

912 W Northwest HWY Suite 204

Fox River Grove, IL 60021

Executive Summary



OFFERING SUMMARY

Building Size:	1,425 SF
Sale Price:	\$372,000.00
Price / SF:	\$261.05
Lot Size:	Common Area
Year Built:	2004
Zoning:	Office
PIN #:	20-20-255-139
Taxes:	\$911.00

PROPERTY OVERVIEW

New medical office suite. Can be configured to your specifications. Or there are drawings available for a build out with reception area, waiting room, private physician office, treatment and procedure rooms as well as medical records storage area. This is a Growing residential and commercial area, serving Lake, Cook and Mchenry Counties

PROPERTY HIGHLIGHTS

- Available for Lease
- Triple Net
- \$17.00 SF/Yr
- \$ 3.89 CAM
- \$ 5.77 Tax

912 W Northwest HWY Suite 204

Fox River Grove, IL 60021



KURCHINA & ASSOCIATES INC.
5306 W. Elm St. McHenry, IL 60050
815.344.8900
www.ilrealtyinc.com

Property Details

SALE PRICE

\$372,000

LOCATION INFORMATION

Street Address 912 W Northwest HWY Suite 204
City, State, Zip Fox River Grove, IL 60021
County/Township Mc Henry/Algonquin
Cross Streets Route 22
Road Type Highway

BUILDING INFORMATION

Building Size 1,425 SF
Building Class B
Year Built 2004
Load Factor Yes
Condition Good
Free Standing No

PROPERTY DETAILS

Property Type Office
Property Subtype Office Building
Zoning Office
Lot Size 0 Acres
APN# 20-20-255-139
Corner Property no
Waterfront No
MLS ID# 07749988

PARKING & TRANSPORTATION

Street Parking No
Parking Type Surface
Number Of Spaces 204

UTILITIES & AMENITIES

Security Guard No
Handicap Access Yes
Freight Elevator No
Number Of Elevators 2
Centrix Equipped No
Leed Certified No



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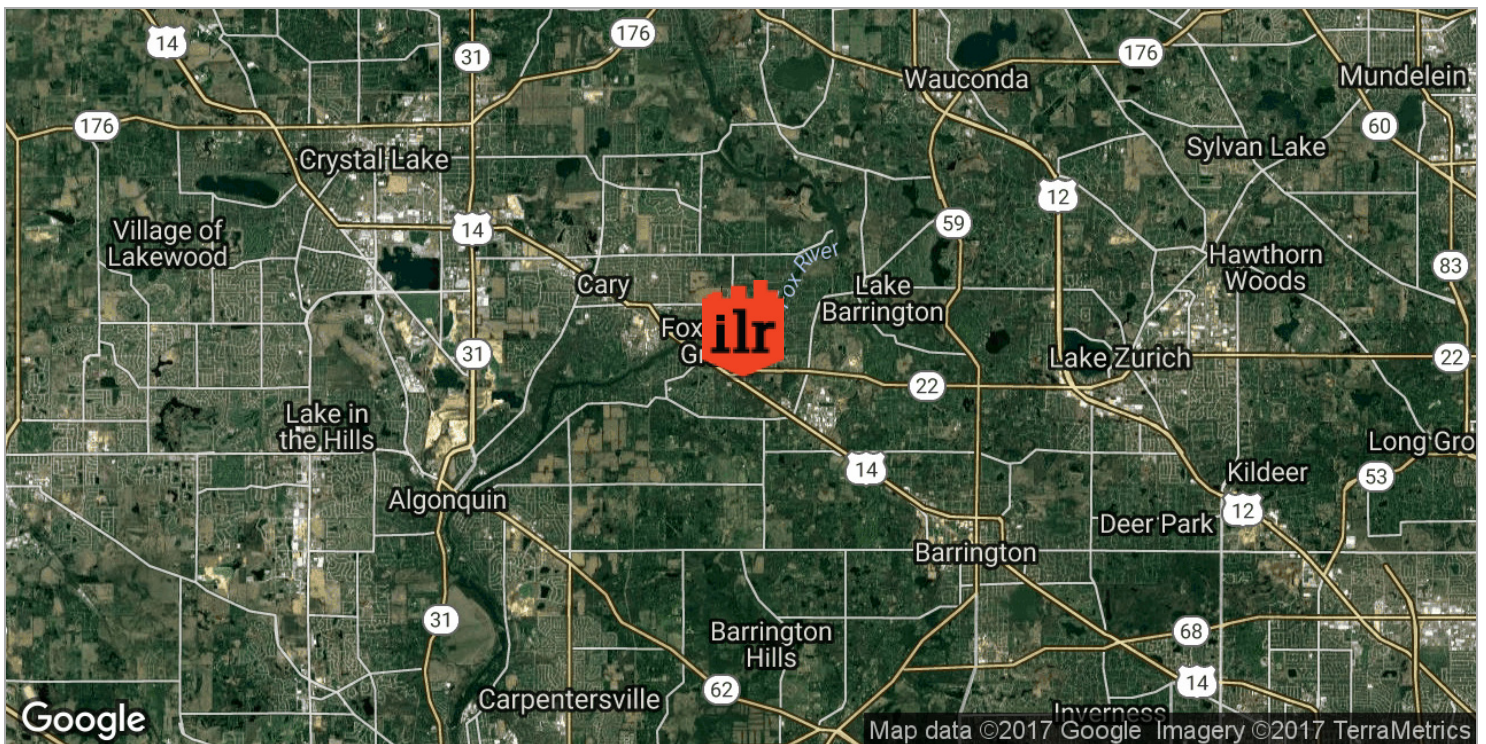
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Location Maps



