

# FOR LEASE



Southwest Corner of IL Route 47 & Algonquin Road | Huntley, IL 60142

±5.00 Acres | Ground Lease | Build-to-Suit | Development Opportunity



## PRIME SIGNALIZED HARD CORNER — ONE OF HUNTLEY'S LARGEST REMAINING COMMERCIAL SITES

GROUND LEASE • BUILD-TO-SUIT • RETAIL • MEDICAL • HOSPITALITY • FUEL & C-STORE • MIXED-USE

±40,000

COMBINED VPD

±5.00

ACRES

83,856

5-MILE POPULATION

\$153,123

5-MI AVG HH INCOME

1,085

HOMES IN PIPELINE

### PROPERTY HIGHLIGHTS

- ◆ ±5.00 acres at a fully signalized hard corner
- ◆ ±548' of frontage on Algonquin Road; ±400' on IL Route 47
- ◆ Ground Lease, Build-to-Suit or Development — divisible pads
- ◆ All utilities available in the adjacent rights-of-way
- ◆ Flat, previously graded, largely unencumbered site
- ◆ Ideal for retail, QSR, fuel/c-store, medical, hospitality or mixed-use

### DEVELOPMENT HIGHLIGHTS

- ◆ 1,085+ residential units under construction or approved in Huntley
- ◆ Village population projected to reach 41,299 by 2050
- ◆ Amazon (±3,500 jobs) & Northwestern Medicine anchor the economy
- ◆ Planned western extension of Algonquin Road will improve connectivity
- ◆ Positioned between Huntley's two established retail nodes

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# THE OFFERING

The southwest corner of **IL Route 47 and Algonquin Road** is one of the largest contiguous, shovel-ready commercial development sites remaining on Huntley's primary north-south arterial. The site sits at a fully signalized four-way intersection carrying approximately **40,000 vehicles per day**, directly between the Village's two established retail nodes, and in the center of a residential market that has grown nearly **390% since 2000** with more than **1,085 additional homes and apartments** currently under construction or working through Village approvals.

|                                                                                     |                                                                             |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <b>ADDRESS</b><br><b>SWC IL Route 47 &amp; Algonquin Road</b><br>Huntley, IL 60142  | <b>SITE SIZE</b><br><b>±5.00 Acres</b> (±217,800 SF)                        |
| <b>FRONTAGE – ALGONQUIN ROAD</b><br><b>±548 Feet</b>                                | <b>FRONTAGE – IL ROUTE 47</b><br><b>±400 Feet</b>                           |
| <b>SITE DEPTH</b><br><b>±400' – 430'</b>                                            | <b>CONFIGURATION</b><br><b>Regular, near-rectangular</b> – highly efficient |
| <b>TRAFFIC COUNTS</b><br><b>±25,000 VPD</b> IL-47 / <b>±15,000 VPD</b> Algonquin Rd | <b>SIGNALIZATION</b><br><b>Full signalized four-way intersection</b>        |
| <b>TOPOGRAPHY</b><br><b>Level – previously mass-graded</b>                          | <b>UTILITIES</b><br><b>Water, sanitary, storm, gas &amp; telecom in ROW</b> |
| <b>MUNICIPALITY</b><br><b>Village of Huntley</b>                                    | <b>LEGAL</b><br><b>SW ¼, Section 28</b> Grafton Twp., McHenry Co.           |

## TRANSACTION STRUCTURE

Ownership is offering the property on a **long-term ground lease** or **build-to-suit** basis and will consider a sale to a qualified user or developer. The site can be delivered as a single ±5.00-acre parcel or subdivided into **divisible pads** to accommodate multiple users, with shared access and cross-parking along the Algonquin Road frontage.

Build-to-suit pricing is available on request and will be structured around the user's prototype, term and credit.

