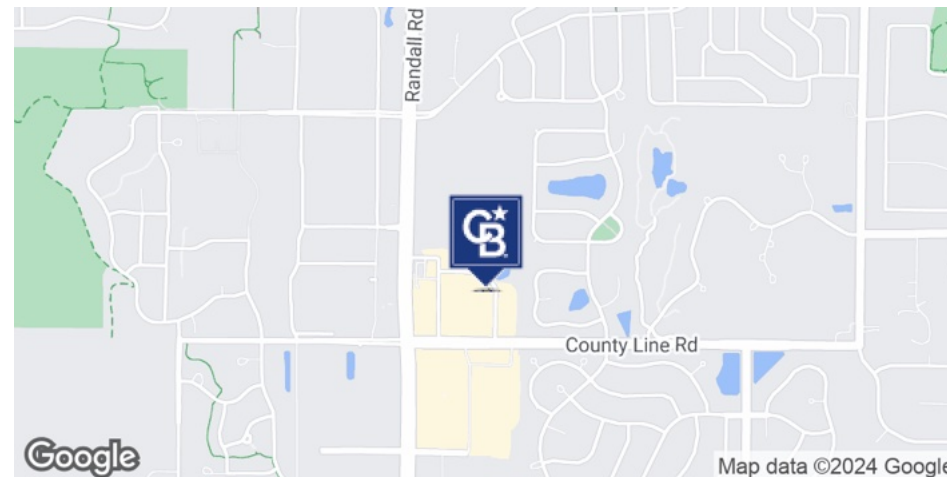


FOR LEASE

1474 MERCHANT DR

1474 Merchant Dr Algonquin, IL 60102



PROPERTY DESCRIPTION

Pristine Medical Office Condo coming available in Algonquin, IL. The space is conveniently located just off County Line Road and just east of Randall Road. Condo is currently occupied by Midwest Plastic Surgery and will become available in third quarter 2024. Space could be a turn-key opportunity for another plastic surgeon, or a variety of other medical uses.

Link for the virtual showing: <https://my.matterport.com/show/?m=xkYxJH6WfNh>

PROPERTY HIGHLIGHTS

- Turn-Key for a variety of Medical Users
- Convenient Location
- Abundant Parking

OFFERING SUMMARY

Base Lease Rate:	\$15.00 SF/yr (NNN)
CAM:	\$1,489/Month
Taxes:	\$2,098/Month
Available SF:	5,200 SF
Building Size:	5,200 SF
APN:	19-32-353-001

Mike Velasco

Sr. Commercial Executive

847 409 0232

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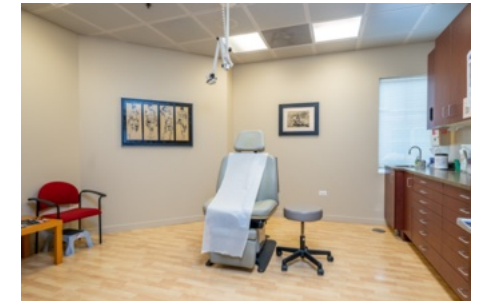
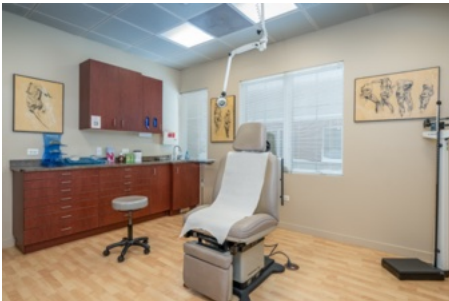


