

7407 Hancock Wonder Lake, IL

Maximum Rentable SF: 11,876 Sq. Ft.
Minimum Rentable SF: 900 Sq. Ft.
Stories: 1
Year Built: 2003
Zoning Type: Retail
Actual Zoning: GB
Subtype: Shopping Center
Parking Spaces: 50
Utilities: Central Air,
Electricity 101-
200 Amps,
Forced Heat,
Gas



Remarks: Large Shopping Center with a Nationwide Tenant, Subway, in growing Wonder Lake! Over 5,000 SF of Space Available for Immediate Occupancy. Divisible into 900 or 1,300 SF Suites, with Former Day Care Available with Over 50 Spaces! So Many Possibilities, so Bring Your Ideas! Please Call Broker for More Details!



**For Lease: \$11/sf +
\$3.55/sf CAM & TAXES**

5306 West Elm Street, McHenry, IL (815) 344-8900

www.ILrealtyinc.com

Wayne Kurchina,

CCIM

7407 Hancock
Wonder Lake, IL



PICTURE PAGE



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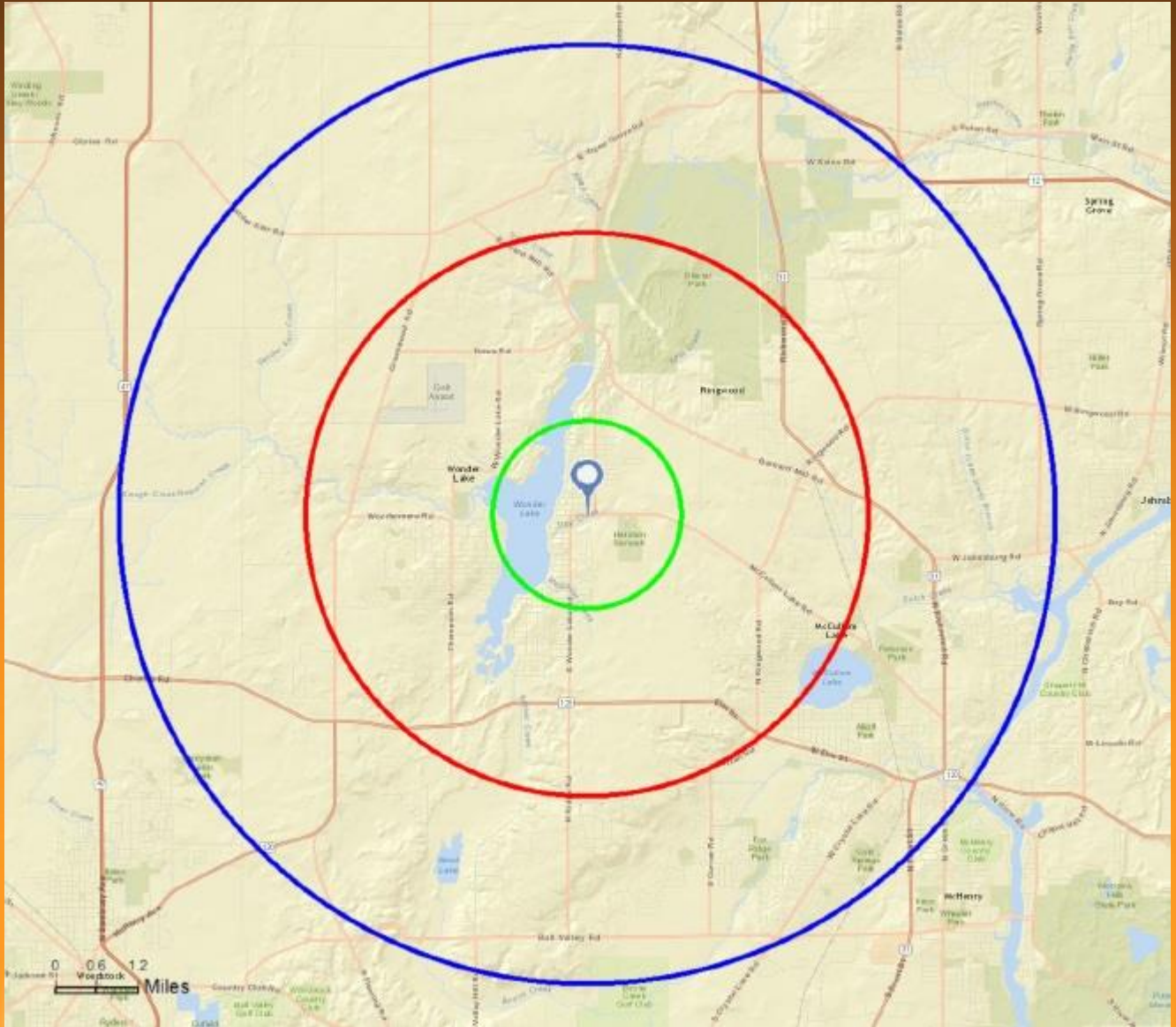
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RING MAP