## TARGETED USERS

National &amp; Regional Retail

QSR &amp; Drive-Thru

Fuel / C-Store / Travel Center

Medical &amp; Urgent Care

Dental / Vision / Specialty

Hospitality

Grocery / Specialty Food

Auto Service &amp; Tire

Express Car Wash

Daycare &amp; Early Education

Fitness &amp; Wellness

Bank / Credit Union

Multi-Family &amp; Mixed-Use

Senior Housing / Assisted Living

## ACCESS, INFRASTRUCTURE & ENTITLEMENT NOTES

- ◆ Full-movement signalized access at IL-47 & Algonquin Road
- ◆ Curb cuts achievable on both Algonquin Road and IL Route 47
- ◆ Existing asphalt drive along the west edge
- ◆ Water main, sanitary sewer, storm sewer, gas and telecom are located in the **Algonquin Road right-of-way**
- ◆ Site previously mass-graded with an on-site detention/swale system
- ◆ IL Route 47 is an **IDOT route** – access permits coordinated with IDOT District 1
- ◆ Zoning & PUD entitlement through the **Village of Huntley**
- ◆ Ownership will assist with entitlements

# WHY THIS CORNER IS UNIQUE

Corners like this one do not come back to market. Huntley's Route 47 corridor has been absorbed steadily from both ends — and this is the last large, signalized, unencumbered assembly between them.

01

## Prime Signalized Intersection

A full four-way signal at the intersection of Huntley's primary north-south arterial and its principal east-west connector. Protected left turns from every approach, full-movement access, and a combined ±40,000 vehicles per day at the door.

02

## One of Huntley's Largest Remaining Commercial Sites

At ±5.00 contiguous acres under single ownership, the property is one of the few remaining development sites on the corridor large enough to accommodate a big-box user, a multi-tenant center with outlots, or a phased mixed-use program.

03

## Flexible Development Configurations

The site's regular shape and dual frontage support a single ±5-acre user, two or three divisible pads with a rear anchor, or a pad-and-inline configuration. Ownership will subdivide, ground lease, build-to-suit, or sell.

04

## Excellent Visibility & Accessibility

±548 feet of Algonquin Road frontage and ±400 feet along IL Route 47 deliver uninterrupted corner exposure in all four directions, with the flexibility to locate curb cuts on either street away from the signal.

05

## Strong Demographics

Average household income exceeds **\$153,000** within both one and five miles — well above the Chicago MSA average — supported by 83,856 residents and 31,110 households inside five miles.

06

## Continued Residential Growth

More than **1,085 homes and apartments** are under construction or working through Village approvals, on top of a base that has grown from 1,646 residents in 1980 to roughly 30,750 today.

07

## Huntley's Expanding Retail Corridor

The site sits between the Jewel-Osco / Starbucks node to the north and the Walmart / Culver's / Chipotle node to the south — the natural infill position as the corridor's two ends continue to build toward one another.

08

## Secure a Location Before Buildout

Huntley's adopted Comprehensive Plan calls for the **western extension of Algonquin Road** across IL-47, which would place this corner at the head of a new east-west connector serving the Village's western growth area.

