

# 13304 Village Green Dr

Huntley, IL 60142

# For Lease

MLS #12071091

RETAIL

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RETAIL SPACE 4,500 SF

\$18.00 PSF (NNN)

## Huntley Village Green

4,500 SF (45' x 100') retail space is available in the busy Jewel anchored center. Potential location for a restaurant/café. Ideally located across from Del Webb Sun City with over 27,400 vehicles per day on busy Route 47.

Join Fox Valley Orthopedics Physical Therapy, Incredible Builders, Millie's Wine Bar, Chiro One, Northwest Podiatry, Huntley Realty, Golden Nail Studio and Four Seasons Cleaners.

Just north of I-90 / Route 47 Interchange. Monument signage available.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	1,565	23,328	75,798
Average HH Income	\$75,631	\$116,861	\$148,028

## Specifications

Center Size:	22,200 SF
Year Built:	2004
HVAC System:	GFA/ Central Air
Electrical:	200 amp
Sprinklers:	Yes
Washrooms:	1 ADA
Ceiling Height:	9'
Parking:	Common
Sewer/Water:	City
Zoning:	C2
Taxes:	\$4.37 PSF (2023)
CAM:	\$3.61 PSF (2024)
PIN #:	02-09-101-067

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VP / Designated Managing Broker

**Heather Schweitzer**

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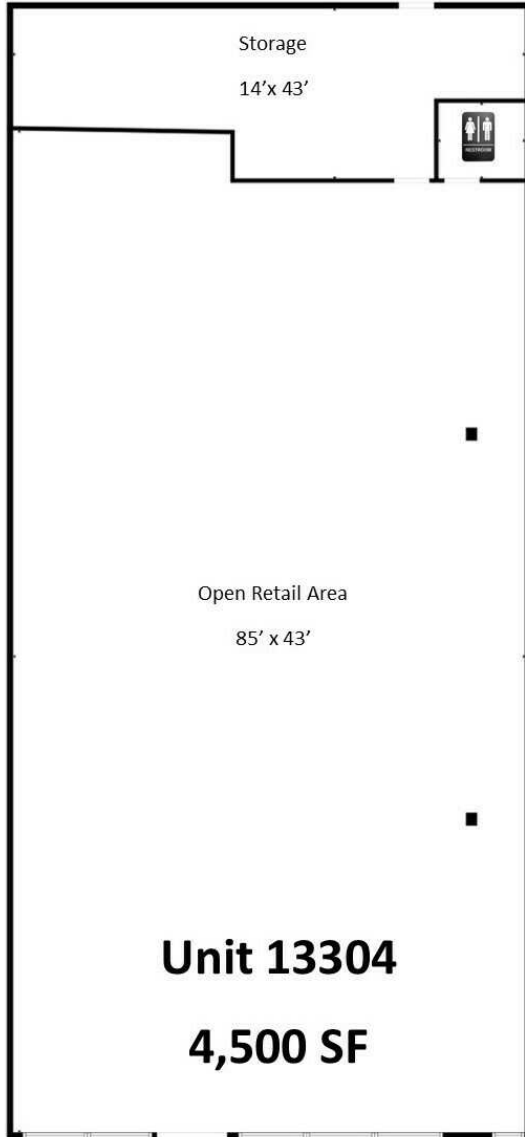
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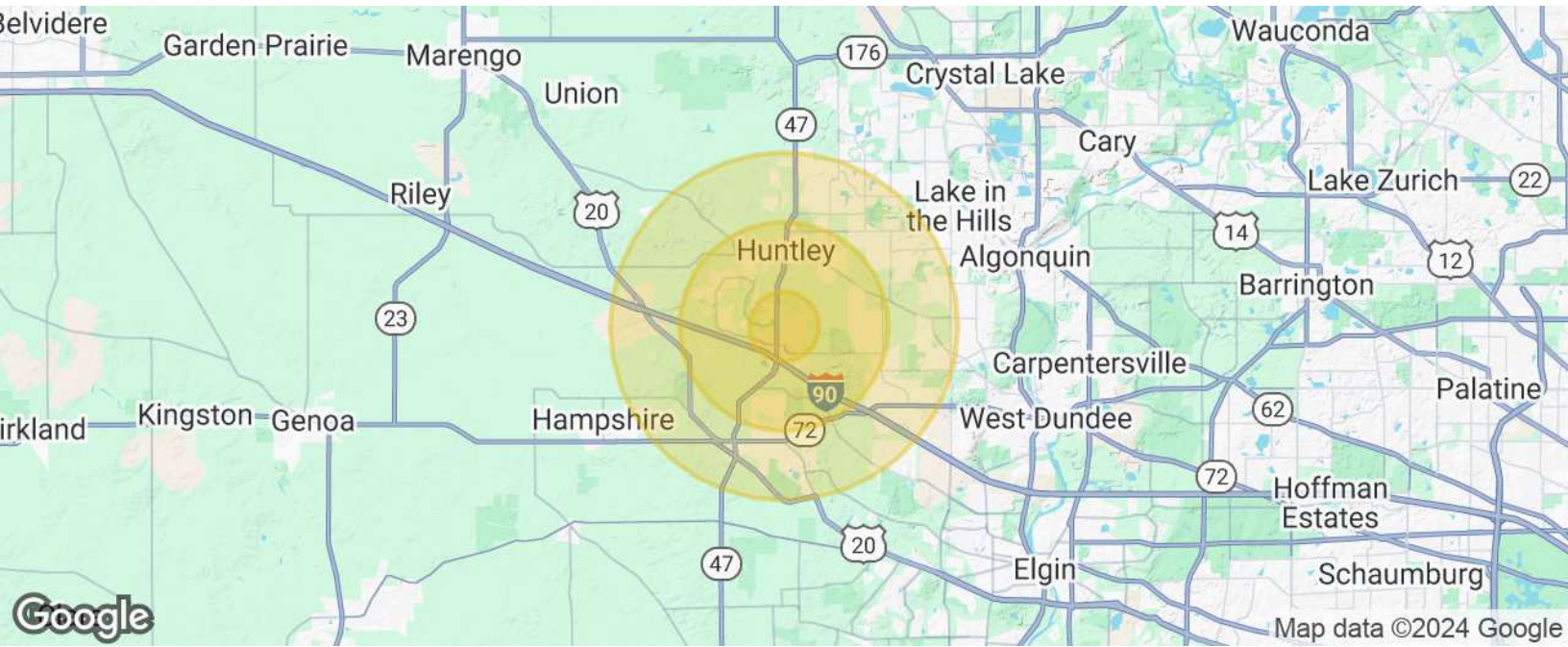
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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	1,565	23,328	75,798
Average Age	71	52	42
Average Age (Male)	71	52	41
Average Age (Female)	72	53	42

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	900	10,141	27,262
# of Persons per HH	1.7	2.3	2.8
Average HH Income	\$75,631	\$116,861	\$148,028
Average House Value	\$366,047	\$349,518	\$357,561

*Demographics data derived from AlphaMap*

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