Google

Map data ©2017 Google Imagery ©2017 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency



Google

Map data ©2017 Google Imagery ©2017 TerraMetrics

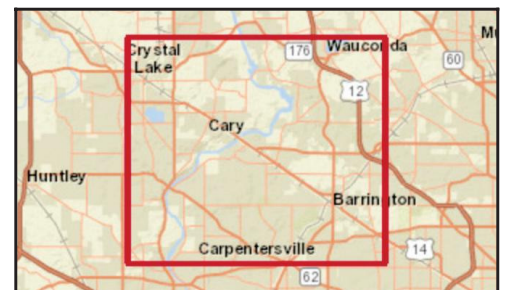
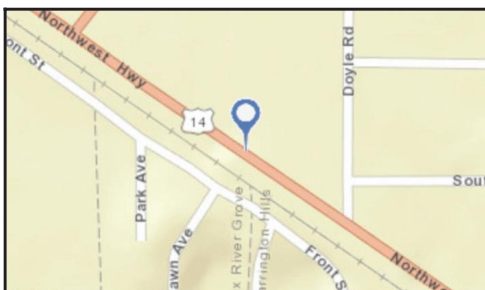
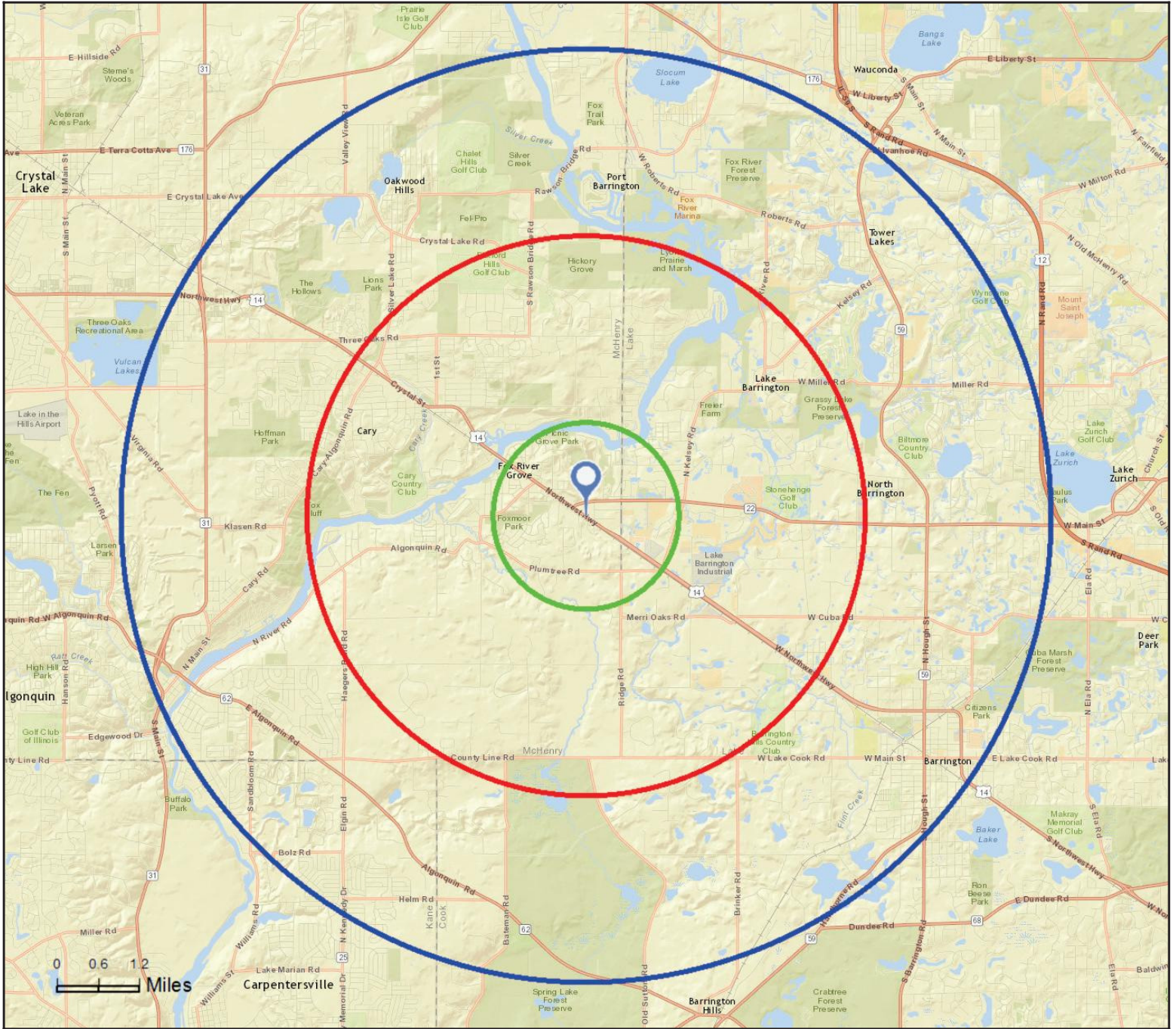




Site Map

912 Northwest Hwy, Fox River Grove, Illinois, 60021
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.19169
Longitude: -88.20684





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	1 mile	3 miles	5 miles
Population			
2000 Population	5,333	24,537	76,455
2010 Population	5,143	26,127	84,497
2016 Population	5,174	26,151	84,818
2021 Population	5,167	26,038	84,789
2000-2010 Annual Rate	-0.36%	0.63%	1.01%
2010-2016 Annual Rate	0.10%	0.01%	0.06%
2016-2021 Annual Rate	-0.03%	-0.09%	-0.01%
2016 Male Population	50.0%	50.3%	49.6%
2016 Female Population	50.0%	49.8%	50.4%
2016 Median Age	43.2	42.4	40.7

In the identified area, the current year population is 84,818. In 2010, the Census count in the area was 84,497. The rate of change since 2010 was 0.06% annually. The five-year projection for the population in the area is 84,789 representing a change of -0.01% annually from 2016 to 2021. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 43.2, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	93.1%	91.8%	86.7%
2016 Black Alone	0.8%	0.9%	1.5%
2016 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2016 Asian Alone	3.1%	2.6%	3.9%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	1.1%	2.9%	5.6%
2016 Two or More Races	1.8%	1.6%	2.0%
2016 Hispanic Origin (Any Race)	6.0%	8.7%	13.8%