## WHY USERS ARE CHOOSING HUNTLEY

### +388.7%

POPULATION GROWTH  
2000–2024

### 41,299

PROJECTED VILLAGE  
POPULATION BY 2050

### \$130M

PROJECTED FOOD-CATEGORY  
SPENDING INCREASE\*

### \$27M

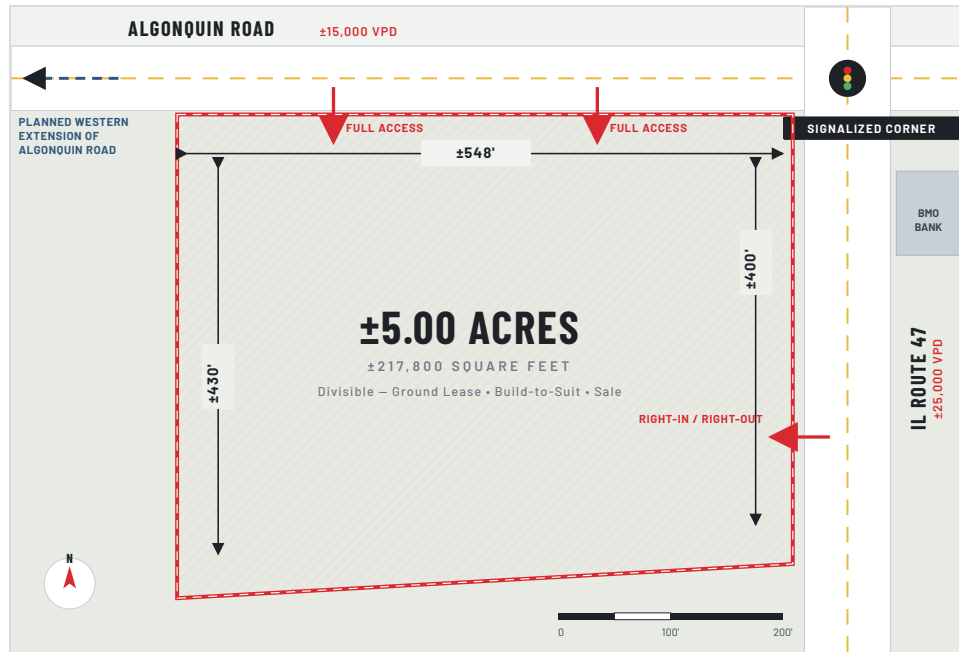
PROJECTED APPAREL &  
SERVICES  
SPENDING INCREASE\*

\*Projected increase in consumer spending within a 15-minute drive time. Source: Village of Huntley Economic Development.

## GROUND LEASE or BUILD-TO-SUIT

Ownership is prepared to structure a **long-term ground lease** or a **build-to-suit** for qualified users — including delivery of a pad-ready site, shared access and stormwater, and coordination of Village entitlements. Sale of the whole or of individual pads will also be considered.

# SITE PLAN & DIMENSIONS

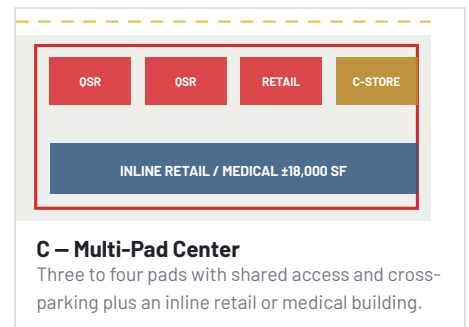
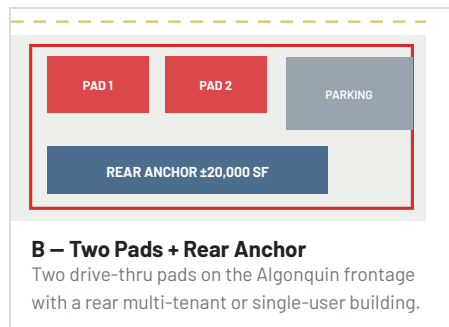
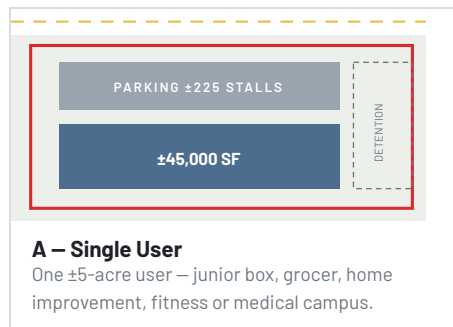


Site plan is diagrammatic and is not a survey. Dimensions, acreage and access points are approximate and derived from aerial measurement and the site grading plan prepared by William F. Lorek, P.E. (12/30/1997). Buyer/tenant to verify all dimensions, acreage, easements and access by current ALTA survey and Village/IDOT review.

## PROTOTYPE FIT – WHAT THIS SITE ACCOMMODATES

| USER TYPE                     | TYPICAL PROTOTYPE       | PAD / LAND   | PADS THAT FIT    |
|-------------------------------|-------------------------|--------------|------------------|
| Coffee / beverage drive-thru  | ±800 – 2,400 SF         | 0.6 – 0.9 AC | Yes – 2+         |
| QSR with drive-thru           | ±2,300 – 4,500 SF       | 0.9 – 1.3 AC | Yes – 2 – 3      |
| Express car wash              | ±4,000 SF / 130' tunnel | 1.2 – 1.7 AC | Yes              |
| Auto service / tire           | ±8,000 – 12,000 SF      | 1.5 – 2.0 AC | Yes              |
| Urgent care / dental / vision | ±3,500 – 6,000 SF       | 1.0 – 1.5 AC | Yes              |
| Fuel & c-store                | ±5,000 SF + canopy      | 1.5 – 2.5 AC | Yes – corner     |
| Multi-tenant inline retail    | ±10,000 – 20,000 SF     | 1.8 – 3.0 AC | Yes              |
| Select-service hotel          | ±90 – 110 keys          | 2.0 – 3.0 AC | Yes              |
| Junior box / grocer / fitness | ±25,000 – 45,000 SF     | 3.5 – 5.0 AC | Yes – whole site |

## CONCEPTUAL DEVELOPMENT CONFIGURATIONS



Configurations are conceptual and illustrative only.

