

## OFFICE

### Executive Offices

5400 W. Elm St. Suite 200-204  
McHenry, IL 60050



KURCHINA & ASSOCIATES INC.

5306 W. ELM ST. MCHENRY, IL 60050

WWW.ILREALTYINC.COM



#### Overview:

2nd floor Executive office condo fully furnished available for sale or for rent. The building has a grand lobby and an elevator for easy access to the 2nd floor. 3799sf of office space consisting of 5 private offices (2 of the 5 offices have private bathrooms), waiting area, reception area, copy room, and a coffee station with sink, two bathrooms, and a large conference room w/ sink, refrigerator, dishwasher and wired for surround sound. If you need space for multiple people one of the offices could easily be transformed into a room with cubicles. There is also a large meeting room in the basement that owners and tenants have access to.

### PROPERTY SPECIFICATIONS

Building Size	32,000 SF.
Warehouse/Shop	0 SF
Total SF Available	3,799 SF
Minimal Space	837 SF
Maximum Space	3799 SF
# of Private Offices	5
# of Bathrooms	4
Drive-in Doors	0
Dock Doors	0
Parking	36-50 parking spaces (common)
Lot Size	4.6 acres (approximate)
Electrical	
Sewer & Water	Municipal
Fire Protection	Extinguisher/s
Zoning	C2

**Sale Price:** \$355,000.00

**Lease Price:** \$11.00sf/yr

**Tax/Cam:** \$ 6.51sf/yr

Demographics	1 mile	3 miles	5 miles
Average Household Income	\$89,019	\$115,465	\$120,916
Population	5,005	33,686	58,743
Traffic Count	18,800	19,300	23,200

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Images of Property



Jill Kurchina Glaves 224-430-0467 [Jill@ILrealtyinc.com](mailto:Jill@ILrealtyinc.com)



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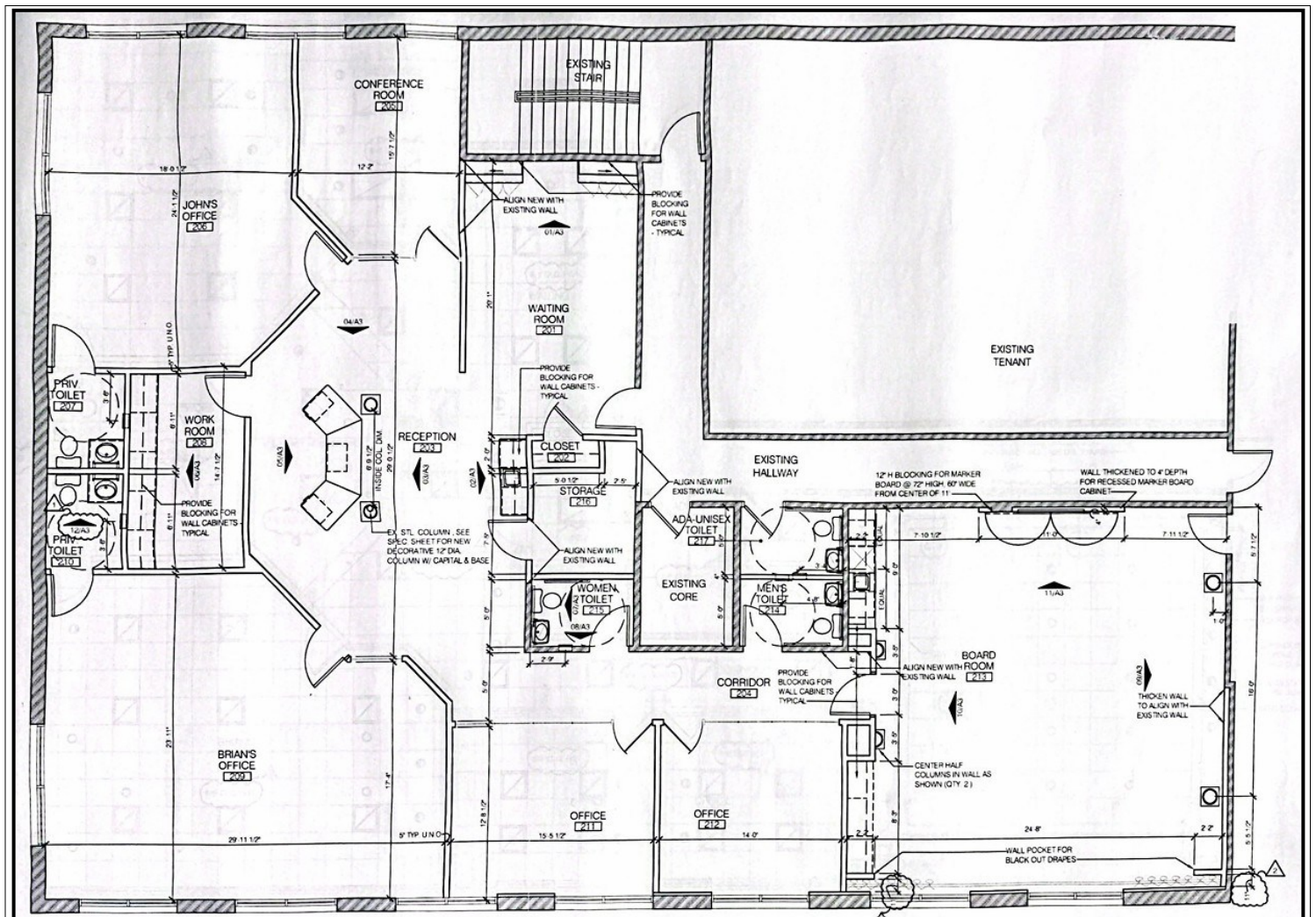


