

McHenry Grounds

SWC Route 31 & McCullom Lake Rd

1711-1775 Richmond Road,
McHenry, IL 60050
www.cbre.com/mchenrygrounds

Features

- + Two space remaining:
 - 1,630 SF (Former Restaurant)
 - 1,500 SF
- + Highly Visible to Route 31
- + Situated Along McHenry's Regional Retail Corridor
- + Join Hair Cattery, Athletico, Jersey Mikes and more
- + Surrounded by 1.8 Million SF of Retail
- + 3 Easy Access Points
- + Prominent Pylon Signage

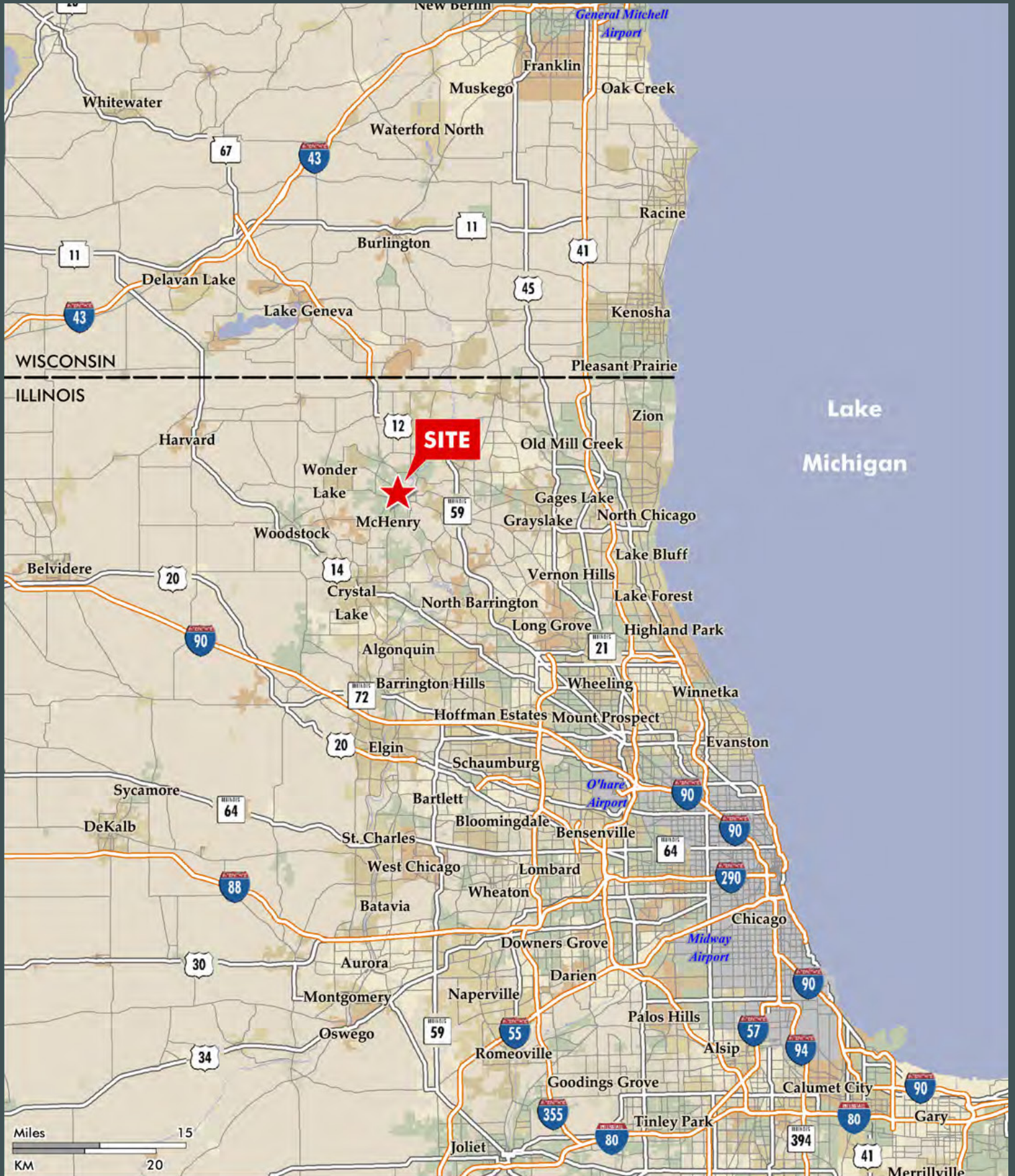


Exclusive Agents

Sean McCourt
Senior Vice President
+1 312 297 7688
sean.mccourt@cbre.com

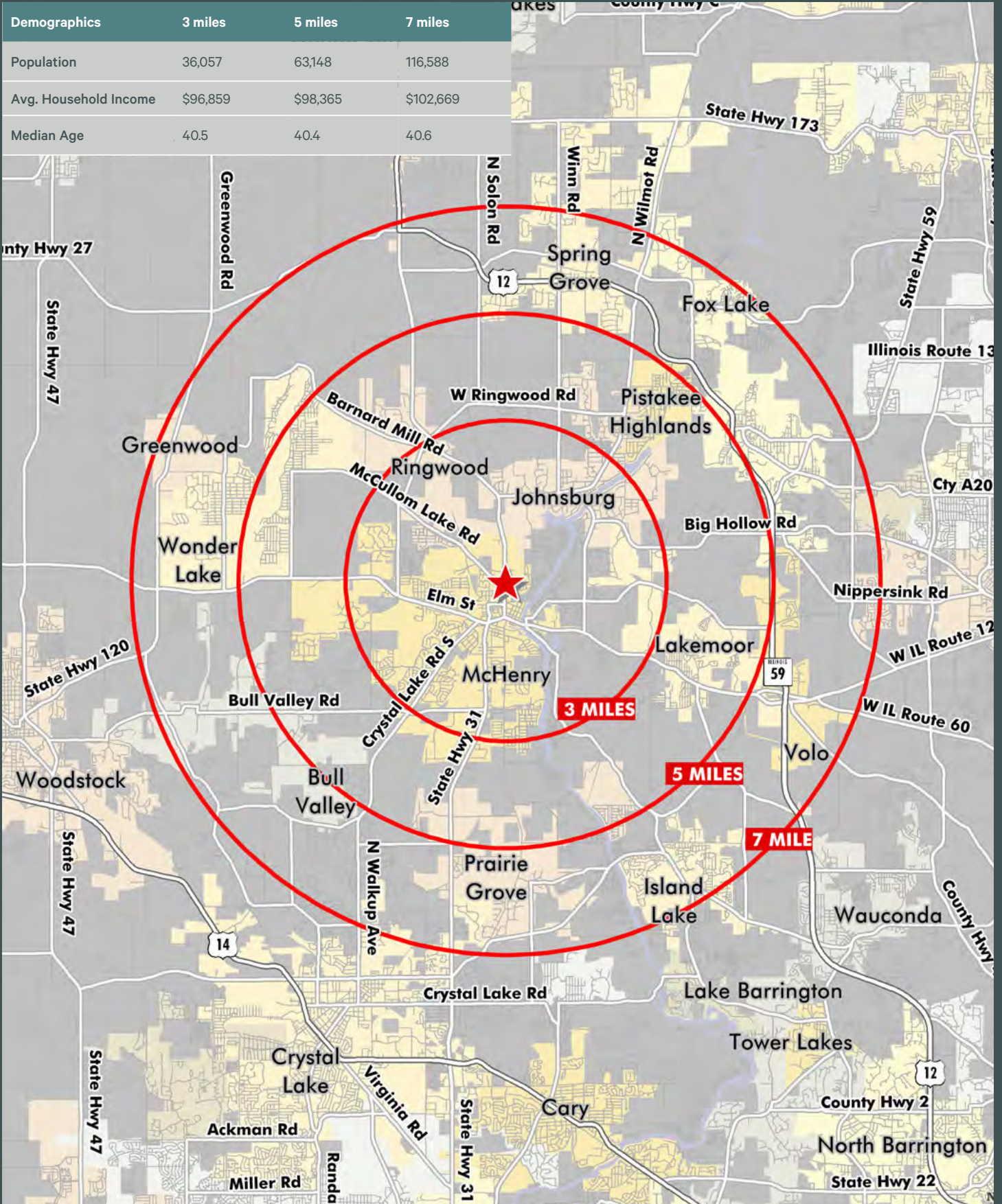
Alex Corno
First Vice President
+1 312 935 1015
alex.corno@cbre.com

