





Welcome and thank you for your interest in the 2024 edition of A+ Algonquin. In the pages that follow, you will see and read why Algonquin is second to none. Home to 30,000 people and located just 30 minutes from Chicago's O'Hare International Airport, the Village of Algonquin presents an unparalleled quality of life in the Chicagoland metropolitan area.

Our workforce is more than 18,000 strong and uniquely qualified to fulfill the needs of your company. The Randall Road corridor is the commercial heartbeat of our community with more than 50,000 daily visitors. Home to national and international retail brands, the continued growth and redevelopment of the Algonquin Commons makes the Village of Algonquin the retail, dining, and entertainment hub of choice in northwest Chicagoland.

2024 promises to be another milestone year for the Village of Algonquin. NorthPoint Development is completing the first phase of a 1.5M square-foot corporate campus and Red Mountain Retail Group, the ownership group of the Algonquin Commons, announced a planned reinvestment in the center. While these investments may be large in size and scope, we are committed to providing a straightforward process that maximizes returns for all projects, including yours.

On behalf of our Village Board, Management Team, and Community Development Department, thank you for your interest in Algonquin. Whether you are looking to invest in our community or enjoy one of our many historic downtown establishments, we welcome you home! I would be more than happy to personally meet with you and welcome you home.

**Jason C. Shallcross, AICP, CECD, Community Development Director, Village of Algonquin, Illinois**

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# OPPORTUNITY SUBAREAS

Algonquin, Illinois is an A+ community. Located along the picturesque Fox River, the Village offers multiple low-cost, easily accessible redevelopment opportunities ranging from new urban downtown commercial and residential sites to shovel-ready modern industry greenfield sites.

**Located 30 miles from Chicago's O'Hare International Airport and just north of I-90, Algonquin offers a wide range of investment opportunities**



**OLD TOWN**

With a recently completed new streetscape, Downtown Algonquin has an exciting future as a retail, recreation, and dining hub. Multiple redevelopment and infill opportunities exist.



**EAST ALGONQUIN CORRIDOR**

While medical users are new to the area, opportunities for greenfield, infill, and redevelopment still exist in this largely commercial corridor.



**RANDALL ROAD CORRIDOR**

Known as the premier shopping destination in the Northwest suburbs, the Algonquin stretch of the Randall Road Corridor provides visitors and residents with high-quality retail experiences thanks to its consistent growth and 40,000 daily travelers.



**ALGONQUIN CORPORATE CAMPUS**

This budding corporate campus located at Randall Road and Longmeadow Parkway represents tremendous opportunity for industrial users seeking close proximity to O'Hare International Airport, I-90, and home.



**MAKERS PARK**

We have a business park focused on makers. Whether it's craft beer or distilled spirits, woodworking, food product, or technology, the centrally located Makers Park offers an innovative can-do culture.

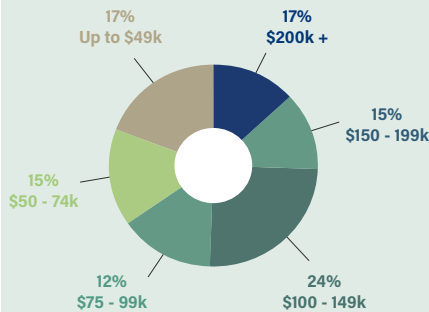
# ALGONQUIN A+

## COMMUNITY PROFILE

The Village of Algonquin sits in both Kane and McHenry Counties, has a median household income of \$115,346, and has a highly educated workforce more than 18,000 strong. Algonquin is the perfect location for the new millennial workforce or anyone looking for a community with a unique sense of place. Local or global, new construction or established, Algonquin is ready to help you grow. Give us a call if you are ready to end your home search and choose a one-of-a-kind community for your future.

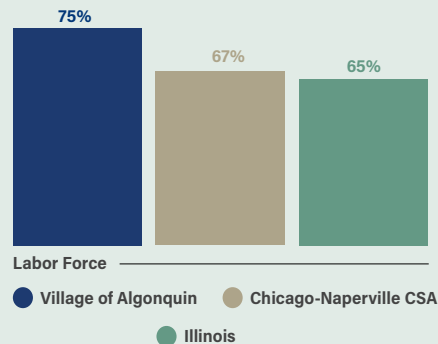
### Households by Income, Village of Algonquin

SOURCE: ESRI 2020



### Labor Force Participation Rate

SOURCE: JOBS EQ 2021



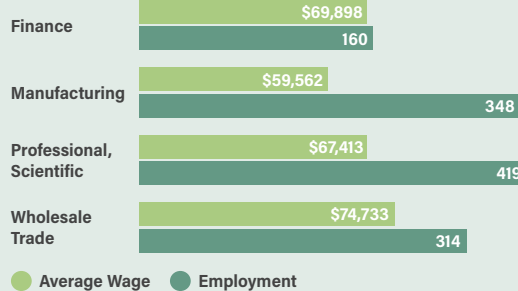
### Industry Clusters Location Quotient, Village of Algonquin

SOURCE: JOBS EQ 2021



### Industry Snapshot - Average Wage & Total Employment, Village of Algonquin

SOURCE: JOBS EQ 2021



## ALGONQUIN DEMOGRAPHICS

SOURCE: US CENSUS BUREAU 2021, COSTAR 2021, JOBS EQ 2021

### POPULATION

- 29,869
- 64% of Population age 18-64
- Mean commute time for workers in Algonquin is 35 minutes

### EDUCATION & EMPLOYMENT

- 50% of people age 25 - 64 have a Bachelors Degree or higher
- Labor Force of 18,268 with a participation rate of 75%
- Algonquin's largest sector is Retail Trade, employing 3,029 workers, followed by Accommodation and Food Services and Educational Services.

### INCOME

- Median House value \$273,600
- Median Household Income \$115,346
- Per Capita Income \$43,783
- The average worker in Algonquin earned of \$48,378

### PARKS

SOURCE: ALGONQUIN GIS 2017

- 28 Parks
- 861 Acres of public open space
- 180 Miles of walking pathways
- 2.2 Miles of bike lanes