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Floor Plan



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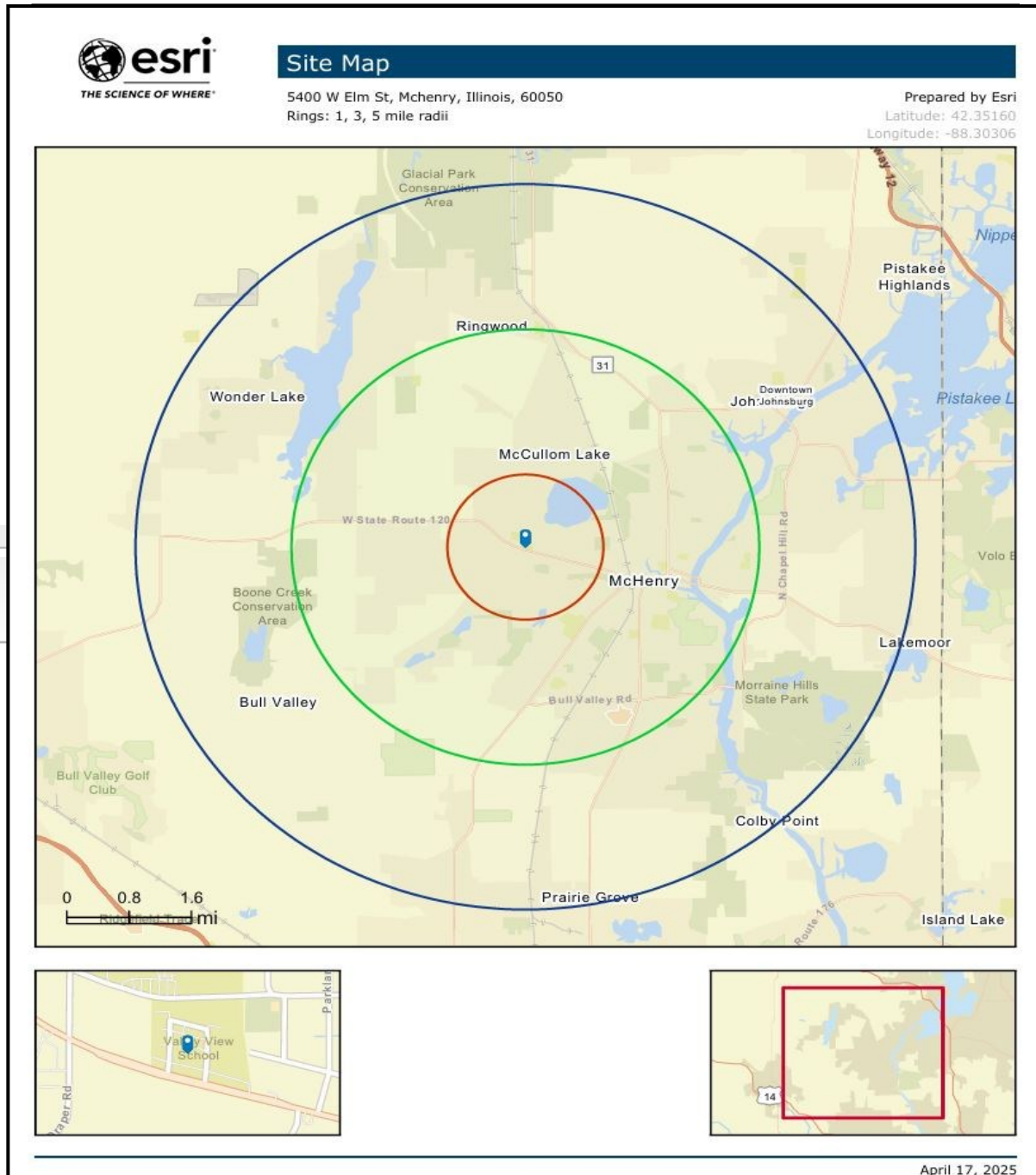