NORTHWEST SUBURBAN CHICAGO



SERVES EXTENDED TRADE AREA

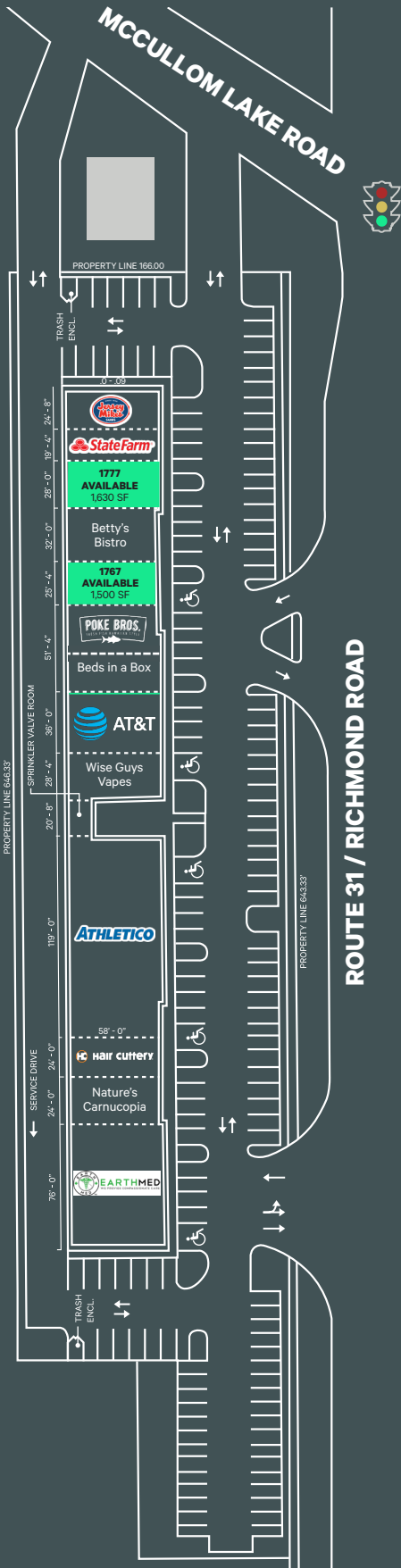
Demographics	3 miles	5 miles	7 miles
Population	36,057	63,148	116,588
Avg. Household Income	\$96,859	\$98,365	\$102,669
Median Age	40.5	40.4	40.6



MAJOR REGIONAL SHOPPING DESTINATION



HIGHLY VISIBLE



UNIT	TENANT	SQ. FT.
1787-A	Jersey Mike's	1,500
1787-B	State Farm Insurance	1,200
1777	AVAILABLE (FORMER RESTAURANT)	1,630
1771	Bettys Bistro	2,100
1767	AVAILABLE	1,500
1763-A	Poke Bros	1,500
1763-B	Beds in a Box	1,500
1759	AT&T	2,350
1755	Wise Guys Vapes	1,330
1733	Athletico	7,075
1721	Hair Cuttery	1,363
1711-A	Nature's Cornucopia	1,826
1711-B	EarthMed	4,300



DEMOGRAPHIC BRIEF	1 MILE	3 MILES	5 MILES	7 MILES
Population				
2021 Population - Current Year Estimate	7,810	36,057	63,148	116,588
2026 Population - Five Year Projection	7,768	35,862	62,751	116,339
2010 Population - Census	7,680	35,538	62,750	114,139
2000 Population - Census	6,573	30,198	53,278	94,600
2010-2021 Annual Population Growth Rate	0.15%	0.13%	0.06%	0.19%
2021-2026 Annual Population Growth Rate	-0.11%	-0.11%	-0.13%	-0.04%
Households				
2021 Households - Current Year Estimate	3,132	13,862	24,151	44,641
2026 Households - Five Year Projection	3,130	13,880	24,183	44,841
2010 Households - Census	3,050	13,377	23,407	42,737
2000 Households - Census	2,669	11,051	19,098	34,120
2010-2021 Annual Household Growth Rate	0.24%	0.32%	0.28%	0.39%
2021-2026 Annual Household Growth Rate	-0.01%	0.03%	0.03%	0.09%
2021 Average Household Size	2.49	2.59	2.61	2.60
Household Income				
2021 Average Household Income	\$94,511	\$96,859	\$98,365	\$102,669
2026 Average Household Income	\$102,560	\$106,279	\$108,290	\$114,210
2021 Median Household Income	\$67,227	\$76,992	\$78,206	\$80,706
2026 Median Household Income	\$74,063	\$82,735	\$84,588	\$88,754
2021 Per Capita Income	\$37,628	\$37,100	\$37,599	\$38,974
2026 Per Capita Income	\$41,038	\$40,986	\$41,707	\$43,630
Housing Units				
2021 Housing Units	3,384	14,989	26,252	48,873
2021 Vacant Housing Units	252	1,127	2,101	4,232
2021 Occupied Housing Units	3,131	13,862	24,151	44,641
2021 Owner Occupied Housing Units	1,780	10,434	18,787	35,783
2021 Renter Occupied Housing Units	1,351	3,428	5,364	8,858
Education				
2021 Population 25 and Over	5,460	25,639	44,969	82,493
HS and Associates Degrees	3,296	16,206	29,072	51,917
Bachelor's Degree or Higher	1,723	7,428	12,953	25,725
Place of Work				
2021 Businesses	509	1,346	1,905	3,348
2021 Employees	5,731	22,856	32,081	48,018

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