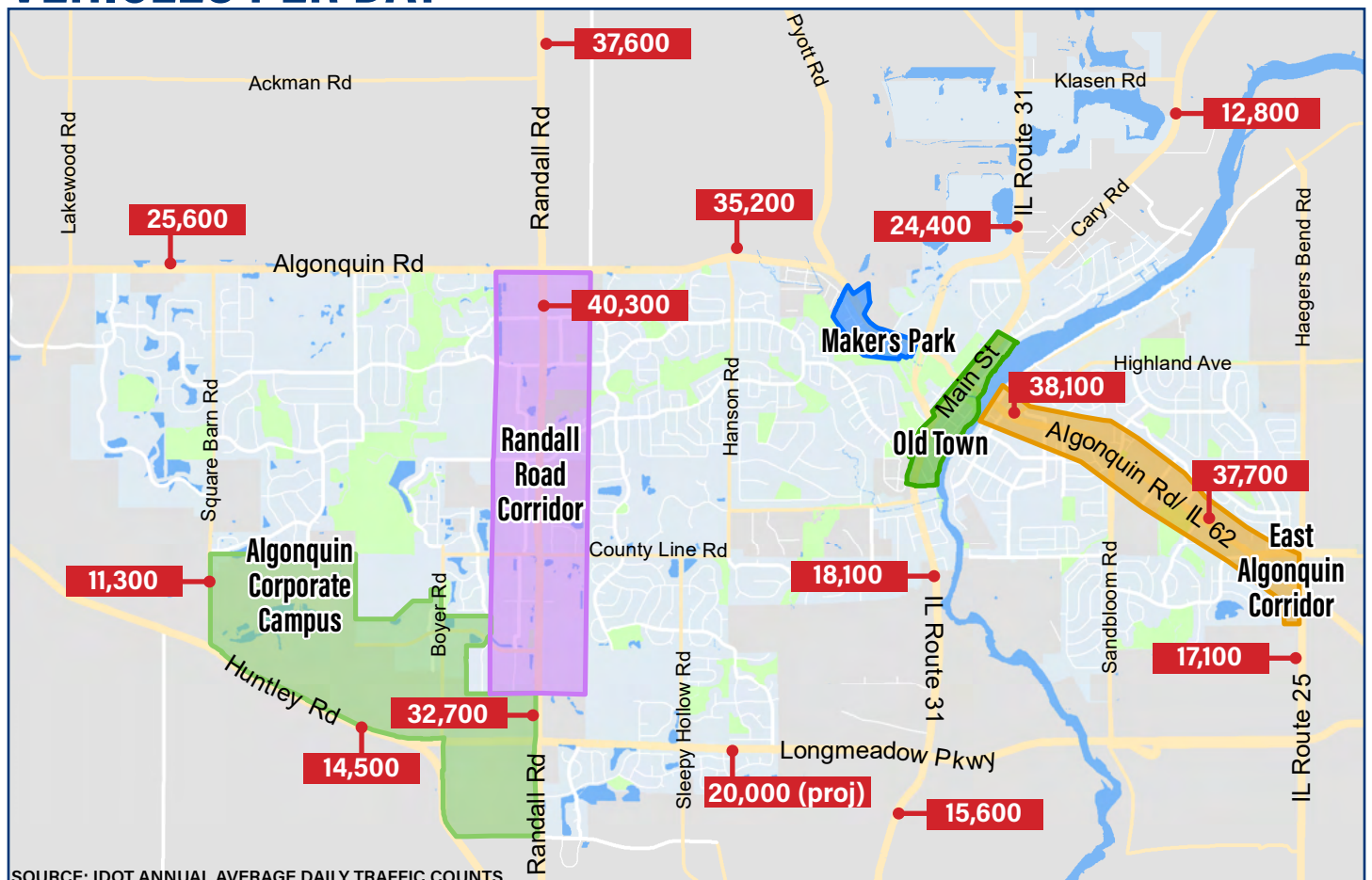


# 2021 LEAKAGE & SURPLUS IN ALGONQUIN

	0-15 Minute Travel Time			0-30 Minute Travel Time		
	Demand	Supply	Gap	Demand	Supply	Gap
Motor Vehicle and Parts Dealers	\$972.7	\$807.4	\$165.2	\$4,263.4	\$6,313.0	\$(2,049.6)
Furniture and Home Furnishings Stores	\$93.8	\$69.9	\$23.8	\$409.1	\$577.2	\$(168.1)
Electronics & Appliance Stores	\$88.3	\$150.1	\$(61.8)	\$417.4	\$656.1	\$(238.7)
Building Material and Garden Equipment Stores	\$304.9	\$364.0	\$(59.1)	\$1,325.4	\$1,342.5	\$(17.1)
Food and Beverage Stores	\$543.7	\$381.2	\$162.6	\$2,374.2	\$2,304.1	\$70.1
Health & Personal Care Stores	\$312.7	\$248.9	\$63.8	\$1,360.2	\$1,191.4	\$168.7
Gasoline Stations	\$409.8	\$265.5	\$144.3	\$1,801.3	\$1,595.9	\$205.4
Clothing & Clothing Accessories Stores	\$221.3	\$141.9	\$79.4	\$964.8	\$1,205.9	\$(241.1)
Sporting Goods, Hobby, Book, Music Stores	\$62.7	\$52.3	\$10.5	\$273.4	\$318.9	\$(45.4)
General Merchandise Stores	\$495.7	\$367.9	\$127.8	\$2,167.4	\$2,748.4	\$(581.0)
Miscellaneous Store Retailers	\$100.5	\$125.9	\$(25.4)	\$442.4	\$488.3	\$(45.9)
Non-Store Retailers	\$803.8	\$102.2	\$701.6	\$3,610.4	\$2,346.1	\$1,264.3
Food Service and Drinking Places	\$556.4	\$432.6	\$123.8	\$2,751.1	\$2,833.3	\$(82.2)
Total Consumer Demand and Market Supply by Establishment Type	\$4,966.3	\$3,509.8	\$1,456.5	\$22,160.7	\$23,921.2	\$(1,760.5)

SOURCE: 2021 ALGONQUIN RETAIL REPORT, REPORT RUN FROM INTERSECTION OF RANDALL ROAD & HARNISH DRIVE, DOLLAR AMOUNTS IN MILLIONS

## VEHICLES PER DAY



SOURCE: IDOT ANNUAL AVERAGE DAILY TRAFFIC COUNTS





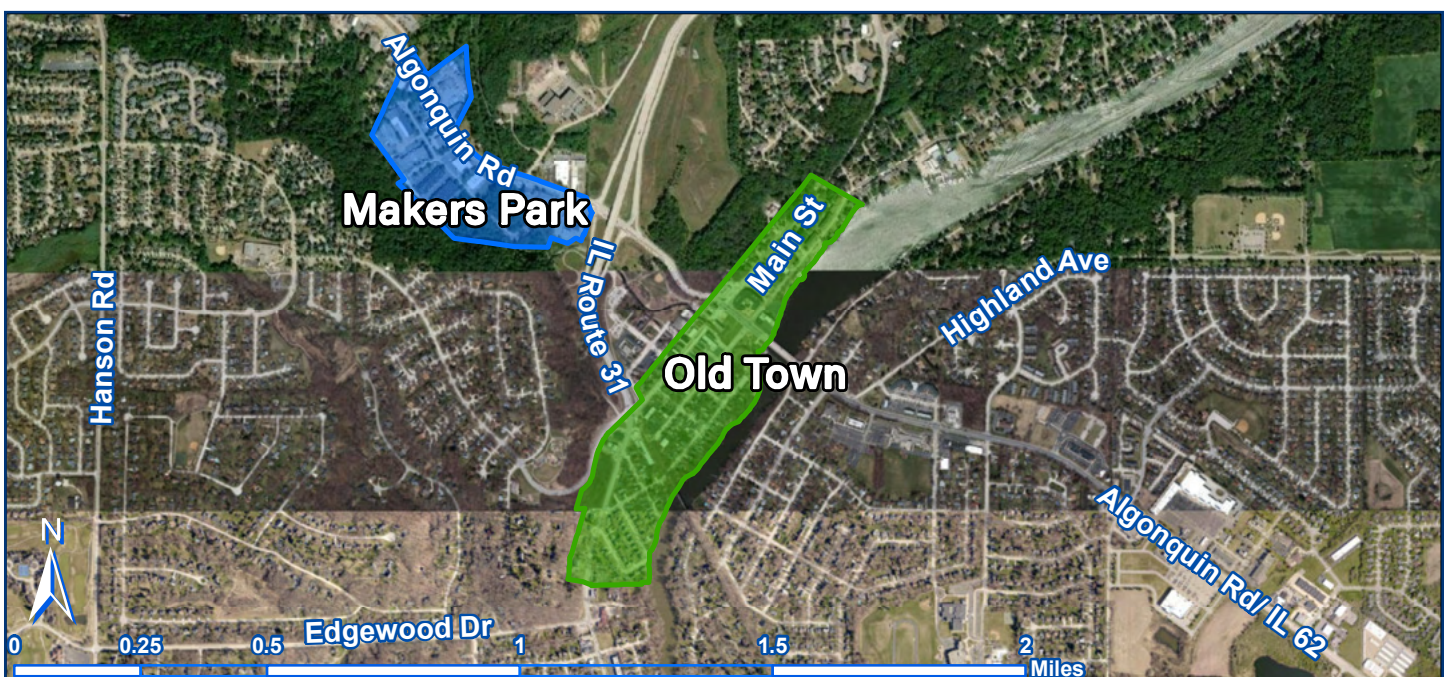
**RECLAIMED WOOD FURNISHINGS**

## MAKERS PARK

Just west of the Village's downtown cultural district, "Old Town", is Makers Park. Several innovative companies call this area home. Industries represented in Makers Park include tool and die shops, plastic, mold and casting, craft brewing, and reclaimed wood furniture. Makers Park offers many unique opportunities for business owners. Its proximity to Old Town is an amazing perk!



**SCORCHED EARTH BREWING COMPANY**







**FOX RIVER, "OLD TOWN" ALGONQUIN**

## OLD TOWN

Our historic Old Town is the jewel of our community! Old Town offers a variety of new development, redevelopment, restoration, and adaptive reuse opportunities all in a historic setting. The Village's downtown plan calls for increasing residential density and promoting mixed-use and multi-use design, which adds to the unique sense of place within the backdrop of the Fox River.

Just recently, the Village completed a \$30 million reinvestment project in the Old Town District. This significant public investment included rebuilding underground infrastructure, restoring public utilities, establishing electric vehicle charging stations, and creating brick streets and convenient pedestrian amenities.

Old Town also features cultural amenities. The Old Town Historic District is anchored by Historic Village Hall and an assortment of parks that allow for easy access to the Fox River. In 2021, the Art on the Fox event saw record crowds for this two-day art fair that drew visitors from all over the Chicagoland area. We anticipate that this annual event will continue to draw significant crowds for years to come. Old Town offers something for everyone!