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**Ring Map**



*Jill Kurchina Glaves 224-430-0467 Jill@ILrealtyinc.com*



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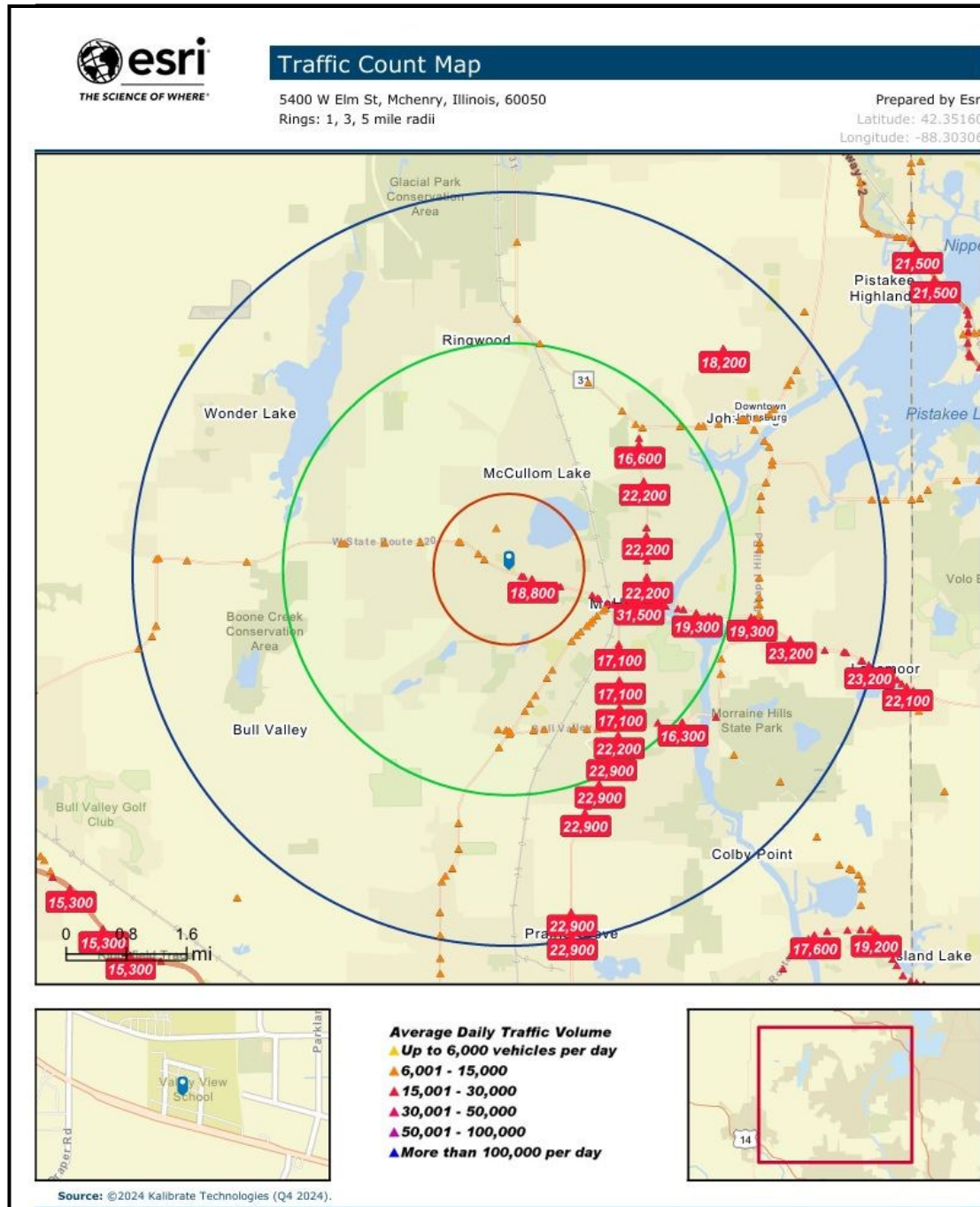


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Traffic Count Map



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## **Executive Summary**



### Executive Summary

5400 W Elm St, McHenry, Illinois, 60050  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.35160  
Longitude: -88.30306