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INTERIOR PHOTOS

1474 MERCHANT DR

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INTERIOR PHOTOS

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EXTERIOR PHOTOS

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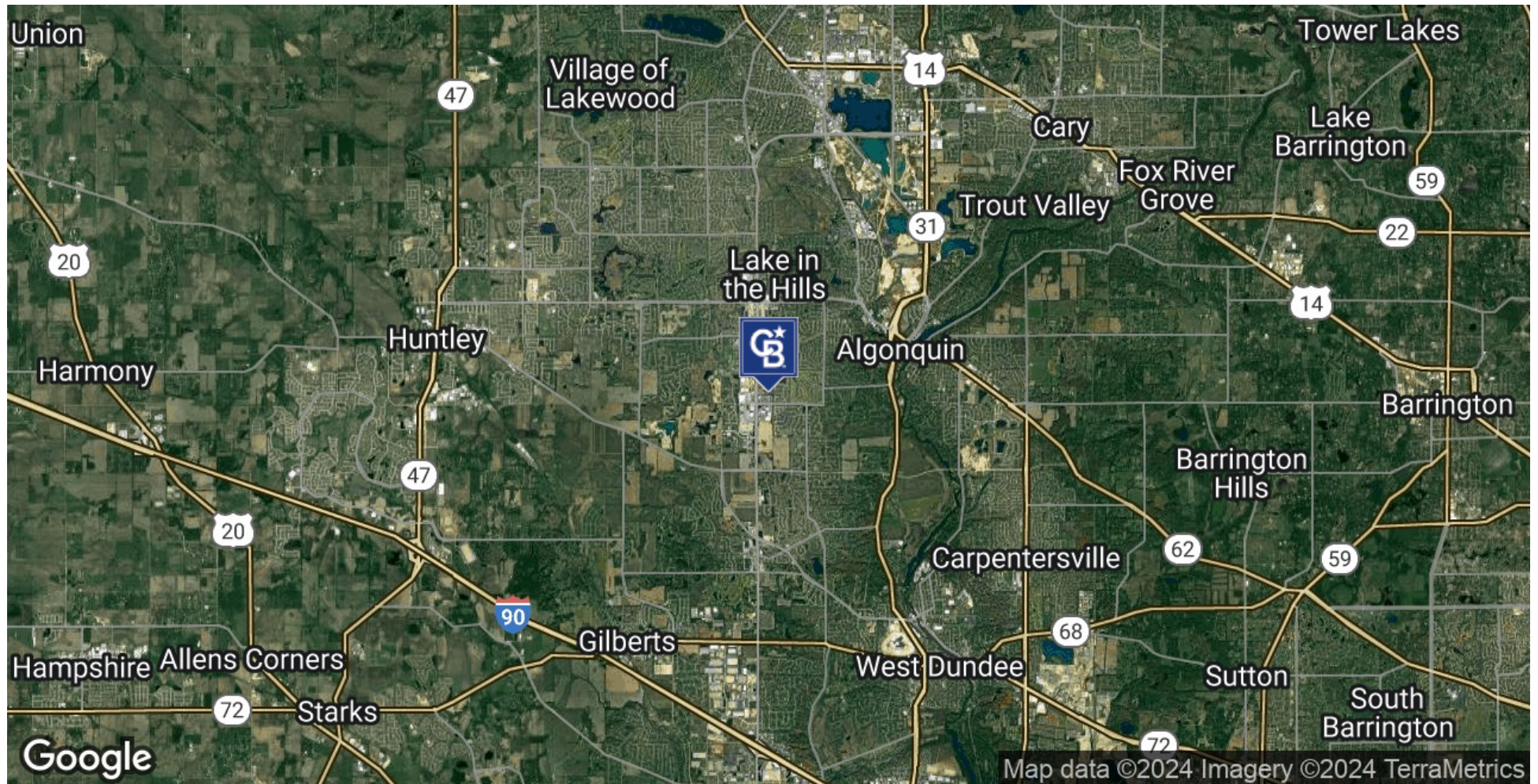


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LOCATION MAP

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DEMOGRAPHICS

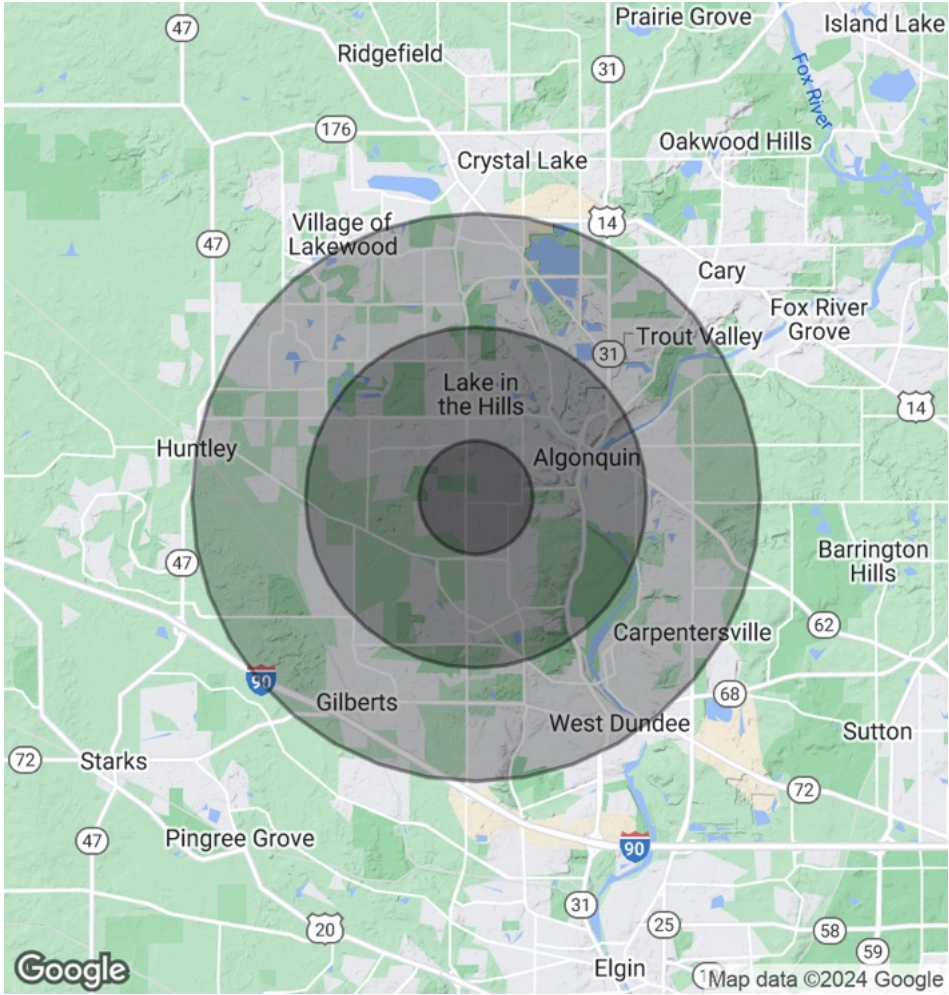
1474 MERCHANT DR

1474 Merchant Dr Algonquin, IL 60102

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,169	53,117	149,640
Average Age	45.4	41.3	38.9
Average Age (Male)	43.9	40.3	37.4
Average Age (Female)	46.9	41.7	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,286	19,557	53,215
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$126,162	\$116,789	\$109,201
Average House Value	\$258,794	\$254,693	\$243,033

* Demographic data derived from 2020 ACS - US Census



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