**MAIN STREET, "OLD TOWN" ALGONQUIN**

***"There are many options for development and redevelopment in the Chicagoland area, however the pace of services, the proactive approach to development through the entitlement process, and the return on investment here in Algonquin is second to none! On behalf of the EDC, welcome to Algonquin!"***

**—Jerome Pinderski,  
Economic Development  
Commission Chair**





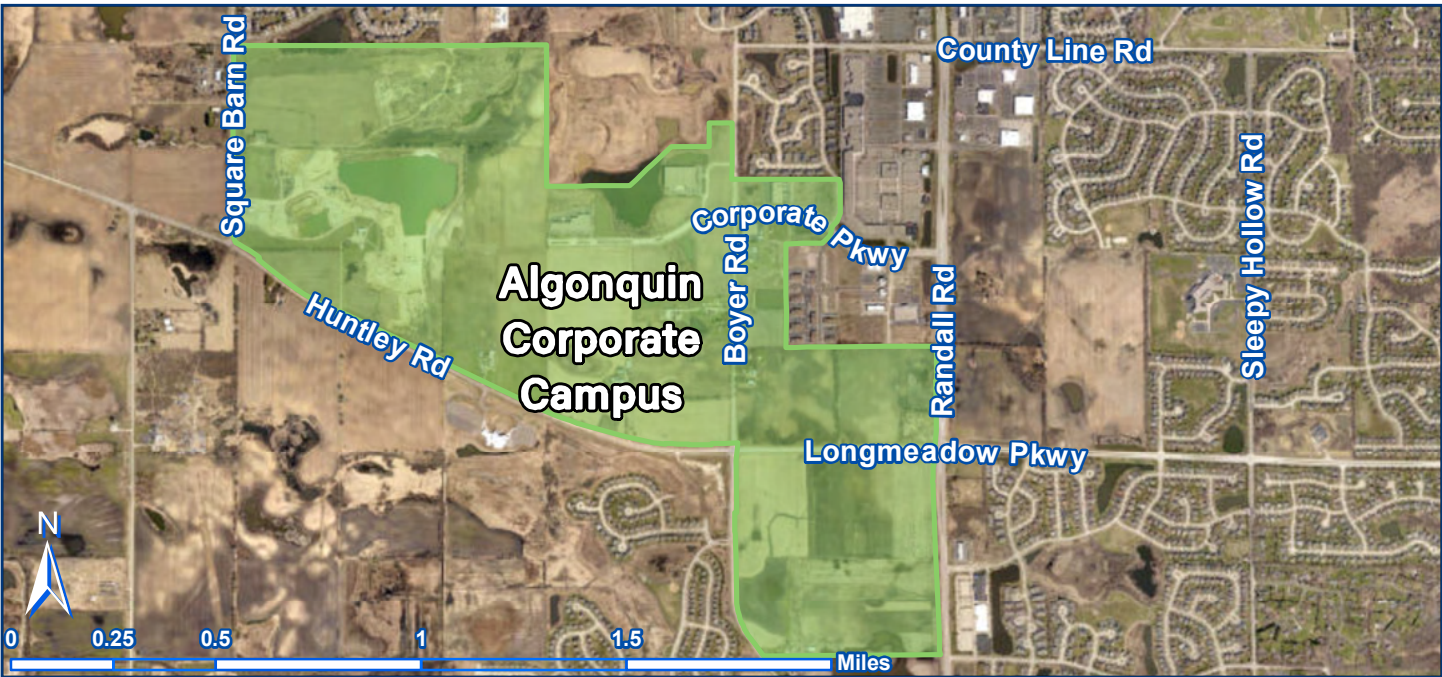
**NORTHPOINT ALGONQUIN CORPORATE CAMPUS**

# ALGONQUIN CORPORATE CAMPUS

The Algonquin Corporate Campus is at the center of major regional, national, and international hubs. Located just minutes from I-90 and in close proximity to O'Hare International Airport, the campus has shovel ready sites ranging from 1 - 100 acres.



**ADVANTAGE MOVING & STORAGE, ALGONQUIN CORPORATE CAMPUS**







**FOUNTAIN SQUARE, ALGONQUIN ROAD**

## EAST ALGONQUIN CORRIDOR

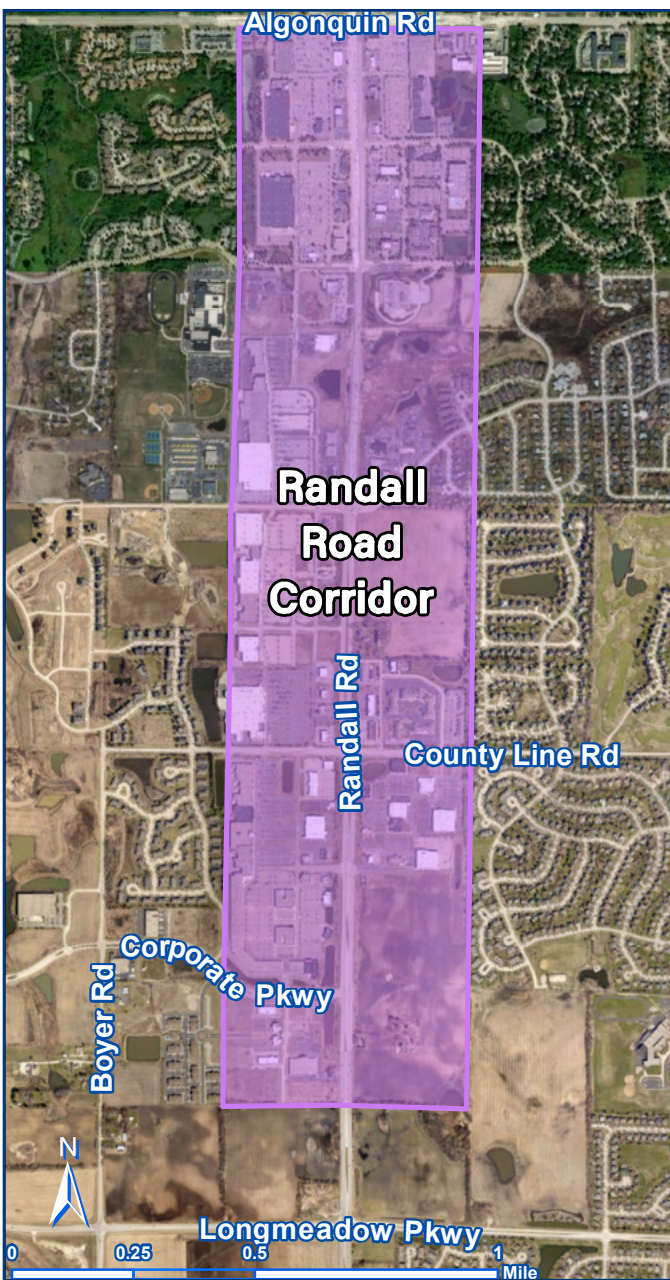
The East Algonquin Corridor boasts millions of dollars in recent investment on medical uses, revamped and new retail properties, and new residential development. However, there is still a ton of opportunity in this corridor. The area is abundant with greenfield and redevelopment opportunities and has commercial and mixed-use sites ranging from 0.25 - 25 acres. The East Algonquin Corridor is a great place to start or grow your business.



**REDEVELOPMENT OF 2075 E ALGONQUIN RD**







## RANDALL ROAD CORRIDOR

The Randall Road Corridor is the premier shopping, food, and entertainment district in northwest Chicagoland. With 50,000 vehicles traveling the corridor daily, locating a business in this corridor offers immediate exposure. Now complete, the vast majority of Randall Road in the Village of Algonquin was widened to three lanes wide in each direction, helping more to access this regional asset.

The most well-known center in the Village of Algonquin is none other than the Algonquin Commons. Now under new ownership, excitement is building on the center's future. The new ownership group announced a planned \$50 million reinvestment into the center. The planned improvements would make the Algonquin Commons the premier retail, entertainment, and dining destination in Chicagoland. Whether it is high-end shopping or amazing dining options, the Algonquin Commons offers something for everyone.

***"Prior to our acquisition of the Algonquin Commons our team spent days speaking with local residents, business owners, shoppers and of course The Village of Algonquin. We asked, "What do you think about the Village of Algonquin?" We were amazed, but not surprised, to hear various attributes related to quality of life, the abundance of recreational activities, community safety, and the collaborative approach to economic development in the Village. Based upon our due diligence and the reflections of stakeholders throughout Chicagoland, our group has found a home in Algonquin! We look forward to a long and expanding relationship with the Village, the Community, and the retailers with our revitalization of the Algonquin Commons."***