## RECORDED DIMENSIONS

| BOUNDARY             | LENGTH  |
|----------------------|---------|
| North – Algonquin Rd | 420.18' |
| West line            | 429.26' |
| East line            | 394.96' |
| South line           | 387.24' |
| SE jog (E-W)         | 30.83'  |
| SE jog (N-S)         | 41.26'  |

Per grading plan, 12/30/1997. These dimensions describe the previously graded western development area (±4.2 acres). The balance of the ±5.00-acre offering extends east to the IL Route 47 right-of-way.

## SITE ENGINEERING

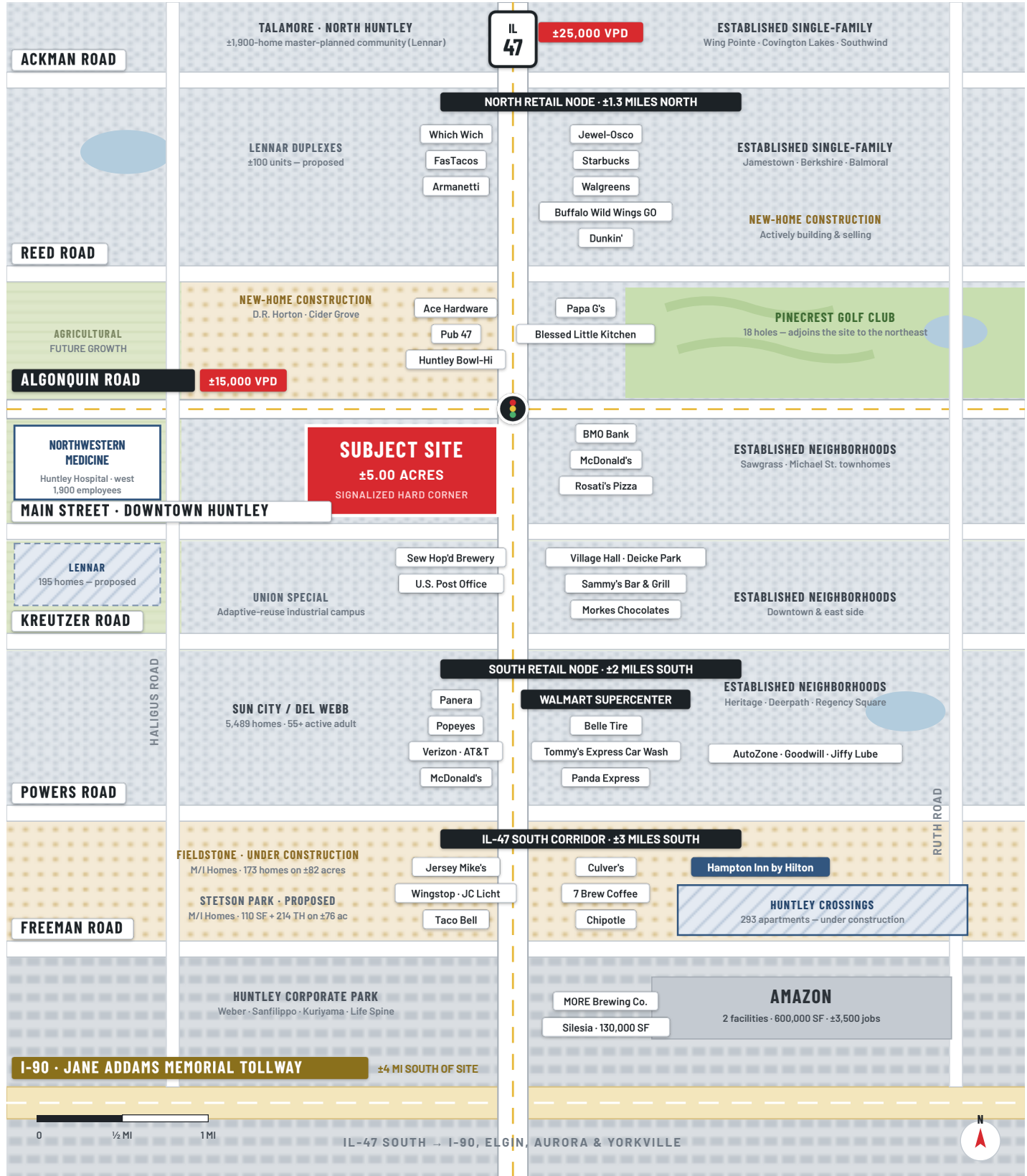
- ◆ Mass grading previously completed – contours 891'–897'
- ◆ Existing drainage swale and detention areas on site
- ◆ Water main, gas main, sanitary and storm sewer, and underground telephone in the Algonquin Road ROW
- ◆ Level, open, and free of significant vegetation across the developable area

## LAND COVERAGE BENCHMARK

### ±45,000 SF

Building area achievable at a 20% site coverage ratio with a 5:1,000 parking field – or two to three drive-thru pads plus a rear multi-tenant building.

