

LIONS CHASE SHOPPING CENTER

PRE-LEASING STRIP CENTER DEVELOPMENT | 32,850 GLA AVAILABLE | DRIVE THRU OPTION

W. Main St Huntley, IL 60142



COLDWELL BANKER
COMMERCIAL
REALTY



PAUL PROANO
PROPERTIES

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The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY INFO

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PROPERTY SUMMARY

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PROPERTY HIGHLIGHTS

- New Construction Retail Center Coming Soon
- Three Buildings Available for Lease
- Drive Through Option Available
- Favorable Lease Terms Available
- 1 Mile Away From Huntley High School
- Less Than a Mile Away From IL-Route 47
- Only Strip Plaza West of IL-47

OFFERING SUMMARY

Lease Rate:	\$18.00 PSF/yr (NNN)
	\$20.00 NNN PSF (Drive Through Space)
	CAM \$6.00 PSF
Number of Buildings:	3
Available SF:	1,550 - 32,870 SF
Lot Size:	5.95 Acres
Total GLA:	32,870 SF
Zoning:	B2 PUD
APN:	18-32-201-045

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LOCATION DESCRIPTION

Pre-Leasing the soon to come newly constructed Lions Chase Shopping Center in Huntley, IL. This strip center will be a vibrant and friendly neighborhood center serving the growing Huntley community and surrounding areas. Ideally located on the South side of Main Street, west of Rt. 47 at the corner of Main Street and Charles Sass Parkway The strip center will be comprised of three buildings. Building (A) will offer 14,251 SF of leasable area which could potentially be divided, Building (B) & (C) are identical including 9,225 SF each with 10 units total ranging from 1,550 SF - 2,480 SF which two or more units could be combined. Building's (B) & (C) will offer a drive through option for the end cap units. Parking includes twenty-nine parking spaces (129) which would be a 3.9 parking ratio for every 1,000 SF.

This new addition to the fast-growing Huntley city will be a great add on to the city's growing success. Positioned in a perfect corner location, the strip will be only 1.25 miles from the Huntley High School and three fourths (3/4) of a mile from one of the main retail corridors of Huntley (IL-47 & Main) which is extremely dense with commercial businesses and traffic and Lions Chase Plaza will be the only strip center west of IL-47. The value of bringing your business to the Lions Chase Plaza is the short distance from the High School which offers open campus lunch for the students where they can benefit from having a variety of healthy food options to choose from and also having a quick go to center that will save them time and money and enjoy their lunch break by dining in, taking out or sitting on a patio on a nice warm day in Huntley, IL.

PARKING DESCRIPTION

One Hundred and Twenty Nine Parking Spaces (129)

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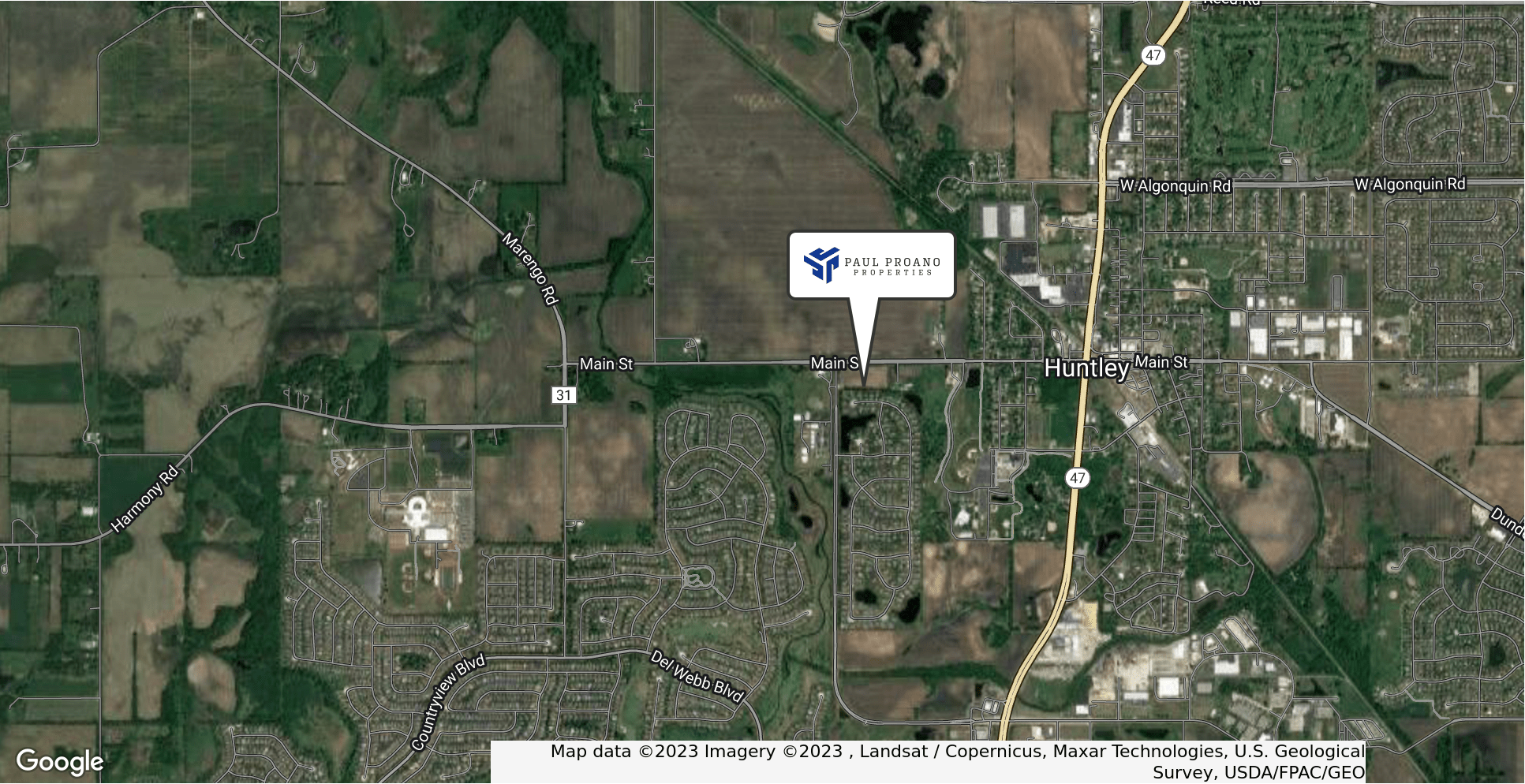
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ARCHITECTURAL FLOORPLAN