**—Michael Mugal, CEO of Red Mountain Retail Group**





ALGONQUIN COMMONS, RANDALL ROAD CORRIDOR

## COMMERCIAL ON RANDALL ROAD



## COMING SOON TO RANDALL ROAD....





# APPENDIX

## Development Opportunity Portfolio

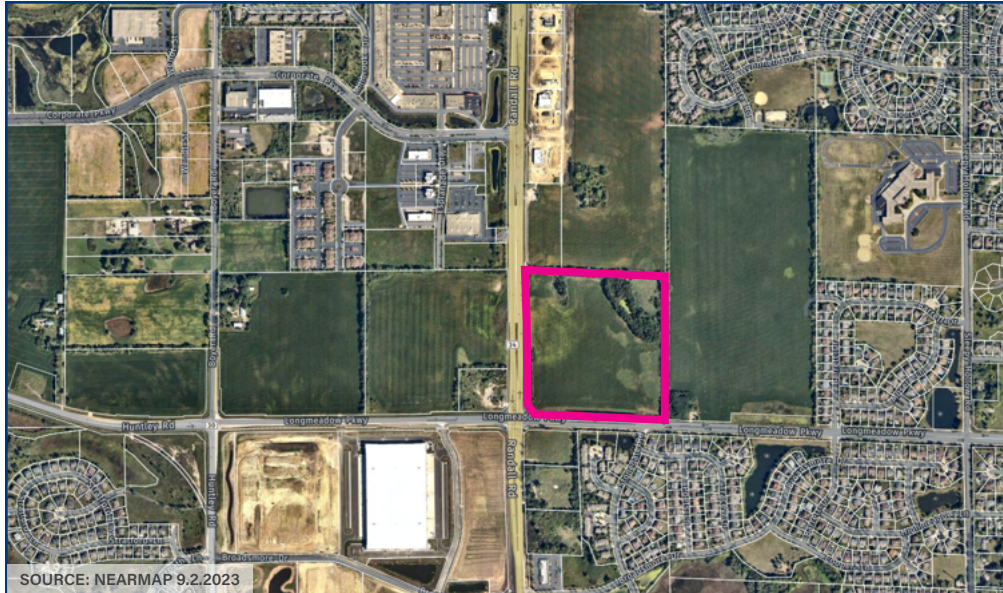




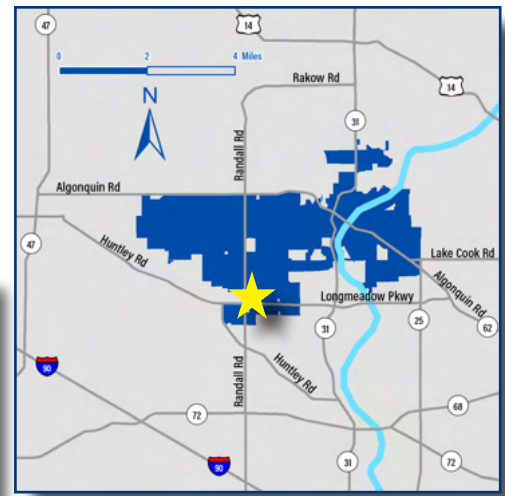
# DEVELOPMENT OPPORTUNITY

## NEC of Randall Rd & Longmeadow Pkwy

PIN 03-05-300-011



SOURCE: NEARMAP 9.2.2023



### ALGONQUIN DEMOGRAPHICS

SOURCE: US CENSUS BUREAU 2021, JOBS EQ 2021

#### POPULATION

29,869

#### AGE

64% of Population age 18-64

#### EDUCATION & EMPLOYMENT

50% of people age 25+ have a **Bachelors Degree** or higher

Labor Force Participation Rate **75%**

#### INCOME

Median Household Income **\$115,346**

Per Capita Income **\$43,783**

### PROPERTY OWNER

Dino Constantine

2356 Temple Dr

Winter Park, FL 32789

(630) 762-0319

### SALE BROKER

Tony Gange, Executive Vice President, CBRE

700 Commerce Dr, Suite 450

Oak Brook, IL 60523

(630) 573-7030 (p)

tonygange@cbre.com

### SITE CHARACTERISTICS

Acres	34.87
Future Land use	Residential, Commercial, Mixed Use
Sale Price, Price/SF	\$6M, \$3.95
<ul style="list-style-type: none"><li>Unincorporate Algonquin at a hard corner with traffic signal</li><li>38,000 vehicles/day on Randall Road</li><li>Projected 20,000 vehicles/day on Longmeadow Parkway</li><li>Opportunity for Randall Road and Longmeadow Parkway access</li></ul>	

### DEMOGRAPHIC & LABOR PROFILE

	2-Mile	5-Mile	10-Mile
Population	20,490	142,931	400,906
Daytime Employment	8,531	49,389	171,822
Per Capita Consumer Spending	\$13,895	\$12,660	\$12,645
Bachelors Degree or Higher	44%	34%	33%
Median Home Value	\$280,336	\$ 249,597	\$256,224
Median Household Income	\$112,282	\$ 97,734	\$93,240
Median Age	40.8	38.7	39.9

SOURCE: COSTAR (2023)

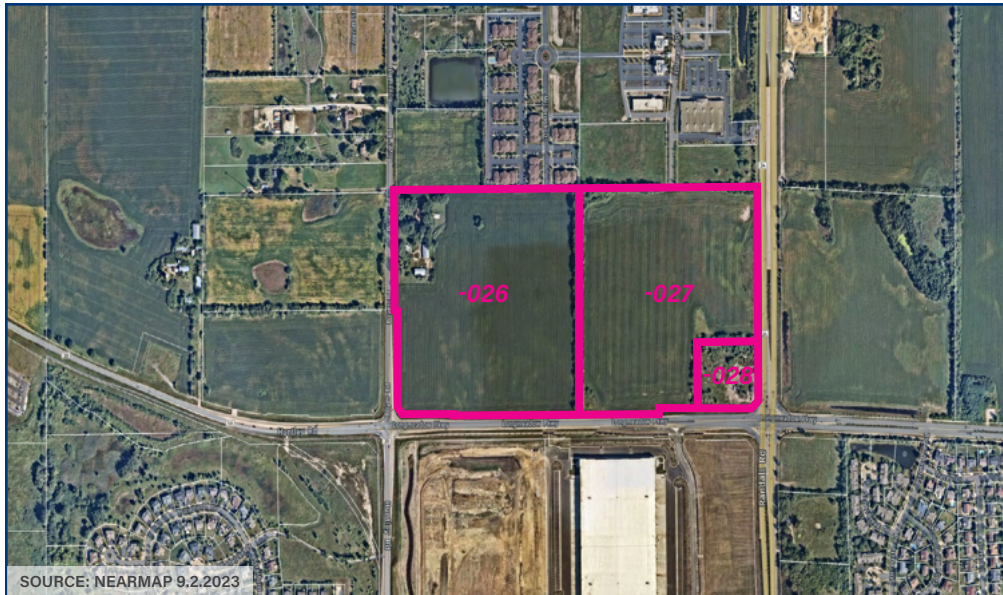




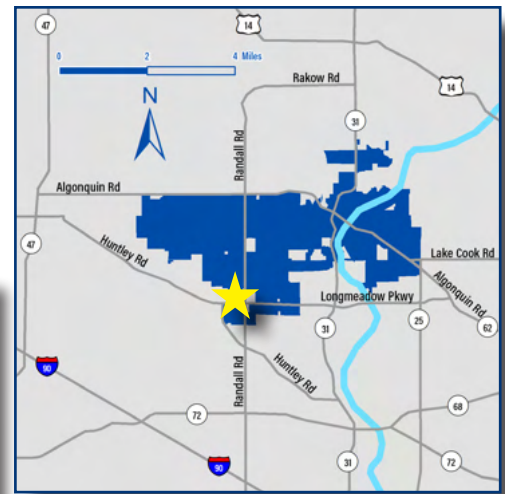
# DEVELOPMENT OPPORTUNITY

## NWC of Randall Rd & Longmeadow Pkwy

PINs 03-06-400-026, -027, -028



SOURCE: NEARMAP 9.2.2023



### ALGONQUIN DEMOGRAPHICS

SOURCE: US CENSUS BUREAU 2021, JOBS EQ 2021

#### POPULATION

29,869

#### AGE

64% of Population age 18-64

#### EDUCATION & EMPLOYMENT

50% of people age 25+ have a **Bachelors**

**Degree** or higher

Labor Force Participation Rate **75%**

#### INCOME

Median Household Income **\$115,346**

Per Capita Income **\$43,783**

### PROPERTY OWNERS

PIN 03-06-400-026

Vennero Family, LP

847.426.9087 (p)

PIN 03-06-400-027

EBS Family LTD Partnership

PIN 03-06-400-028

RE PORTFOLIO LLC

847.387.3494 (p)

### SITE CHARACTERISTICS

Acres	70 <sup>+/-</sup> acres
Future Land use	Commercial
Sale Price, Price/SF	Contact Owners/Brokers
<ul style="list-style-type: none"><li>Unincorporated Algonquin at hard corners with traffic lights</li><li>38,000 veh/day on Randall Rd, 20,000 (proj.) Longmeadow Pkwy</li><li>Option for full traffic signal off of Randall Rd &amp; Longmeadow Pkwy</li><li>Access to water and sanitary at perimeter of site</li></ul>	

### DEMOGRAPHIC & LABOR PROFILE

	2-Mile	5-Mile	10-Mile
Population	18,942	137,692	382,906
Daytime Employment	6,885	50,755	169,074
Per Capita Consumer Spending	\$13,936	\$12,804	\$12,605
Bachelors Degree or Higher	45%	35%	33%
Median Home Value	\$285,223	\$252,415	\$255,197
Median Household Income	\$113,436	\$98,985	\$92,905
Median Age	40.5	39.0	39.9

SOURCE: COSTAR (2023)