Persons of Hispanic origin represent 13.8% of the population in the identified area compared to 17.9% 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 42.6 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	1,876	8,238	26,114
2010 Households	1,951	9,106	29,856
2016 Total Households	1,980	9,179	30,125
2021 Total Households	1,985	9,162	30,172
2000-2010 Annual Rate	0.39%	1.01%	1.35%
2010-2016 Annual Rate	0.24%	0.13%	0.14%
2016-2021 Annual Rate	0.05%	-0.04%	0.03%
2016 Average Household Size	2.61	2.84	2.81

The household count in this area has changed from 29,856 in 2010 to 30,125 in the current year, a change of 0.14% annually. The five-year projection of households is 30,172, a change of 0.03% annually from the current year total. Average household size is currently 2.81, compared to 2.82 in the year 2010. The number of families in the current year is 22,683 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$90,619	\$98,022	\$90,340
2021 Median Household Income	\$105,224	\$107,623	\$101,881
2016-2021 Annual Rate	3.03%	1.89%	2.43%
Average Household Income			
2016 Average Household Income	\$120,499	\$127,593	\$122,596
2021 Average Household Income	\$132,453	\$138,417	\$133,245
2016-2021 Annual Rate	1.91%	1.64%	1.68%
Per Capita Income			
2016 Per Capita Income	\$45,217	\$45,069	\$43,515
2021 Per Capita Income	\$49,867	\$49,002	\$47,373
2016-2021 Annual Rate	1.98%	1.69%	1.71%

Households by Income
Current median household income is \$90,340 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$101,881 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$122,596 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$133,245 in five years, compared to \$84,021 for all U.S. households

