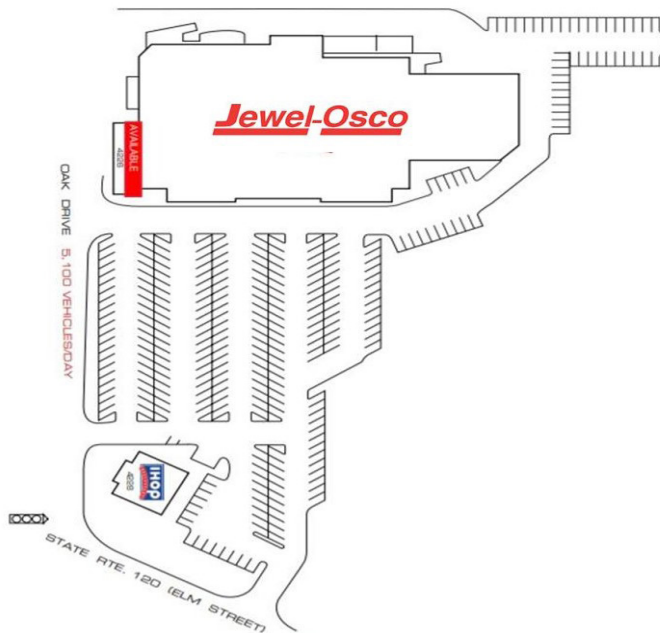
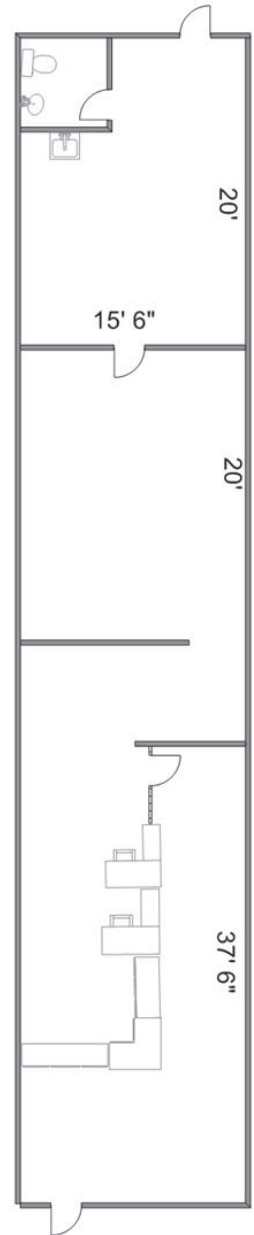


FLOOR PLAN

UNIT 4224

1,325 SF

Measurements Approximate



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