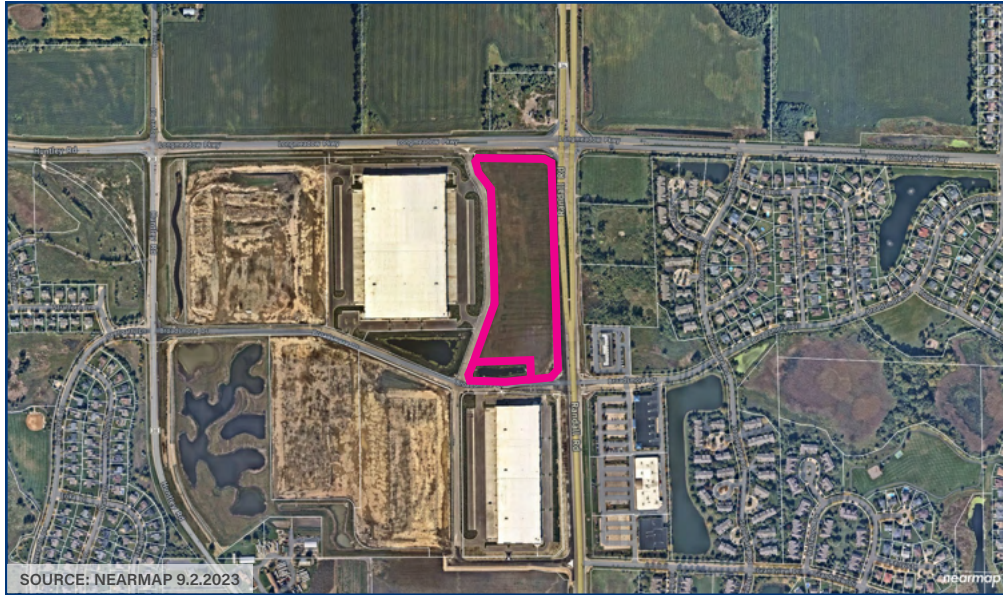




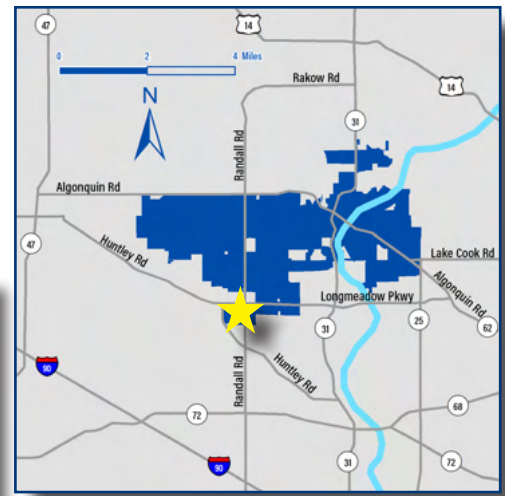
# DEVELOPMENT OPPORTUNITY

## SWC - Randall Rd & Longmeadow Pkwy

PIN 03-07-227-001



SOURCE: NEARMAP 9.2.2023



### ALGONQUIN DEMOGRAPHICS

SOURCE: US CENSUS BUREAU 2021, JOBS EQ 2021

#### POPULATION

29,869

#### AGE

64% of Population age 18-64

#### EDUCATION & EMPLOYMENT

50% of people age 25+ have a **Bachelors Degree** or higher

Labor Force Participation Rate **75%**

#### INCOME

Median Household Income **\$115,346**

Per Capita Income **\$43,783**

### PROPERTY OWNER

L&H Farm Limited Partnership

Randall Gaitsch

37W412 Huntley Road

West Dundee, IL 60118

### BROKER

Tony Gange

Executive Vice President, CBRE

630.573.7030

tony.gange@cbre.com

Mike Smith

Associate, CBRE

630.573.7804

mike.r.smith@cbre.com

### SITE CHARACTERISTICS

Acres	14.2 acres
Future Land use	Commercial, Opportunity for Hotel/Entertainment
Sale Price, Price/SF	Not Disclosed
<ul style="list-style-type: none"><li>▪ Signalized Access at Randall/Broadmore, RI/RO from Longmeadow Pkwy</li><li>▪ 38,000 veh/day on Randall Rd, 20,000 (proj.) Longmeadow Pkwy</li><li>▪ All utilities available to site</li><li>▪ Excellent exposure at hard corner</li></ul>	

### DEMOGRAPHIC & LABOR PROFILE

	2-Mile	5-Mile	10-Mile
Population	18,774	140,099	402,216
Daytime Employment	6,465	51,436	171,954
Per Capita Consumer Spending	\$13,845	\$12,678	\$12,618
Bachelors Degree or Higher	44%	34%	33%
Median Home Value	\$283,488	\$249,482	\$255,580
Median Household Income	\$111,305	\$97,490	\$93,004
Median Age	40.5	38.8	39.9

SOURCE: COSTAR (2023)

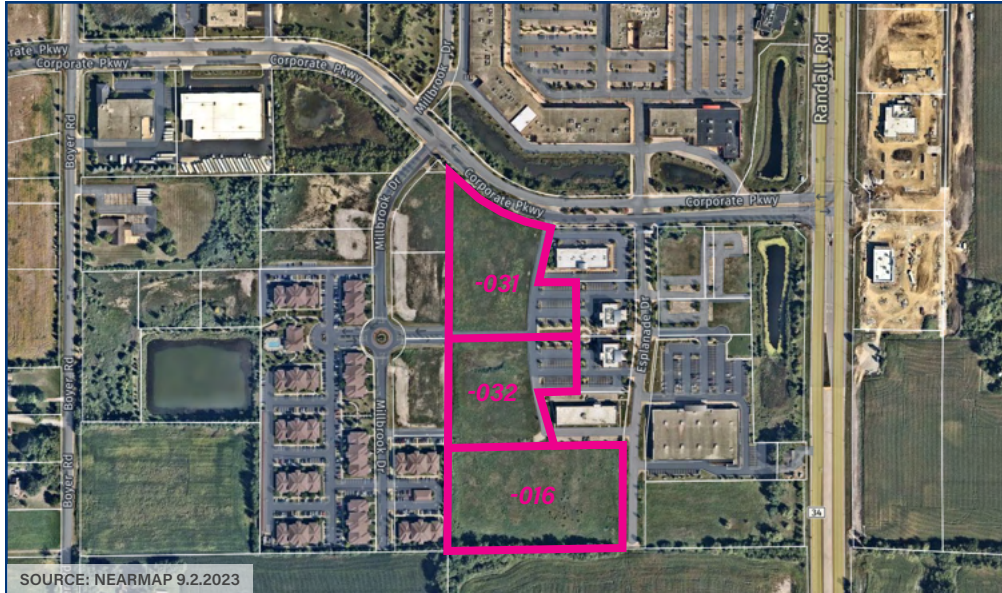




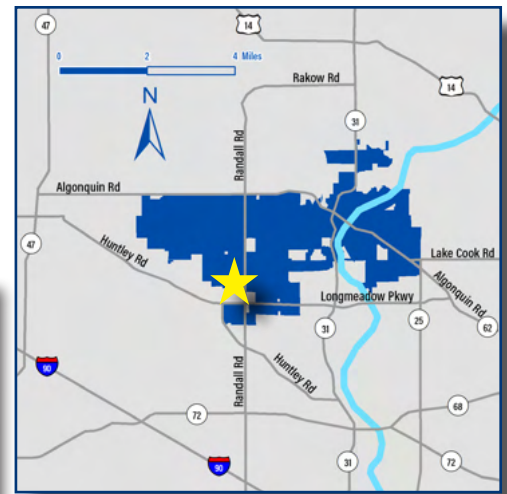
# DEVELOPMENT OPPORTUNITY

## Esplanade

PINS 03-06-426-016, -031, -032



SOURCE: NEARMAP 9.2.2023



### ALGONQUIN DEMOGRAPHICS

SOURCE: US CENSUS BUREAU 2021, JOBS EQ 2021

#### POPULATION

29,869

#### AGE

64% of Population age 18-64

#### EDUCATION & EMPLOYMENT

50% of people age 25+ have a **Bachelors Degree** or higher

Labor Force Participation Rate **75%**

#### INCOME

Median Household Income **\$115,346**

Per Capita Income **\$43,783**

### PROPERTY OWNER

Moizuddin Mohammed  
28 West Mundhank Road  
South Barrington, IL 60110

### BROKER

Linda Kost, Senior Broker  
Realty Metrix Commercial  
2390 Esplanade Drive, Suite 201  
Algonquin, IL 60102  
847.910.8820  
LKost@realtymetrix.com

### SITE CHARACTERISTICS

Acres	3.45 to 12.58
Future Land use	Commercial, Mixed Use, Apartments/Townhomes
Sale Price, Price/SF	\$2M, \$3.65/SF (bulk)
<ul style="list-style-type: none"><li>Incorporated Algonquin</li><li>38,000 vehicles/day on Randall Road with quick access</li><li>All utilities available on site</li><li>Mix of uses encouraged on these Lots</li></ul>	