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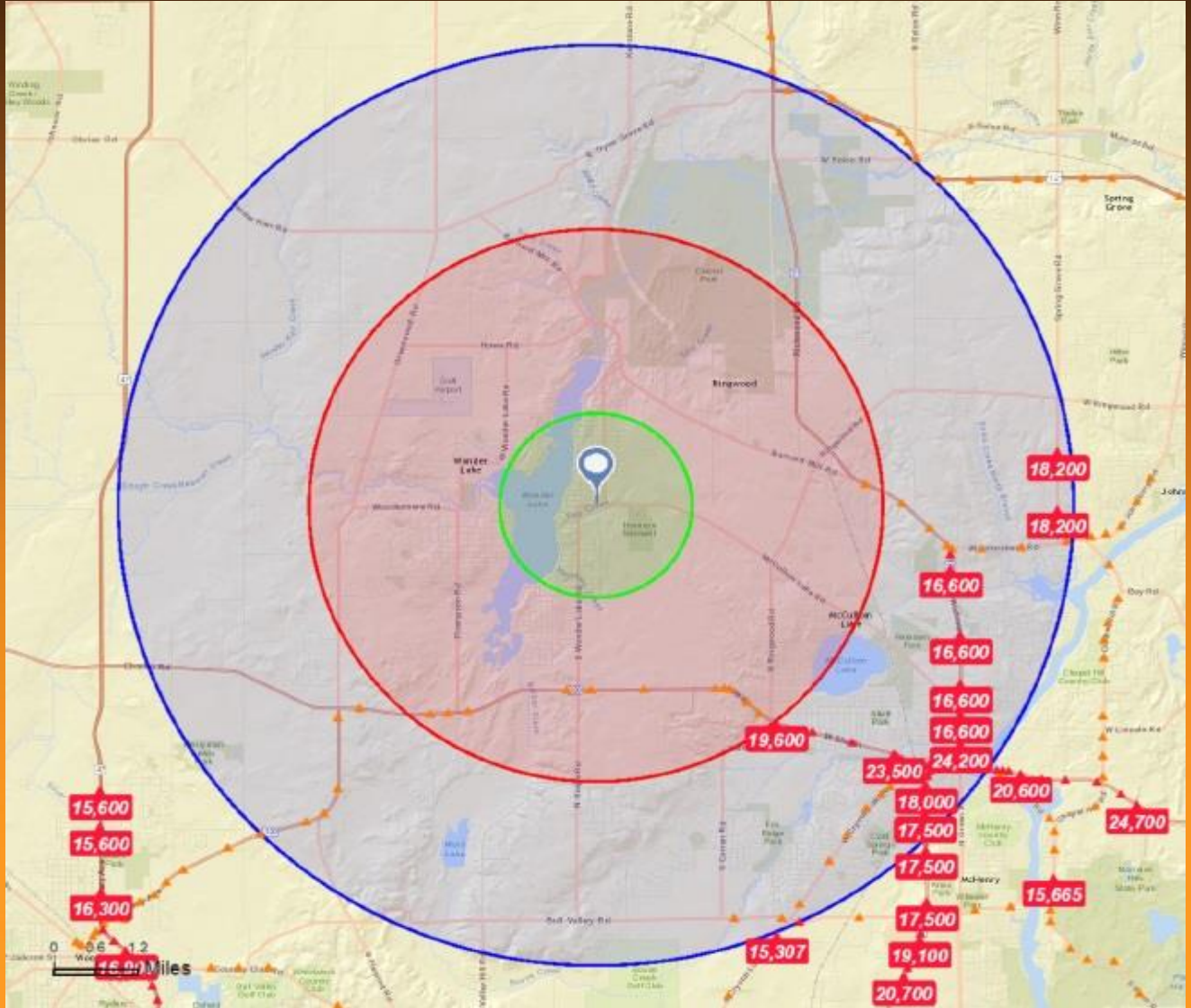
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TRAFFIC COUNT MAP