# SURROUNDING DEVELOPMENT



Established residential New-home construction Proposed / approved Industrial / logistics Golf / open space Agricultural Subject site

Schematic – not to scale.

# IMMEDIATE TRADE AREA



Base aerial provided by ownership. White rings denote approximate 1/2-mile and 1-mile radii from the site.

## DRIVE TIMES & DISTANCES

| DESTINATION                                | APPROX. DISTANCE |
|--------------------------------------------|------------------|
| BMO Bank – SE corner                       | Adjacent         |
| McDonald's – 10711 IL-47                   | ±0.1 mi          |
| Pinecrest Golf Club                        | Adjacent NE      |
| Sew Hop'd Brewery – Union Special          | ±0.3 mi SW       |
| Downtown Huntley & Village Hall            | ±1.0 mi S        |
| Jewel-Osco / Starbucks / BWG GO            | ±1.3 mi N        |
| Walmart Supercenter                        | ±2 mi S          |
| Culver's / Chipotle / 7 Brew / Hampton Inn | ±3 mi S          |
| Amazon & Huntley Corporate Park            | ±4 mi S          |
| I-90 Jane Addams Memorial Tollway          | ±4 mi S          |

## TRAFFIC COUNTS

| ROADWAY                      | AADT    |
|------------------------------|---------|
| IL Route 47 at the site      | ±25,000 |
| Algonquin Road east of IL-47 | ±15,000 |
| Combined intersection volume | ±40,000 |
| Main Street                  | ±5,000  |
| Reed Road                    | ±3,000  |

## WHY THE CORNER MATTERS

IL Route 47 is the primary continuous north-south arterial through southern McHenry County, carrying regional traffic from Woodstock and Crystal Lake to I-90. Algonquin Road is Huntley's principal east-west connector, linking the Village to Lake in the Hills, Algonquin and the Northwestern Medicine campus.

# RESIDENTIAL GROWTH

Huntley has been one of Illinois' fastest-growing municipalities for a quarter century, expanding from roughly 5,700 residents in 2000 to more than 30,000 today. That growth has not slowed: **1,085 homes and apartments** are currently under construction or moving through Village approvals, and neighboring Pingree Grove and Hampshire are adding another **3,100+ units**.

## 12,474

HOUSING UNITS  
IN THE VILLAGE

## 97.9%

OCCUPANCY RATE  
ONLY 261 VACANT UNITS

## 88.9%

OWNER-OCCUPIED  
OF OCCUPIED UNITS

## 1,085

UNITS UNDER CONSTRUCTION  
OR IN APPROVALS

### UNDER CONSTRUCTION & ACTIVELY SELLING

| DEVELOPMENT                  | BUILDER / DEVELOPER     | TYPE                          | UNITS   | LOCATION                       |
|------------------------------|-------------------------|-------------------------------|---------|--------------------------------|
| Huntley Crossings Apartments | Huntley Development LLC | Multi-family — 12 buildings   | 293     | SEC IL-47 & Powers Rd          |
| Fieldstone                   | M/I Homes               | Single-family — ±82 acres     | 173     | Huntley-Dundee Rd & Haligus Rd |
| Cider Grove                  | D.R. Horton             | Single-family — \$440K-\$640K | Selling | Huntley                        |
| Talamore (ongoing phases)    | Lennar                  | Master-planned — ±1,900 homes | Selling | IL-47 & Ackman Rd              |