### DEMOGRAPHIC & LABOR PROFILE

	2-Mile	5-Mile	10-Mile
Population	21,483	142,680	379,748
Daytime Employment	9,197	48,072	169,283
Per Capita Consumer Spending	\$13,982	\$12,795	\$12,610
Bachelors Degree or Higher	45%	35%	33%
Median Home Value	\$283,101	\$251,829	\$255,583
Median Household Income	\$115,030	\$99,005	\$93,023
Median Age	40.6	38.9	39.9

SOURCE: COSTAR (2023)

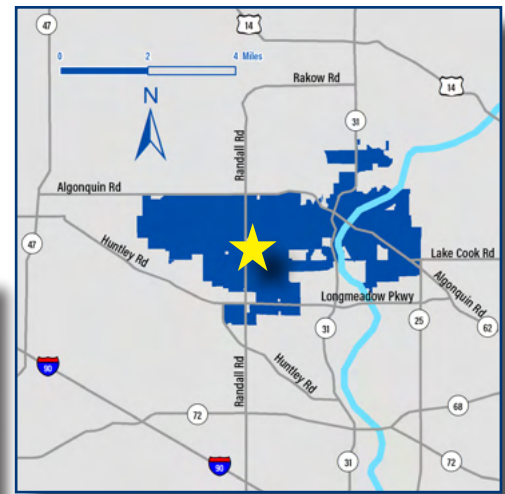
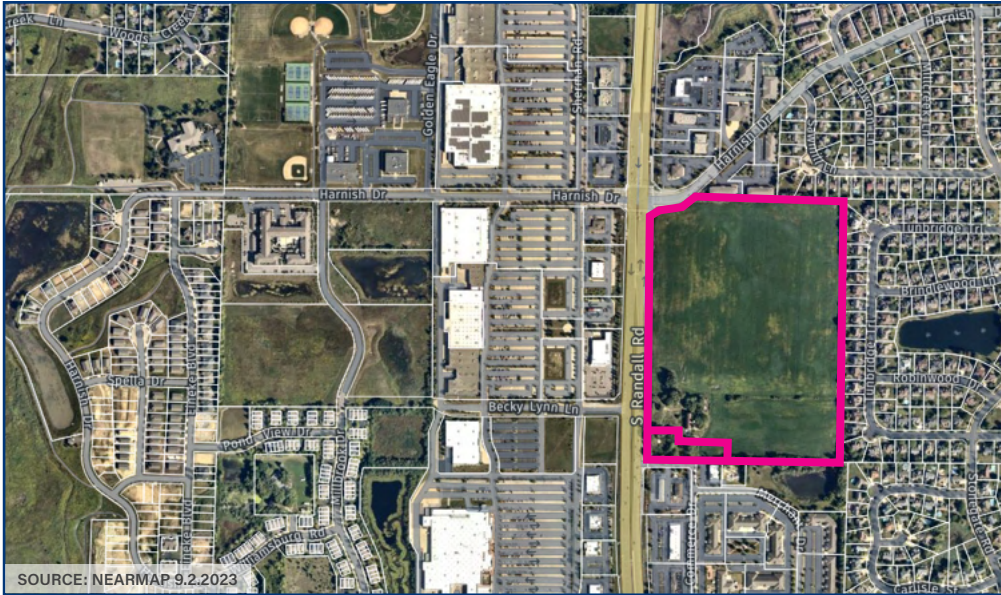




# DEVELOPMENT OPPORTUNITY

## SEC of Randall Rd & Harnish Drive

PINS 19-32-300-029, -030



### ALGONQUIN DEMOGRAPHICS

SOURCE: JOBS EQ 2021

#### POPULATION

29,869

#### AGE

64% of Population age 18-64

#### EDUCATION & EMPLOYMENT

50% of people age 25+ have a Bachelors

Degree or higher

Labor Force Participation Rate 75%

#### INCOME

Median Household Income \$115,346

Per Capita Income \$43,783

### PROPERTY OWNER

Paces Lodging Corporation

4265 S 45th St, Suite 200

Fargo, ND 58104

United States

701.281.9500 (p)

701.281.9501 (f)

[www.paces-lodging.com](http://www.paces-lodging.com)

### SITE CHARACTERISTICS

Acres	46.00 acres
Future Land use	Commercial, Residential in rear
Sale Price, Price/SF	Contact Owner/Broker
<ul style="list-style-type: none"><li>Unincorporate Algonquin</li><li>42,000 vehicles/day on Randall Road</li><li>Accessed by a Future Traffic Signal at Randall Rd and Becky Lynn Ln</li><li>Access to water and sanitary at perimeter of site</li></ul>	

### DEMOGRAPHIC & LABOR PROFILE

	2-Mile	5-Mile	10-Mile
Population	27,293	152,010	370,839
Daytime Employment	12,175	47,485	163,637
Per Capita Consumer Spending	\$13,781	\$12,767	\$12,685
Bachelors Degree or Higher	40%	35%	34%
Median Home Value	\$261,207	\$248,295	\$256,729
Median Household Income	\$107,607	\$98,520	\$93,239
Median Age	41.2	38.8	40.1

SOURCE: COSTAR (2023)

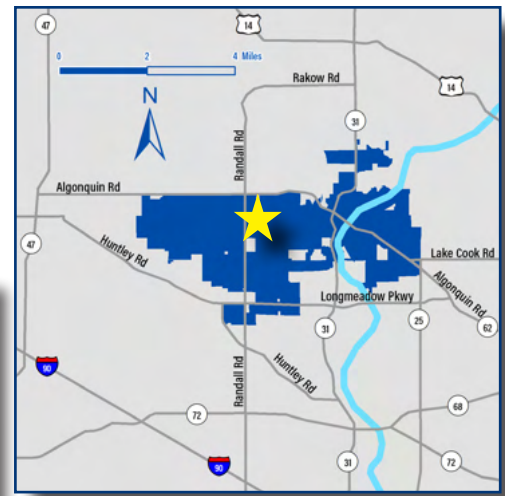




# DEVELOPMENT OPPORTUNITY

## SWC Huntington Dr & Stonegate Rd

PIN 19-32-100-013



### ALGONQUIN DEMOGRAPHICS

SOURCE: JOBS EQ 2021

#### POPULATION

29,869

#### AGE

64% of Population age 18-64

#### EDUCATION & EMPLOYMENT

50% of people age 25+ have a Bachelors

Degree or higher

Labor Force Participation Rate 75%

#### INCOME

Median Household Income \$115,346

Per Capita Income \$43,783

#### PROPERTY OWNER

Senior Develop Corp

204 Country Commons Rd

Trout Valley, IL 60013

#### SITE CHARACTERISTICS

Acres	+/- 10 acres
Future Land use	Mixed Residential
Sale Price, Price/SF	\$1.27M, \$2.92
<ul style="list-style-type: none"><li>Incorporated Algonquin near Randall Road corridor</li><li>43,000 vehicles/day on Randall Rd</li><li>CarMax and future retail pad to east, open space to west</li><li>Access to water and sanitary at perimeter of site</li></ul>	

#### DEMOGRAPHIC & LABOR PROFILE

	2-Mile	5-Mile	10-Mile
Population	32,167	155,484	361,455
Daytime Employment	12,945	49,351	165,840
Per Capita Consumer Spending	\$13,761	\$12,808	\$12,814
Bachelors Degree or Higher	38%	36%	34%
Median Home Value	\$249,930	\$247,056	\$257,411
Median Household Income	\$123,911	\$119,776	\$115,102
Median Age	40.8	38.9	40.3

SOURCE: COSTAR (2023)

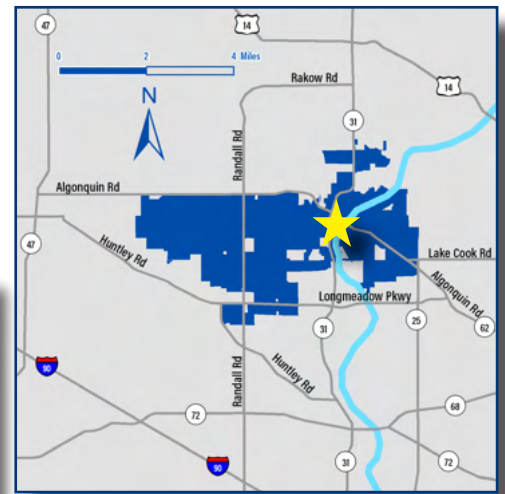
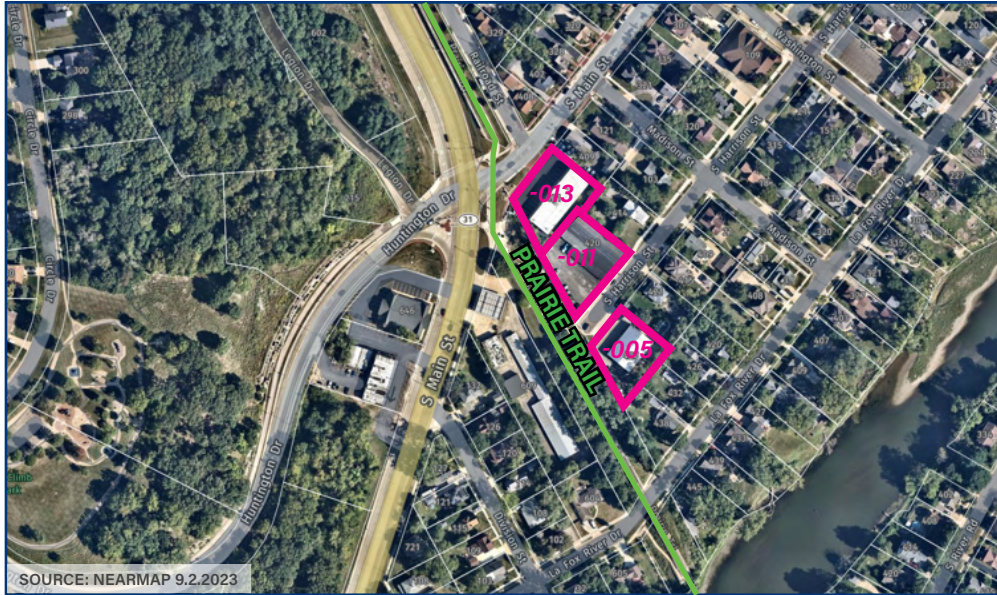




