

SALE

Square Barn Commons Outlot

ALGONQUIN RD AT SQUARE BARN RD

Algonquin, IL 60102

PRESENTED BY:

JOEL MILLER, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,137,975
LOT SIZE:	45,519 SF
PRICE / SF:	\$25.00 / SF
ZONING:	B2-PUD
SUBMARKET:	Chicago - Far Northwest
TRAFFIC COUNT:	24,000
APN:	18-25-301-059

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PROPERTY OVERVIEW

Situated next to Walgreens and Dunkin', the site offers 153' of frontage on Algonquin Rd. Excellent access via signaled intersection of Algonquin Rd & Square Barn Rd. All utilities are to the site.

Excellent location for Restaurant, drive thru, convenience retail, medical, or other uses serving nearby residential populations.

PROPERTY HIGHLIGHTS

- Adjacent to Walgreens & Algonquin Bank & Trust
- 24,000 VPD on Algonquin Rd
- All Utilities to Site.
- Excellent Demographics.
- Drive Thru Opportunity

ADDITIONAL PHOTOS



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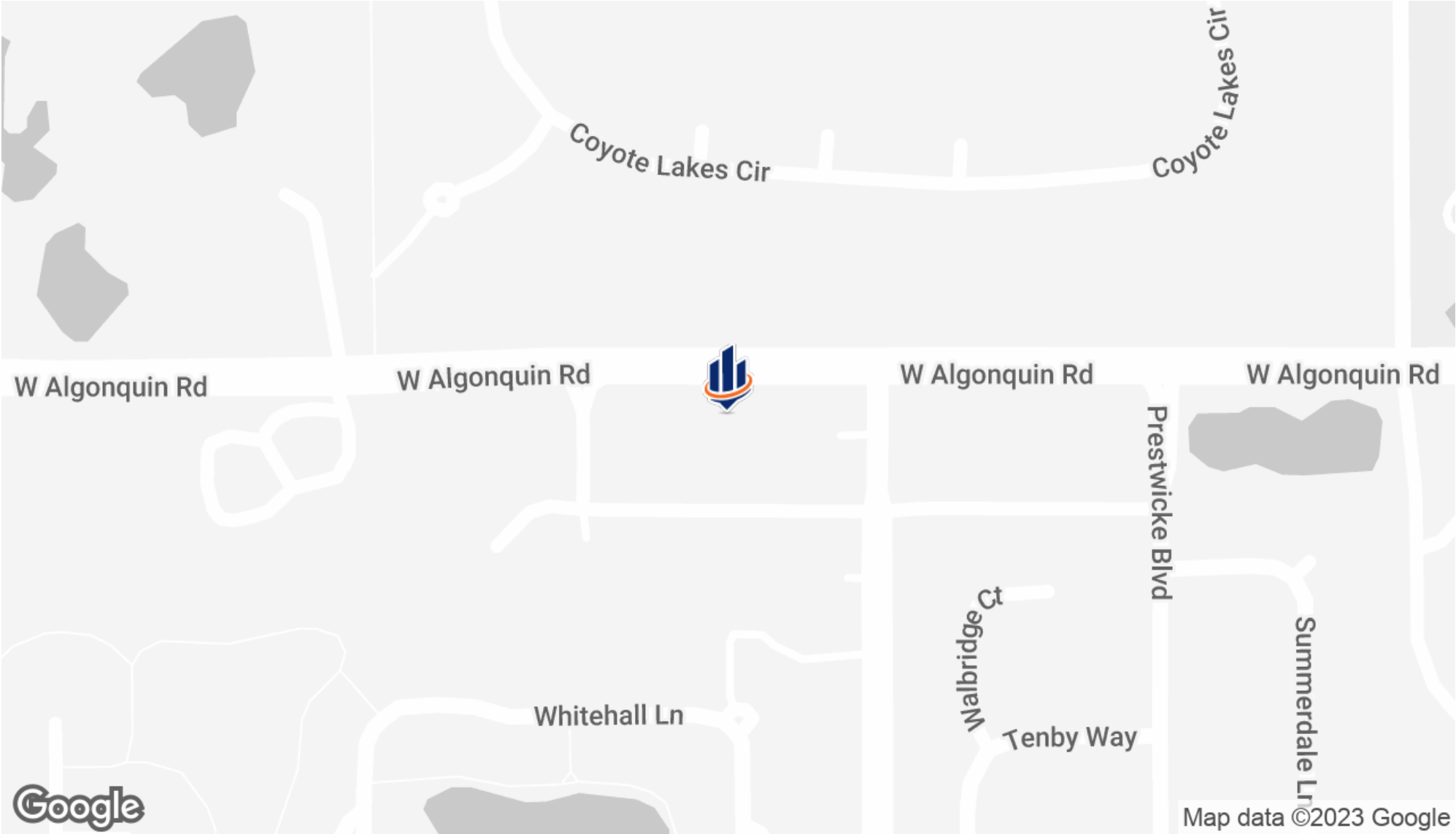


