



Location Finders International, Inc.  
9440 Enterprise Dr, Mokena, IL 60448  
(708) 390-1629

**3522 W. Elm St**  
McHenry, IL

**Commercial Space Available**

**±0.4 AC**

### MARKET SUMMARY

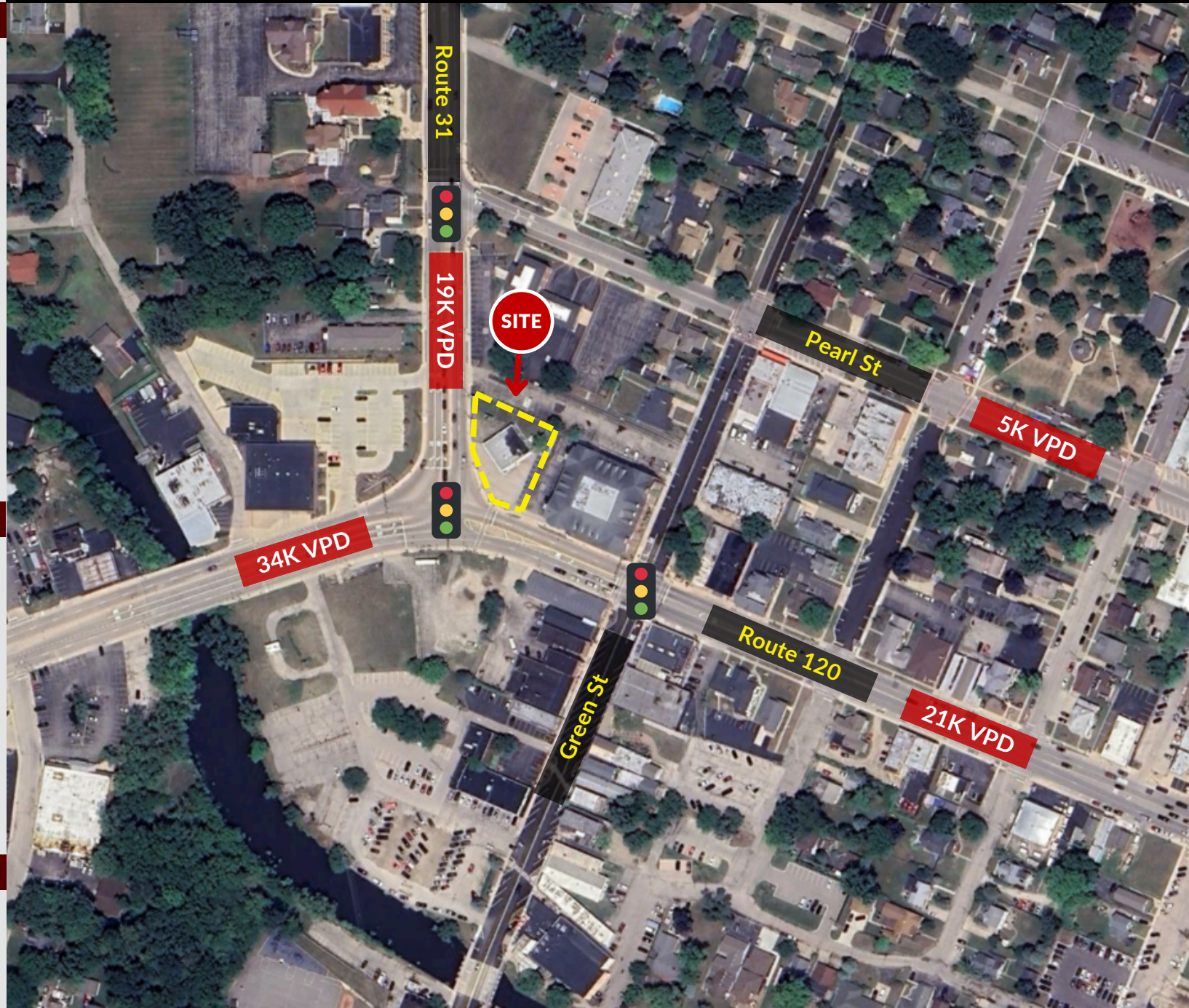
- Located off of high-volume intersection of Route 120 & Route 31 in the heart of downtown McHenry, IL.
- High income area with an average household income of over \$100,000/year within 1-3-5mi radius.
- Over 80,000 VPD between four streets
- Site is between three signalized intersections

### DEMOGRAPHICS

POPULATION	1 Mile	8,102
	3 Mile	35,685
	5 Mile	62,716
# HOUSEHOLDS	1 Mile	3,193
	3 Mile	13,389
	5 Mile	23,329
AVG HH INCOME	1 Mile	\$100,353
	3 Mile	\$104,018
	5 Mile	\$106,027