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



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EXECUTIVE SUMMARY



Executive Summary

7407 Hancock Dr, Wonder Lake, Illinois, 60097 5
7407 Hancock Dr, Wonder Lake, Illinois, 60097
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.38555
Longitude: -88.34176

	1 mile	3 miles	5 miles
Population			
2000 Population	3,445	13,444	33,777
2010 Population	3,512	15,690	41,493
2015 Population	3,501	15,699	41,633
2020 Population	3,551	16,151	42,549
2000-2010 Annual Rate	0.19%	1.56%	2.08%
2010-2015 Annual Rate	-0.06%	0.01%	0.06%
2015-2020 Annual Rate	0.28%	0.57%	0.44%
2015 Male Population	49.9%	50.8%	49.6%
2015 Female Population	50.1%	49.2%	50.4%
2015 Median Age	39.9	39.0	39.0

In the identified area, the current year population is 41,633. In 2010, the Census count in the area was 41,493. The rate of change since 2010 was 0.06% annually. The five-year projection for the population in the area is 42,549 representing a change of 0.44% annually from 2015 to 2020. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 39.9, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	95.3%	93.2%	90.8%
2015 Black Alone	0.5%	0.7%	0.9%
2015 American Indian/Alaska Native Alone	0.2%	0.4%	0.3%
2015 Asian Alone	0.3%	1.0%	1.3%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	2.3%	3.1%	5.0%
2015 Two or More Races	1.5%	1.7%	1.7%
2015 Hispanic Origin (Any Race)	6.8%	8.5%	11.8%

Persons of Hispanic origin represent 11.8% of the population in the identified area compared to 17.6% 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 34.7 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	1,246	4,709	12,134
2010 Households	1,336	5,638	15,195
2015 Total Households	1,344	5,687	15,340
2020 Total Households	1,368	5,869	15,713
2000-2010 Annual Rate	0.70%	1.82%	2.28%
2010-2015 Annual Rate	0.11%	0.16%	0.18%
2015-2020 Annual Rate	0.35%	0.63%	0.48%
2015 Average Household Size	2.60	2.76	2.70

The household count in this area has changed from 15,195 in 2010 to 15,340 in the current year, a change of 0.18% annually. The five-year projection of households is 15,713, a change of 0.48% annually from the current year total. Average household size is currently 2.70, compared to 2.72 in the year 2010. The number of families in the current year is 10,980 in the specified area.

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Median Household Income			
2015 Median Household Income	\$59,158	\$74,744	\$71,091
2020 Median Household Income	\$75,035	\$82,848	\$81,261
2015-2020 Annual Rate	4.87%	2.08%	2.71%
Average Household Income			
2015 Average Household Income	\$75,895	\$86,138	\$83,692
2020 Average Household Income	\$86,569	\$96,704	\$94,318
2015-2020 Annual Rate	2.67%	2.34%	2.42%
Per Capita Income			
2015 Per Capita Income	\$29,292	\$30,955	\$30,864
2020 Per Capita Income	\$33,535	\$34,876	\$34,874
2015-2020 Annual Rate	2.74%	2.41%	2.47%

Households by Income

Current median household income is \$71,091 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$81,261 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$83,692 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$94,318 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$30,864 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$34,874 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	1,431	5,149	12,824
2000 Owner Occupied Housing Units	1,067	4,132	9,863
2000 Renter Occupied Housing Units	179	577	2,271
2000 Vacant Housing Units	185	440	690
2010 Total Housing Units	1,569	6,255	16,438
2010 Owner Occupied Housing Units	1,100	4,837	12,218
2010 Renter Occupied Housing Units	236	801	2,977
2010 Vacant Housing Units	233	617	1,243
2015 Total Housing Units	1,587	6,334	16,658
2015 Owner Occupied Housing Units	1,081	4,788	12,051
2015 Renter Occupied Housing Units	263	899	3,290
2015 Vacant Housing Units	243	647	1,318
2020 Total Housing Units	1,630	6,599	17,161
2020 Owner Occupied Housing Units	1,098	4,935	12,323
2020 Renter Occupied Housing Units	270	934	3,390
2020 Vacant Housing Units	262	730	1,448

Currently, 72.3% of the 16,658 housing units in the area are owner occupied; 19.8%, renter occupied; and 7.9% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 16,438 housing units in the area - 74.3% owner occupied, 18.1% renter occupied, and 7.6% vacant. The annual rate of change in housing units since 2010 is 0.59%. Median home value in the area is \$172,324, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.29% annually to \$202,629.

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