001

48672-22



1
001 Site - with floor plan
1" = 50'-0"

SE CORNER OF WEST MAIN STREET AT KREUTZER ROAD

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DEMOGRAPHICS

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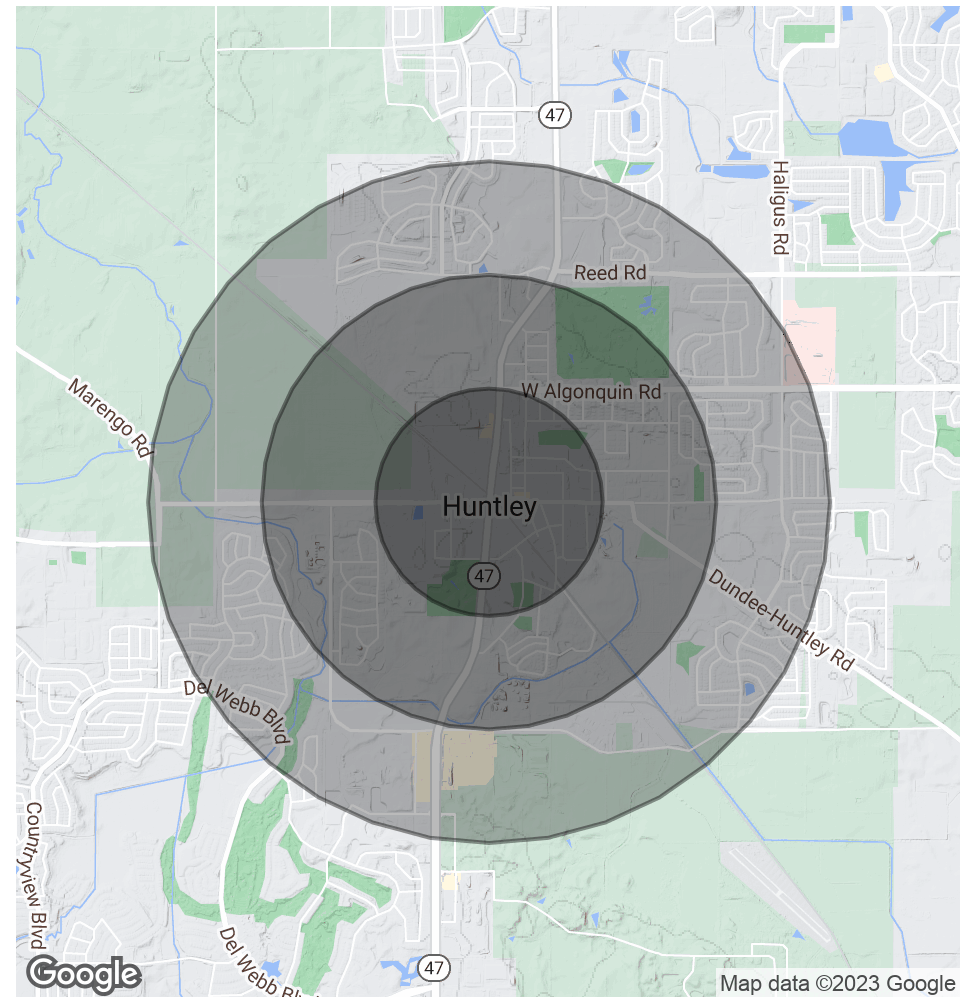
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,085	4,680	10,355
Average Age	51.3	47.1	45.6
Average Age (Male)	47.5	43.8	43.4
Average Age (Female)	52.3	48.1	47.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	551	2,186	4,632
# of Persons per HH	2	2.1	2.2
Average HH Income	\$73,992	\$81,845	\$91,101
Average House Value	\$163,681	\$190,246	\$240,979

* Demographic data derived from 2020 ACS - US Census



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