### CONTACT

**ALAN ERICKSON**  
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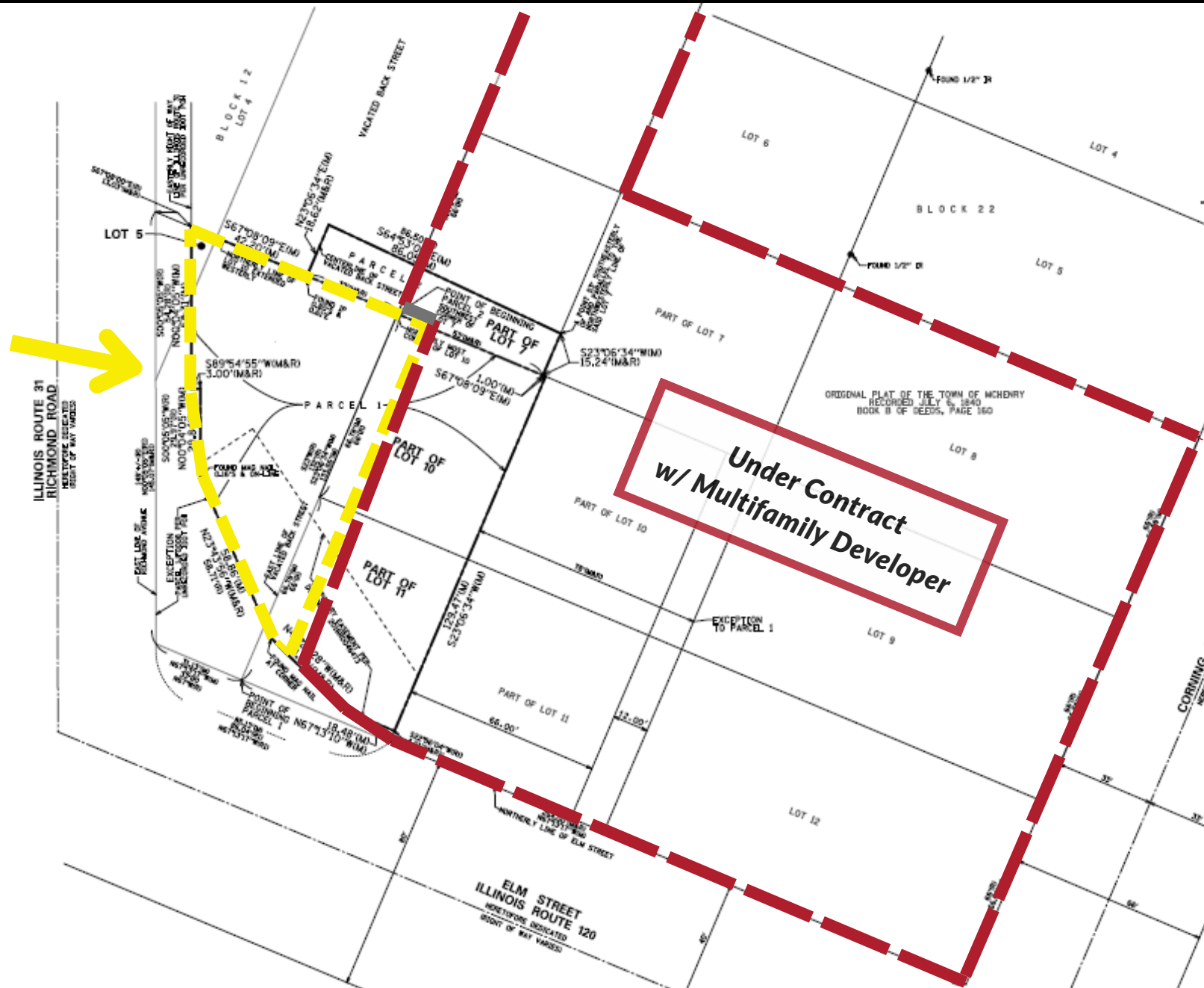
±0.4 AC

### SITE SUMMARY

- **Lot Size:** ±0.4 AC
- **Potential Use:** Coffee use, QSR or retail
- **Access:** Four access points off of Route 120, Route 31, Green St, & Pearl St
- **Signage:** Pylon/Monument signage available
- **Traffic:**
  - 33,713 VPD on Route 120
  - 19,281 VPD on Route 31
- **Nearby tenants:**
  - Meijer, Jewel-Osco, ALDI, Panera, McDonald's, Jersey Mike's Subs, Popeyes, Jiffy Lube, Old National Bank, First Midwest Bank, Walgreens, and more

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This information contained is obtained from sources we deem reliable. We have no reason to doubt its accuracy but do not guarantee it.