### PROPOSED & IN VILLAGE APPROVALS

| DEVELOPMENT                                     | BUILDER / DEVELOPER | TYPE                                                                       | UNITS | LOCATION                             |
|-------------------------------------------------|---------------------|----------------------------------------------------------------------------|-------|--------------------------------------|
| Stetson Park                                    | M/I Homes           | 110 single-family + 214 townhomes on ±76 ac                                | 324   | South of Kreutzer Rd, behind Walmart |
| Coyne Station / Main St.                        | Lennar              | 100 single-family (\$480K-\$600K) + 95 Andaré age-targeted (\$425K-\$495K) | 195   | Coyne Station Rd & Main St           |
| IL-47 Duplexes                                  | Lennar              | ±50 buildings on ±48 ac (\$350K-\$425K)                                    | 100   | IL-47 at Talamore Blvd / Ackman Rd   |
| TOTAL PIPELINE — UNDER CONSTRUCTION + APPROVALS |                     |                                                                            | 1,085 |                                      |

### ESTABLISHED NEIGHBORHOODS SERVING THE CORNER

| NEIGHBORHOOD                                    | TYPE                                    | SCALE             |
|-------------------------------------------------|-----------------------------------------|-------------------|
| Sun City / Del Webb Huntley                     | 55+ active adult, 1998-2013             | 5,489 homes       |
| Talamore <b>INCL. ANDARÉ</b>                    | Master-planned single-family & townhome | ±1,900 homes      |
| Wing Pointe · Covington Lakes · Southwind       | Established single-family               | North & northeast |
| Georgian Place · Sawgrass · Heritage · Deerpath | Established single-family               | East & south      |
| Michael Street townhomes — Algonquin Rd         | Attached / townhome                     | Adjacent east     |
| Huntley Horizon Apartments                      | Luxury multi-family (2017-18)           | 246 units         |
| RLC Luxury Apartments                           | Luxury multi-family (2018)              | 130 units         |
| Heritage Woods of Huntley                       | Supportive senior living                | 111 units         |

### HOUSING STOCK MIX

| HOUSING TYPE            | SHARE |
|-------------------------|-------|
| Single-family detached  | 74.5% |
| Single-family attached  | 15.4% |
| Multi-family, 5-9 units | 4.5%  |
| Multi-family, 10+ units | 4.2%  |
| Multi-family, 2-4 units | 1.4%  |

Village of Huntley Comprehensive Plan, adopted April 24, 2025.

#### REGIONAL PIPELINE

Neighboring **Pingree Grove** and **Hampshire** are adding more than **3,100 residential units**, expanding the corner's five-mile trade area well beyond Village limits.

# DEVELOPMENT HIGHLIGHTS

## A CORRIDOR IN MOTION

Huntley sits at the intersection of I-90 and IL Route 47 — the last major interchange before the Chicago metro gives way to farmland, and the natural retail and distribution hub for southern McHenry County and northern Kane County. Over the past decade that position has attracted two Amazon facilities, a Northwestern Medicine hospital campus, and a manufacturing base anchored by Weber-Stephen, John B. Sanfilippo & Son and Kuriyama of America.

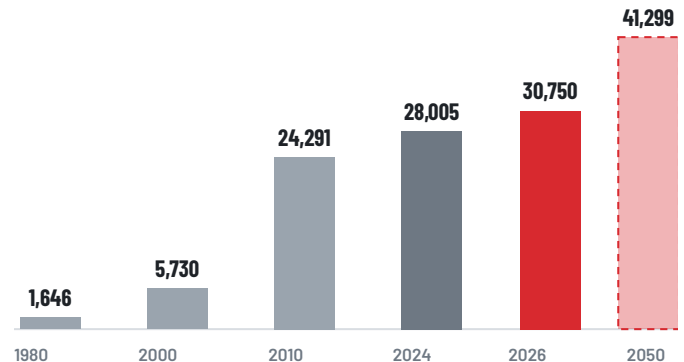
Retail has followed. Huntley's Route 47 corridor now supports two distinct commercial nodes — a grocery-anchored node at the north end and a Walmart-anchored node to the south — with national credit tenants including **Jewel-Osco, Starbucks, Buffalo Wild Wings GO, Chipotle, Culver's, 7 Brew, Belle Tire, Tommy's Express, Panera, Panda Express, Popeyes and Hampton Inn** opening in recent years.

The subject property sits directly between those two nodes, on the only remaining large, signalized, single-ownership corner on that stretch of the corridor. As the Village's residential pipeline delivers to the north, west and south, the corner's trade position strengthens with every certificate of occupancy.

*"Projected consumer spending within a 15-minute drive of Huntley is expected to increase by more than **\$130 million in the food category** and **\$27 million in apparel and services.**"*

— Village of Huntley Economic Development

## POPULATION TRAJECTORY



Sources: U.S. Census; CMAP Community Data Snapshot (June 2026); Esri estimate, January 2026; CMAP 2050 forecast. 2000 figure derived from CMAP's reported 388.7% growth, 2000-2024.