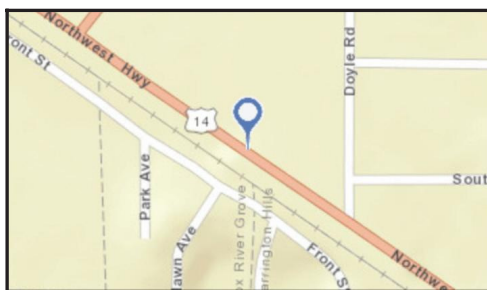
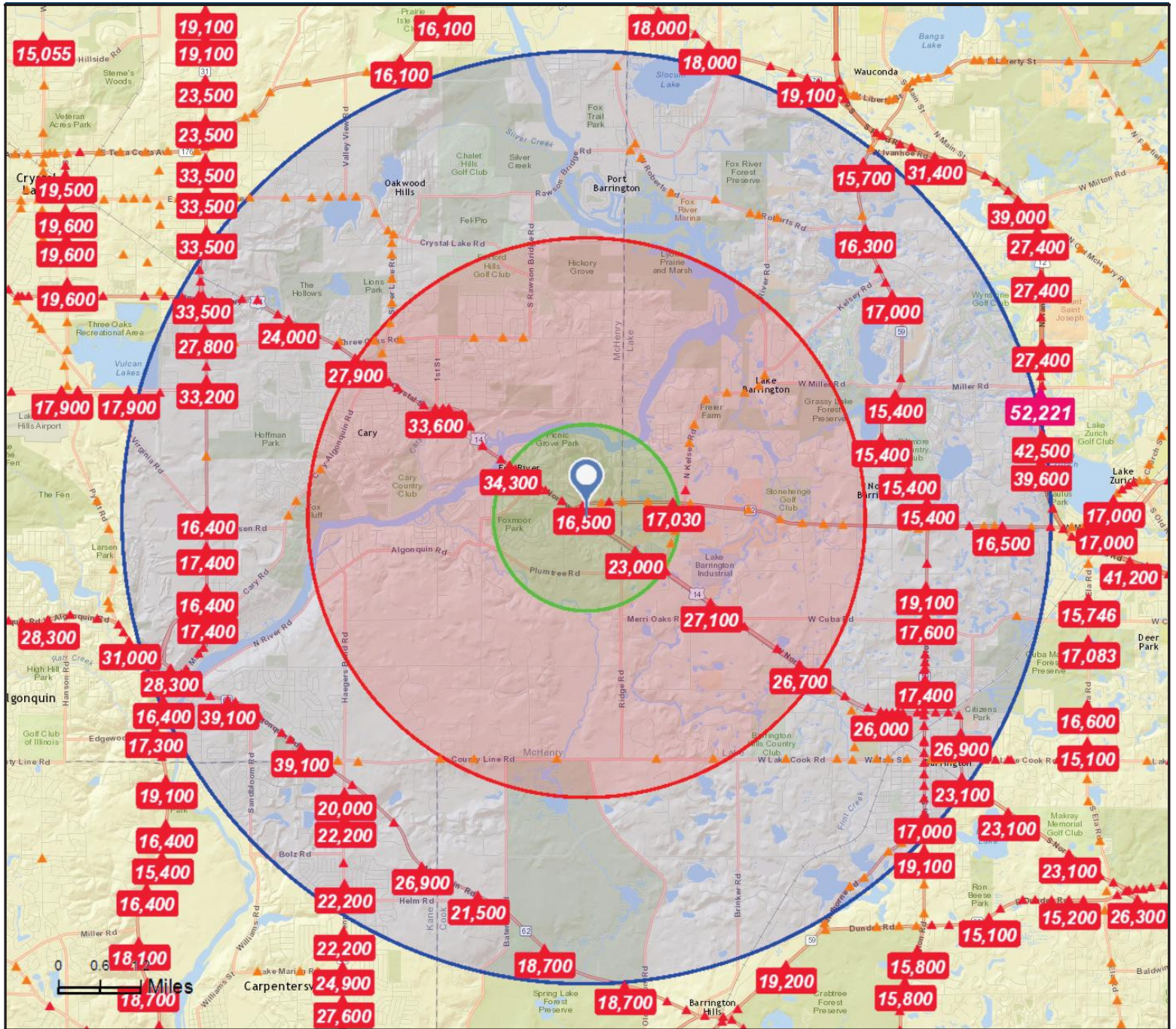
Current per capita income is \$43,515 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$47,373 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	1,932	8,459	26,874
2000 Owner Occupied Housing Units	1,639	7,347	23,252
2000 Renter Occupied Housing Units	237	891	2,863
2000 Vacant Housing Units	56	221	759
2010 Total Housing Units	2,061	9,565	31,727
2010 Owner Occupied Housing Units	1,634	7,915	25,959
2010 Renter Occupied Housing Units	317	1,191	3,897
2010 Vacant Housing Units	110	459	1,871
2016 Total Housing Units	2,096	9,718	32,211
2016 Owner Occupied Housing Units	1,624	7,841	25,721
2016 Renter Occupied Housing Units	357	1,338	4,404
2016 Vacant Housing Units	116	539	2,086
2021 Total Housing Units	2,126	9,867	32,671
2021 Owner Occupied Housing Units	1,626	7,815	25,718
2021 Renter Occupied Housing Units	359	1,347	4,454
2021 Vacant Housing Units	141	705	2,499

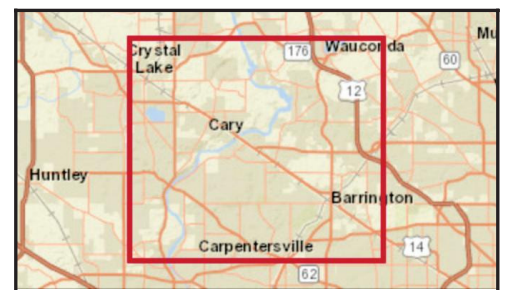
Currently, 79.9% of the 32,211 housing units in the area are owner occupied; 13.7%, renter occupied; and 6.5% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 31,727 housing units in the area - 81.8% owner occupied, 12.3% renter occupied, and 5.9% vacant. The annual rate of change in housing units since 2010 is 0.68%. Median home value in the area is \$284,147, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 2.19% annually to \$316,674.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



- 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



Source: ©2016 Kalibrate Technologies

February 01, 2017