

Former Grocery Store - For Lease - in TIF District

18,624 SF Grocery Anchor Site Available HUNTLEY IL



- ◆ Ideally located on Route 47, north of Algonquin Road with great visibility and access
- ◆ This is the anchor tenant spot in a busy north side shopping center. Co-located with Ace Hardware, Pub 47 (a popular dining destination), Huntley Travel, and Huntley Floral
- ◆ Surrounded by one of the fastest growing residential communities in Chicago's Northwest suburbs. Located 2 miles north of Del Webb Sun City and 1.1 miles west of the Northwestern Medicine's Huntley Hospital and Medical Office Building.
- ◆ **150 Ft of frontage on Route 47** ◆ **Large parking lot with 196 spaces**
- ◆ **14' ceilings with 12' clear and 12' clear loading dock doors.** ◆ **Concrete floors**
- ◆ **Located in the Downtown TIF district** ◆ **Efficient and swift building permit approvals**

Demographics	1 Mile	3 Mile	5 Mile
Residential Pop.	6,571	39,708	86,249
Daytime Pop.	1,132	5,647	16,786
Avg. Annual Inc.	\$93,559	\$96,981	\$95,754

Owner Contacts: Ken Bakley or Cindy Bakley (847) 669-5433 BakleyConstruction@Comcast.net

RE Broker Contact: John Daly (847) 355-3289 JFDRealtor@gmail.com

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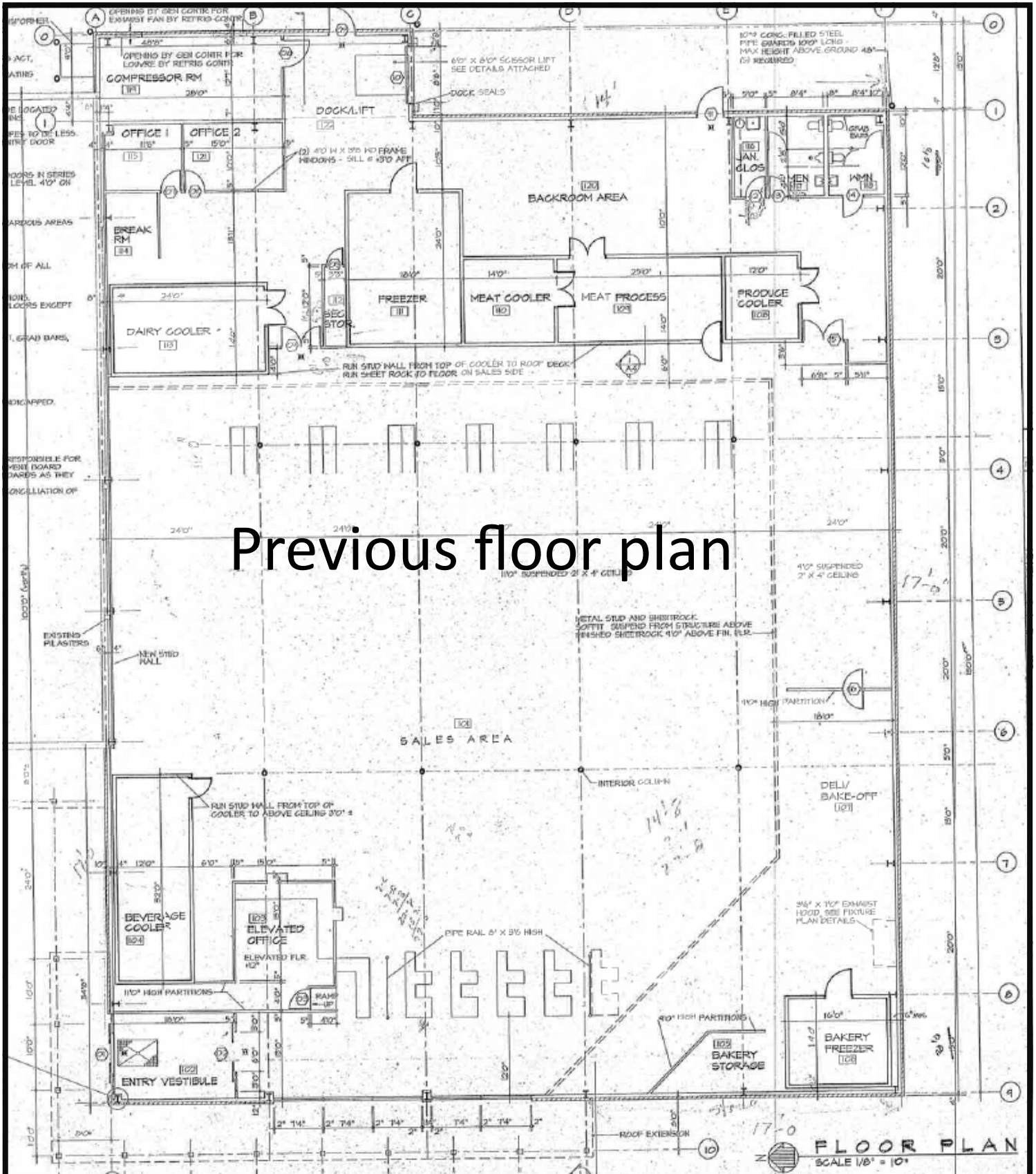
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Shopping Center Site Plan and Parking



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