

2445 N. Richmond Rd. (Route 31)
McHenry, IL 60051

For Lease

MLS #12566273

RETAIL



RETAIL END CAP 1,540 SF

\$4,485.25/MO. \$24.00 PSF (NNN)

**RETAIL SPACE
1,540 SF END CAP**

Excellent opportunity to lease a 1,540 SF end cap retail space located along highly traveled Richmond Road (Route 31) in McHenry.

The property is positioned within a premier retail corridor anchored by Home Depot and Meijer Foods, generating strong daily traffic and outstanding visibility with over 24,300 vehicles per day.

This end cap unit offers abundant natural light, convenient customer access, and prominent monument signage providing excellent brand exposure.

Surrounding national retailers and dense residential growth makes this space ideal for tenants seeking high visibility and accessibility. \$4,485.25 total monthly including NNN.

Specifications

Bldg. Size:	8,302 SF
Year Built:	2003
HVAC System:	GFA/ Central Air
Electrical:	200 amp
Sprinklers:	Yes
Washrooms:	1 ADA
Ceiling Height:	12 ft
Parking:	Common
Sewer/Water:	City
Zoning:	C5
CAM & Taxes	CAM: \$4.00 psf Taxes: \$6.95 psf
PIN #:	09-23-326-009

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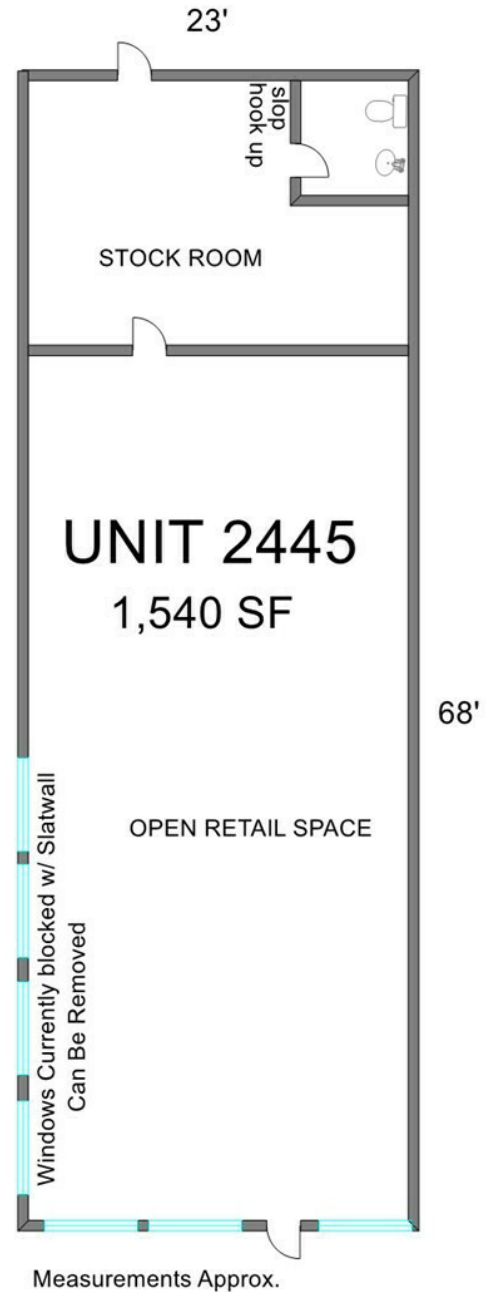
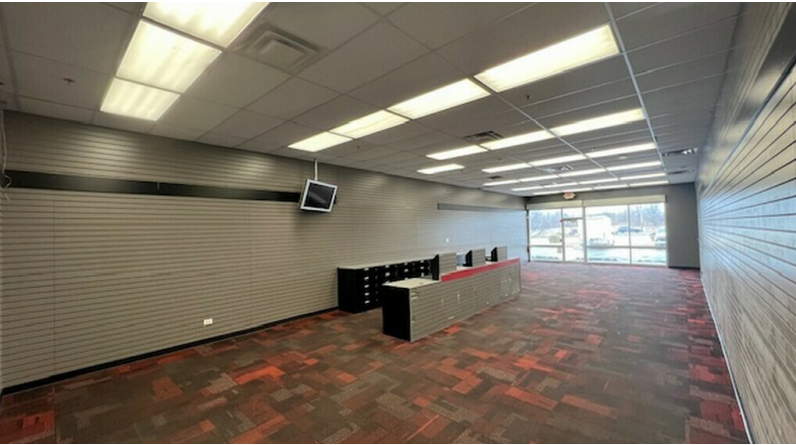
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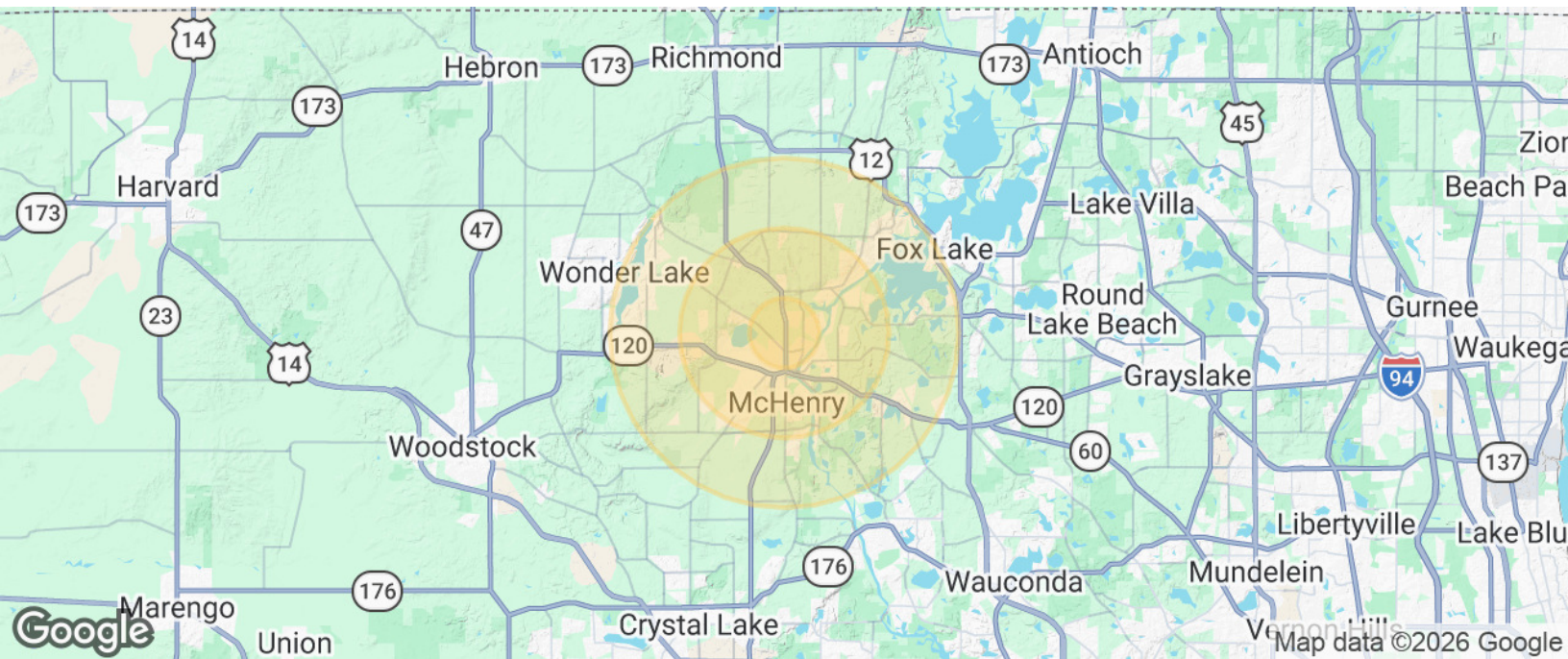
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,050	32,218	65,778
Average Age	41	43	42
Average Age (Male)	40	41	41
Average Age (Female)	42	44	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,025	12,817	26,229
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$108,995	\$114,350	\$117,512
Average House Value	\$292,838	\$292,104	\$295,414

Demographics data derived from AlphaMap

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