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	5,130	32,381	56,860
2020 Population	4,917	32,499	56,757
2024 Population	5,005	33,686	58,743
2029 Population	5,229	35,730	61,983
2010-2020 Annual Rate	-0.42%	0.04%	-0.02%
2020-2024 Annual Rate	0.42%	0.85%	0.81%
2024-2029 Annual Rate	0.88%	1.19%	1.08%
2020 Male Population	49.9%	49.3%	49.8%
2020 Female Population	50.1%	50.7%	50.2%
2020 Median Age	39.3	41.7	42.0
2024 Male Population	51.1%	50.2%	50.6%
2024 Female Population	48.9%	49.8%	49.4%
2024 Median Age	39.6	42.1	42.4

In the identified area, the current year population is 58,743. In 2020, the Census count in the area was 56,757. The rate of change since 2020 was 0.81% annually. The five-year projection for the population in the area is 61,983 representing a change of 1.08% annually from 2024 to 2029. Currently, the population is 50.6% male and 49.4% female.

#### Median Age

The median age in this area is 42.4, compared to U.S. median age of 39.3.

#### Race and Ethnicity

	1 mile	3 miles	5 miles
2024 White Alone	73.0%	80.0%	82.0%
2024 Black Alone	1.2%	1.1%	0.9%
2024 American Indian/Alaska Native Alone	0.8%	0.5%	0.5%
2024 Asian Alone	1.5%	1.9%	1.6%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	10.4%	6.5%	5.5%
2024 Two or More Races	13.0%	9.9%	9.4%
2024 Hispanic Origin (Any Race)	23.1%	16.1%	14.3%

Persons of Hispanic origin represent 14.3% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 48.3 in the identified area, compared to 72.5 for the U.S. as a whole.

#### Households

	1 mile	3 miles	5 miles
2024 Wealth Index	70	105	118
2010 Households	1,903	12,090	20,968
2020 Households	1,960	12,744	21,953
2024 Households	2,038	13,433	23,120
2029 Households	2,205	14,591	25,071
2010-2020 Annual Rate	0.30%	0.53%	0.46%
2020-2024 Annual Rate	0.92%	1.25%	1.23%
2024-2029 Annual Rate	1.59%	1.67%	1.63%
2024 Average Household Size	2.46	2.48	2.52

The household count in this area has changed from 21,953 in 2020 to 23,120 in the current year, a change of 1.23% annually. The five-year projection of households is 25,071, a change of 1.63% annually from the current year total. Average household size is currently 2.52, compared to 2.57 in the year 2020. The number of families in the current year is 15,707 in the specified area.

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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	16.9%	19.1%	20.2%
<b>Median Household Income</b>			
2024 Median Household Income	\$71,886	\$88,974	\$94,439
2029 Median Household Income	\$85,545	\$102,163	\$105,296
2024-2029 Annual Rate	3.54%	2.80%	2.20%
<b>Average Household Income</b>			
2024 Average Household Income	\$89,019	\$115,465	\$120,916
2029 Average Household Income	\$106,055	\$131,943	\$136,948
2024-2029 Annual Rate	3.56%	2.70%	2.52%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$35,812	\$45,936	\$47,496
2029 Per Capita Income	\$43,803	\$53,967	\$55,286
2024-2029 Annual Rate	4.11%	3.27%	3.08%
<b>GINI Index</b>			
2024 Gini Index	36.3	37.0	36.1
<b>Households by Income</b>			

Current median household income is \$94,439 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$105,296 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$120,916 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$136,948 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$47,496 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$55,286 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	118	105	99
2010 Total Housing Units	2,034	12,989	22,712
2010 Owner Occupied Housing Units	1,542	9,386	17,100
2010 Renter Occupied Housing Units	362	2,704	3,868
2010 Vacant Housing Units	131	899	1,744
2020 Total Housing Units	2,029	13,438	23,286
2020 Owner Occupied Housing Units	1,547	9,474	17,211
2020 Renter Occupied Housing Units	413	3,270	4,742
2020 Vacant Housing Units	77	689	1,320
2024 Total Housing Units	2,109	14,255	24,650
2024 Owner Occupied Housing Units	1,648	10,052	18,324
2024 Renter Occupied Housing Units	390	3,381	4,796
2024 Vacant Housing Units	71	822	1,530
2029 Total Housing Units	2,271	15,368	26,546
2029 Owner Occupied Housing Units	1,838	11,368	20,505
2029 Renter Occupied Housing Units	367	3,223	4,567
2029 Vacant Housing Units	66	777	1,475

<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	47.1	55.2	55.5

Currently, 74.3% of the 24,650 housing units in the area are owner occupied; 19.5% are renter occupied; and 6.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 23,286 housing units in the area and 5.7% vacant housing units. The annual rate of change in housing units since 2020 is 1.35%. Median home value in the area is \$305,434, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.02% annually to \$337,473.