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LOCATION MAP



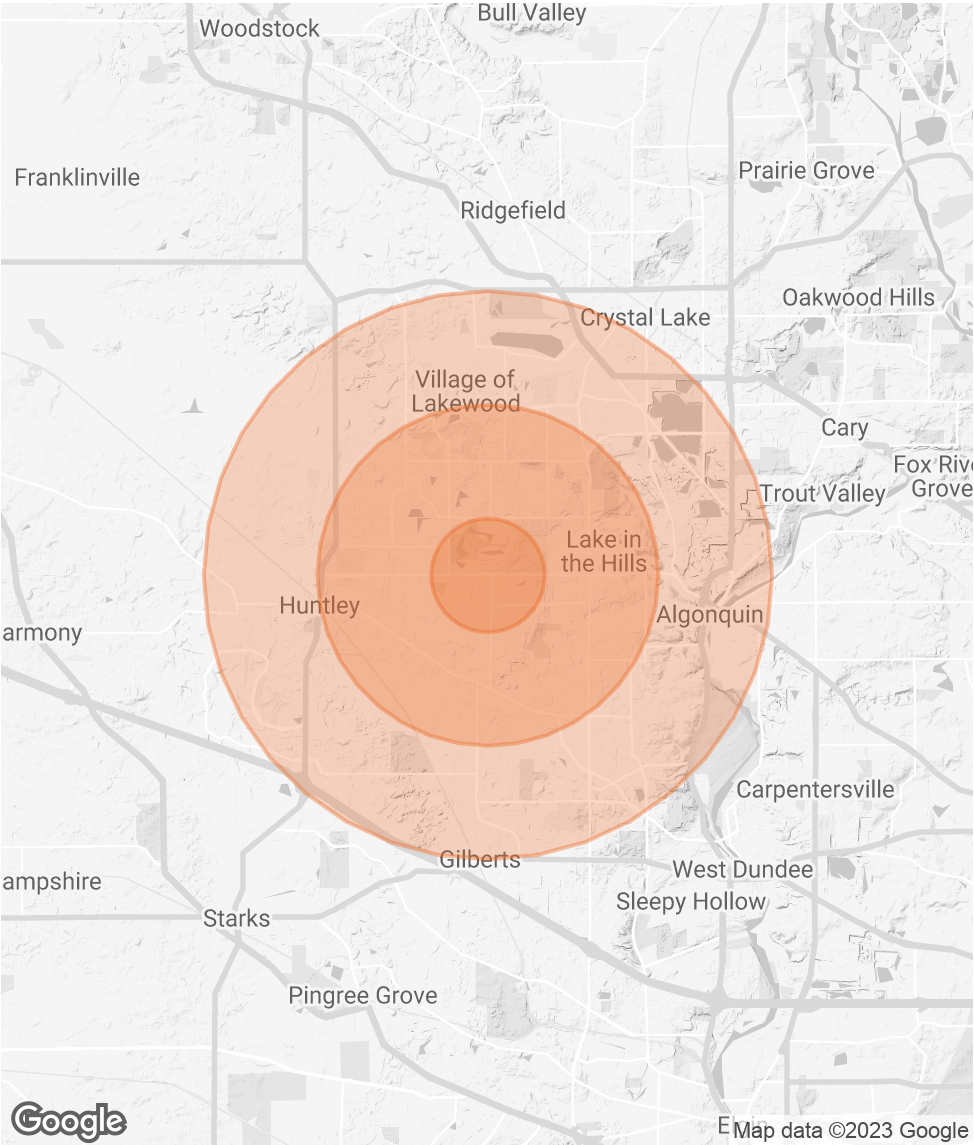
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,047	64,554	136,525
AVERAGE AGE	35.7	35.0	35.4
AVERAGE AGE (MALE)	34.1	33.6	34.3
AVERAGE AGE (FEMALE)	36.3	35.8	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,168	20,571	45,335
# OF PERSONS PER HH	3.3	3.1	3.0
AVERAGE HH INCOME	\$110,610	\$103,294	\$100,105
AVERAGE HOUSE VALUE	\$382,909	\$314,060	\$301,736

* Demographic data derived from 2020 ACS - US Census



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