# DEVELOPMENT OPPORTUNITY

## Downtown Algonquin - South Main St

PINS 19-34-158-011, 19-34-158-013, 19-34-159-005



### ALGONQUIN DEMOGRAPHICS

SOURCE: US CENSUS BUREAU 2021, JOBS EQ 2021

#### POPULATION

29,869

#### AGE

64% of Population age 18-64

#### EDUCATION & EMPLOYMENT

50% of people age 25+ have a Bachelors

Degree or higher

Labor Force Participation Rate 75%

#### INCOME

Median Household Income \$115,346

Per Capita Income \$43,783

### PROPERTY OWNER

19-34-158-011 & 19-34-159-005

TMG Group LLC/MEGA Pros

427 South Harrison Street

Algonquin, IL 60102

19-34-158-013

Jim Jendruczek

73 Otis Road

Barrington Hills, IL 60010

847.458.2960

### SITE CHARACTERISTICS

Acres	0.45, 0.5, & 0.4 acres
Future Land use	Commercial/Mixed Use, Apartments, Townhomes
Sale Price, Price/SF	N/A
<ul style="list-style-type: none"><li>Close proximity to Historic Downtown Algonquin &amp; Prairie Trail</li><li>42,000 veh/day on Algonquin Rd, 16,000 veh/day on Main St</li><li>All utilities available to site</li><li>Unique opportunity for mixed use development</li></ul>	

### DEMOGRAPHIC & LABOR PROFILE

	2-Mile	5-Mile	10-Mile
Population	28,214	149,385	418,488
Daytime Employment	6,022	55,192	180,058
Per Capita Consumer Spending	\$13,045	\$12,650	\$12,932
Bachelors Degree or Higher	36%	33%	35%
Median Home Value	\$232,461	\$242,129	\$262,567
Median Household Income	\$94,557	\$95,308	\$94,906
Median Age	41.8	39.2	40.4

SOURCE: COSTAR (2023)

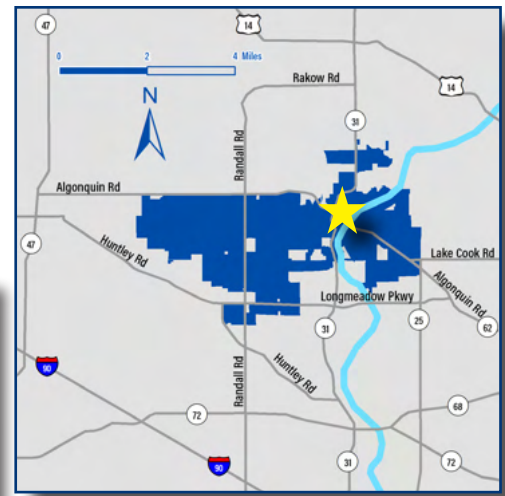




# DEVELOPMENT OPPORTUNITY

## Downtown Algonquin - North Main St

PINS 19-27-383-001, -004, -005, -008, -010  
19-34-126-001, -002, -003, -006, -007, -010, -012, -013



### ALGONQUIN DEMOGRAPHICS

SOURCE: US CENSUS BUREAU 2021, JOBS EQ 2021

#### POPULATION

29,869

#### AGE

64% of Population age 18-64

#### EDUCATION & EMPLOYMENT

50% of people age 25+ have a Bachelors

Degree or higher

Labor Force Participation Rate **75%**

#### INCOME

Median Household Income **\$115,346**

Per Capita Income **\$43,783**

#### PROPERTY OWNER

Various, Contact Staff for Assistance

#### SITE CHARACTERISTICS

Acres	3.5 acre block
Future Land use	Mixed Use, Apartments, Townhomes
Sale Price, Price/SF	N/A
<ul style="list-style-type: none"><li>Close proximity to Historic Downtown Algonquin</li><li>42,000 vehicles/day on Algonquin Road</li><li>All utilities available to site</li><li>Parcel assembly required</li></ul>	

#### DEMOGRAPHIC & LABOR PROFILE

	2-Mile	5-Mile	10-Mile
Population	25,941	149,077	416,634
Daytime Employment	6,135	55,054	189,889
Per Capita Consumer Spending	\$13,343	\$12,646	\$13,004
Bachelors Degree or Higher	35%	33%	36%
Median Home Value	\$229,760	\$241,239	\$263,720
Median Household Income	\$91,953	\$94,773	\$95,344
Median Age	41.9	39.2	40.5

SOURCE: COSTAR (2023)

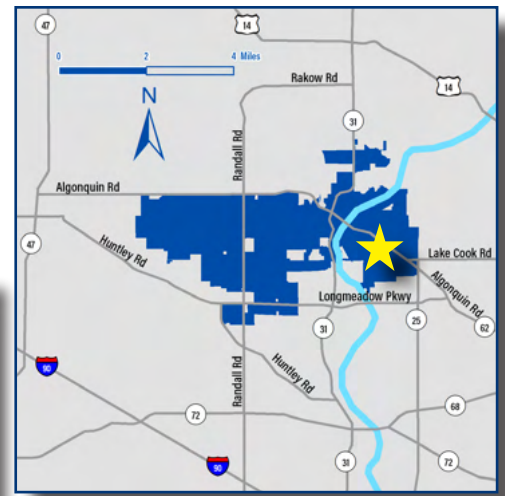
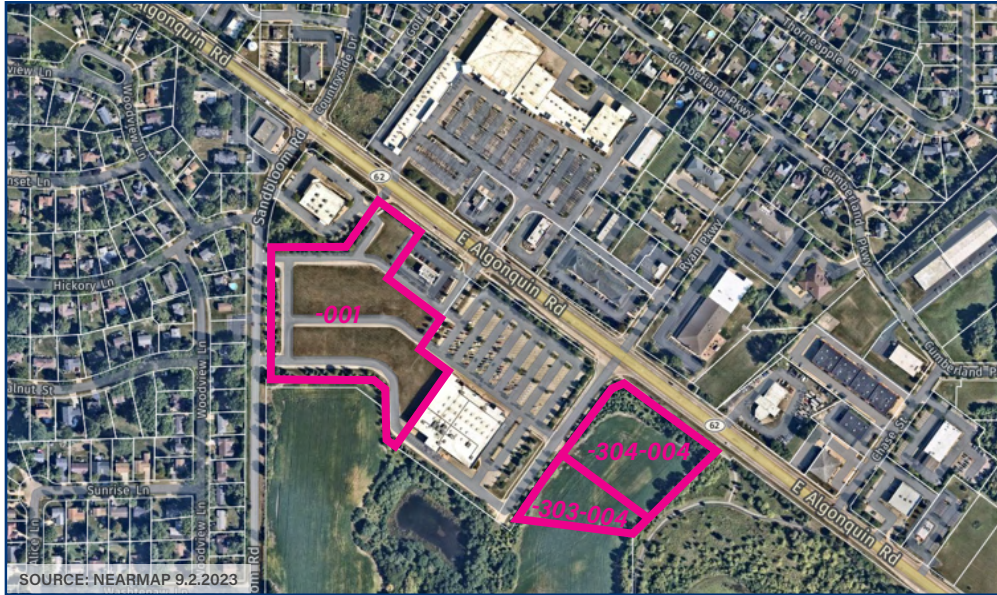