## MAJOR EMPLOYERS

| EMPLOYER                               | SCALE                    |
|----------------------------------------|--------------------------|
| Amazon — 2 facilities                  | 600,000 SF · ±3,500 jobs |
| Northwestern Medicine Huntley Hospital | 1,900 employees          |
| John B. Sanfilippo & Son               | 729,823 SF               |
| Weber-Stephen Products                 | Manufacturing            |
| Kuriyama of America                    | Manufacturing            |
| Life Spine                             | Medical devices          |
| Silesia — under construction           | 130,000 SF               |

## WHAT'S DRIVING THE NEXT FIVE YEARS

### \$95M Medical Expansion

Northwestern Medicine received approval for a **\$95 million medical office building** at its Huntley Hospital campus, adding roughly **300 jobs** and pushing campus employment past 2,000 — deepening demand for medical, dental and specialty space along the corridor.

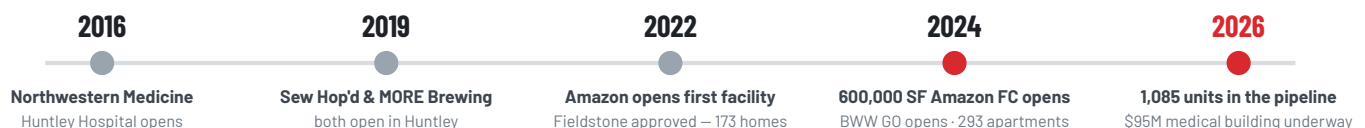
### Algonquin Road Extension

The Village's adopted Comprehensive Plan identifies the **western extension of Algonquin Road** across IL-47 as a transportation priority, together with an extension of Reed Road — placing this corner at the head of a future east-west connector.

### Logistics & Manufacturing

Amazon's 600,000 SF fulfillment center processes roughly **six million items per week**, and Silesia's 130,000 SF facility is under construction — sustaining a daytime employment base of roughly 28,000 people across the trade area.

## RECENT MILESTONES ALONG THE IL-47 CORRIDOR



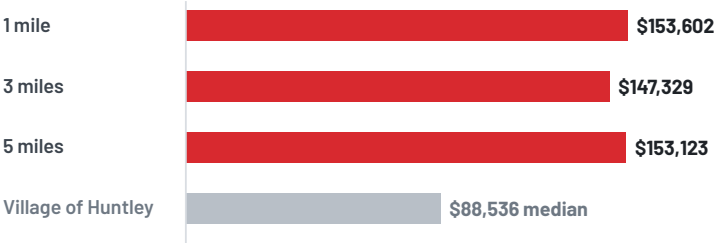
# DEMOGRAPHICS & TRAFFIC

RADIUS DEMOGRAPHICS – FROM THE SUBJECT PROPERTY

| METRIC                                  | 1 MILE    | 3 MILES   | 5 MILES   |
|-----------------------------------------|-----------|-----------|-----------|
| 2026 estimated population               | 6,169     | 40,728    | 83,856    |
| 2026 estimated households               | 2,185     | 15,082    | 31,110    |
| 2026 estimated average household income | \$153,602 | \$147,329 | \$153,123 |
| Projected annual growth, 2026–2031      | 0.9%      | 0.4%      | 0.6%      |
| Average persons per household           | 2.82      | 2.70      | 2.70      |
| Estimated aggregate household income    | \$336M    | \$2.22B   | \$4.76B   |

Aggregate income calculated as households × average household income.

AVERAGE HOUSEHOLD INCOME



Radius figures are average household income (2026 estimate). The Village of Huntley bar shows median household income per CMAP (2024 dollars) and is shown for context only; median and average are not directly comparable.

CONSUMER SPENDING OPPORTUNITY

The Village of Huntley projects consumer spending within a 15-minute drive time to increase by more than **\$130 million in the food category** and over **\$27 million in apparel and services** – demand that is currently leaking to Algonquin, Lake in the Hills and Elgin.

VILLAGE OF HUNTLEY PROFILE

| METRIC                            | VALUE       |
|-----------------------------------|-------------|
| Population (Esri, Jan. 2026)      | 30,750      |
| Population growth, 2000–2024      | +388.7%     |
| Projected population, 2050 (CMAP) | 41,299      |
| Households                        | 12,213      |
| Total housing units               | 12,474      |
| Housing occupancy rate            | 97.9%       |
| Median household income           | \$88,536    |
| Households earning \$150,000+     | 20.4%       |
| Median age                        | 49.7        |
| Bachelor’s degree or higher       | 36.7%       |
| Labor force                       | 12,465      |
| Land area                         | 14.64 sq mi |
| 5-mile daytime population         | ±28,016     |

Sources: CMAP Community Data Snapshot (June 2026); Village of Huntley Comprehensive Plan (adopted 4/24/2025); Village of Huntley Economic Development / Esri.

±40,000

COMBINED VPD AT THE CORNER

±25,000

IL ROUTE 47

±15,000

ALGONQUIN ROAD

±4 MI

TO I-90 INTERCHANGE

±3,500

AMAZON JOBS NEARBY

# SITE PHOTOGRAPHY



Looking north across the property. Algonquin Road forms the north boundary; IL Route 47 and the signalized intersection are at right.



Looking east along Algonquin Road toward IL Route 47 and the signalized intersection.

# FOR LEASE

Southwest Corner of IL Route 47 & Algonquin Road  
Huntley, Illinois 60142



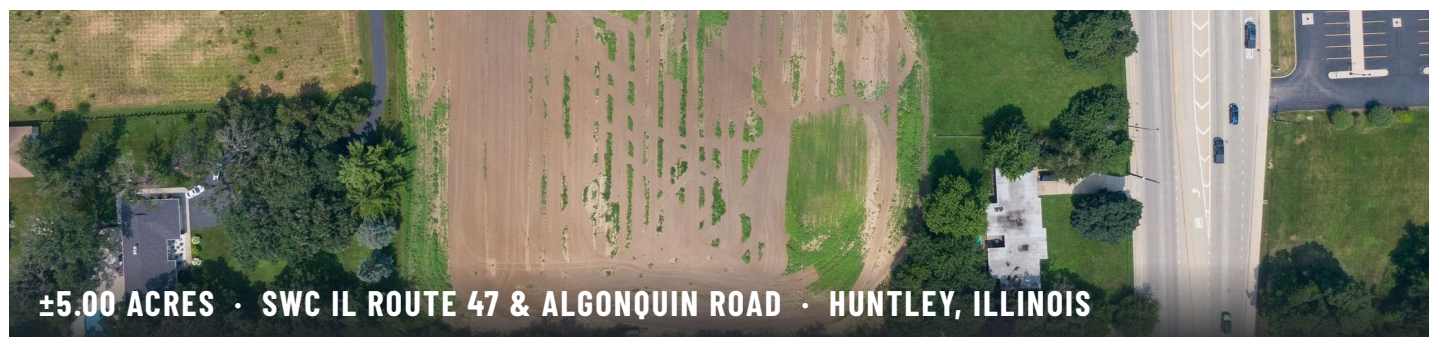
|              |                |                       |                   |
|--------------|----------------|-----------------------|-------------------|
| <b>±5.00</b> | <b>±40,000</b> | <b>±548'</b>          | <b>1,085</b>      |
| ACRES        | COMBINED VPD   | ALGONQUIN RD FRONTAGE | UNITS IN PIPELINE |

## THE OPPORTUNITY IN BRIEF

- ◆ ±5.00 acres at a **fully signalized hard corner** on Huntley's primary arterial
- ◆ Dual frontage — **±548' on Algonquin Road, ±400' on IL Route 47**
- ◆ Level, previously graded, with utilities in the adjacent right-of-way
- ◆ Divisible into pads, or deliverable as a single ±5-acre user site
- ◆ **Ground lease, build-to-suit or sale** — ownership is flexible
- ◆ Positioned between Huntley's two established retail nodes
- ◆ Average household income above **\$153,000** within five miles
- ◆ **1,085 homes and apartments** under construction or in approvals

### SOURCES

Village of Huntley Comprehensive Plan (adopted April 24, 2025) • Village of Huntley Development Services • Village of Huntley Economic Development / HuntleyFirst • Chicago Metropolitan Agency for Planning, Huntley Community Data Snapshot (June 2026) • U.S. Census Bureau • Esri • Shaw Local / Northwest Herald • Daily Herald • Crain's Chicago Business • site grading plan by William F. Lorek, P.E., dated 12/30/1997 • aerial photography provided by ownership.



FOR MORE INFORMATION, CONTACT

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