# DEVELOPMENT OPPORTUNITY

## SEC Algonquin Rd & Sandbloom Rd

PINS 19-35-303-004, 19-35-304-001, 19-35-304-004



### ALGONQUIN DEMOGRAPHICS

SOURCE: US CENSUS BUREAU 2021, JOBS EQ 2021

#### POPULATION

29,869

#### AGE

64% of Population age 18-64

#### EDUCATION & EMPLOYMENT

50% of people age 25+ have a Bachelors

Degree or higher

Labor Force Participation Rate 75%

#### INCOME

Median Household Income \$115,346

Per Capita Income \$43,783

### PROPERTY OWNER

Albertsons Co

CO Paradigm Tax Group

PO BOX 800729

Dallas, TX 75380

### SITE CHARACTERISTICS

Acres	4.45 & 7
Future Land use	Commercial, Office
Sale Price, Price/SF	N/A
<ul style="list-style-type: none"><li>Incorporated Algonquin</li><li>42,000 vehicles/day on Algonquin Road with direct access</li><li>All utilities available to site</li><li>Ability to subdivide</li></ul>	

### DEMOGRAPHIC & LABOR PROFILE

	2-Mile	5-Mile	10-Mile
Population	22,581	134,920	432,401
Daytime Employment	4,388	50,433	189,228
Per Capita Consumer Spending	\$12,244	\$12,704	\$13,016
Bachelors Degree or Higher	31%	33%	36%
Median Home Value	\$210,253	\$242,049	\$265,854
Median Household Income	\$85,413	\$94,127	\$96,287
Median Age	39	39.5	40.3

SOURCE: COSTAR (2023)





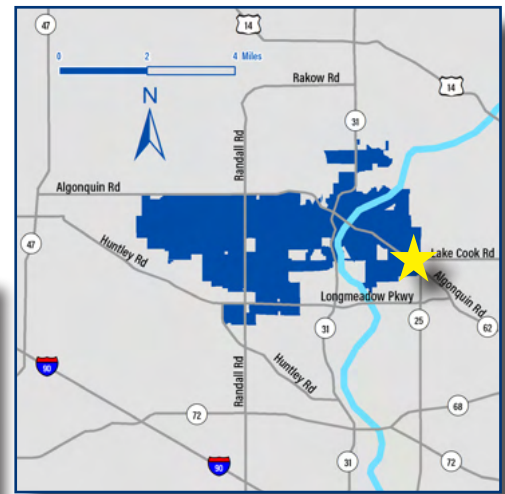
# DEVELOPMENT OPPORTUNITY

## 2221/2231 East Algonquin Road

PINS 03-02-200-050, -051



SOURCE: NEARMAP 9.2.2023



### ALGONQUIN DEMOGRAPHICS

SOURCE: US CENSUS BUREAU 2021, JOBS EQ 2021

#### POPULATION

29,869

#### AGE

64% of Population age 18-64

#### EDUCATION & EMPLOYMENT

50% of people age 25+ have a **Bachelors Degree** or higher

Labor Force Participation Rate **75%**

#### INCOME

Median Household Income **\$115,346**

Per Capita Income **\$43,783**

### PROPERTY OWNER

Nebojsa Dupor  
847.838.9264 (p)  
847.951.7628 (m)  
nbdupor@comcast.net

White City Holdings LLC  
5313 West River Bend Drive  
Libertyville, IL 60048

### BROKER

Cambridge Commercial Brokerage and Realty  
Patrick Haris  
4149 RFD Rd  
Long Grove, IL 60047  
United States  
847.710.9233 (p)

### SITE CHARACTERISTICS

Acres	2.27 & 2.09	
Future Land use	Commercial, Office	
Sale Price	2221: \$1.5M	2231: N/A
<ul style="list-style-type: none"><li>Carwash under construction at 2241 East Algonquin Road</li><li>42,000 veh/day on Algonquin Rd with direct access via frontage road</li><li>All utilities available on site, stormwater included</li><li>2221: QSR Concept Approved, 2231: Prelim Approval for Auto Repair</li></ul>		

### DEMOGRAPHIC & LABOR PROFILE

	2-Mile	5-Mile	10-Mile
Population	26,247	118,806	477,155
Daytime Employment	3,360	47,120	204,878
Per Capita Consumer Spending	\$10,996	\$12,624	\$12,872
Bachelors Degree or Higher	24%	32%	37%
Median Home Value	\$198,587	\$256,301	\$281,830
Median Household Income	\$82,205	\$96,097	\$98,240
Median Age	36.8	39.7	40.1

SOURCE: COSTAR (2023)

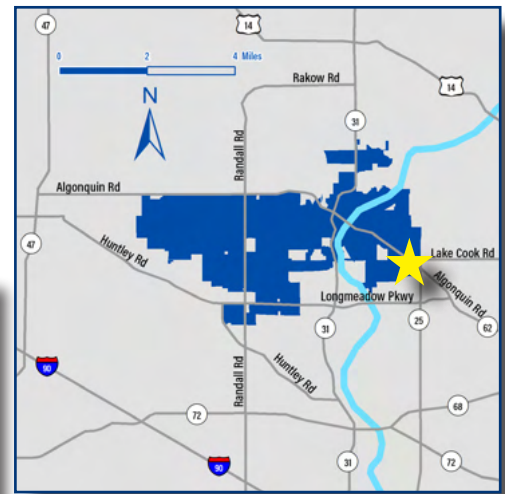
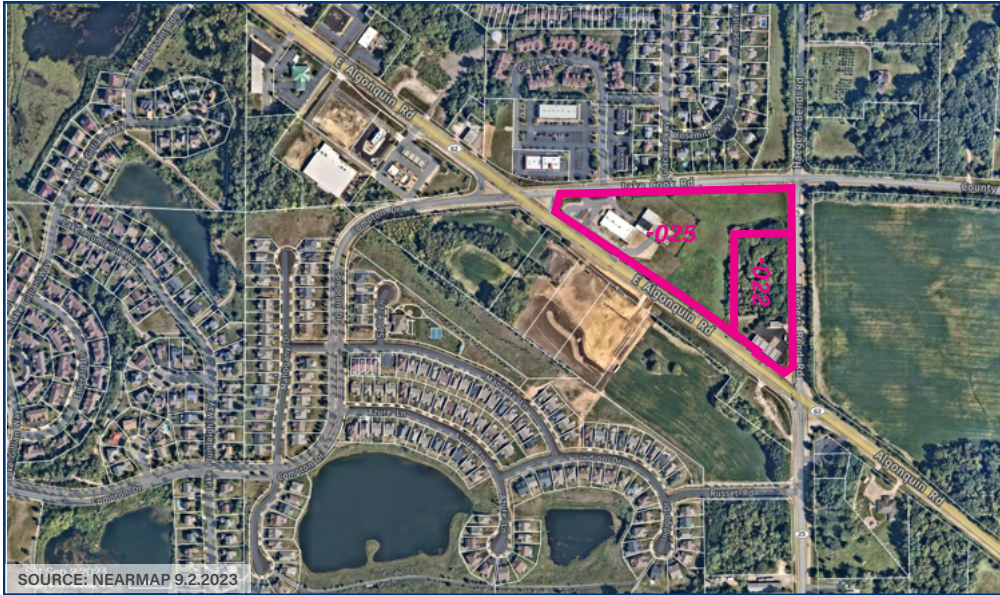




# DEVELOPMENT OPPORTUNITY

## IL-62/Algonquin Rd, IL-25, Lake Cook Rd

PINS 03-02-200-022, -025



### ALGONQUIN DEMOGRAPHICS

SOURCE: US CENSUS BUREAU 2021, JOBS EQ 2021

#### POPULATION

29,869

#### AGE

64% of Population age 18-64

#### EDUCATION & EMPLOYMENT

50% of people age 25+ have a Bachelors

Degree or higher

Labor Force Participation Rate 75%

#### INCOME

Median Household Income \$115,346

Per Capita Income \$43,783

### PROPERTY OWNER

03-02-200-022

Mack Oil Corp

% Joseph M Simons

712 Citadel Court

Des Plaines, IL 60016

03-02-200-025

Elgin National Bank, Trust: 1612

% Silva Wayne

292 Continetal Lane

Schaumburg, IL 60194

### SITE CHARACTERISTICS

Acres	9 & 3.75 acres
Future Land use	Corridor Commercial
Sale Price, Price/SF	N/A
<ul style="list-style-type: none"> <li>Signalized corners and access off of all 3 adjacent roadways</li> <li>30,000 veh/day on Algonquin Road, 15,600 veh/day on IL-25</li> <li>All utilities available to site</li> <li>Excellent exposure on all sides</li> </ul>	

### DEMOGRAPHIC & LABOR PROFILE

	2-Mile	5-Mile	10-Mile
Population	25,753	118,495	477,068
Daytime Employment	3,230	46,933	204,540
Per Capita Consumer Spending	\$11,048	\$12,672	\$12,973
Bachelors Degree or Higher	24%	32%	37%
Median Home Value	\$192,120	\$242,172	\$265,146
Median Household Income	\$79,666	\$93,128	\$95,949
Median Age	36.9	39.7	40.1

SOURCE: COSTAR (2023)



**Contact Jason Shallcross for further information:**

[JasonShallcross@algonquin.org](mailto:JasonShallcross@algonquin.org)

847-658-5785



[APlusAlgonquin.com](http://APlusAlgonquin.com)