

RETAIL SPACE FOR LEASE

CLOCK TOWER PLAZA

1-95 Clock Tower Plaza Elgin, IL 60120



Busy, Butera Anchored Center across from the Grand Victoria Casino in Elgin, IL.

OFFERING SUMMARY

Lease Rate:	\$16 - 17 SF/yr (NNN)
Building Size:	123,844 SF
Available SF:	2,350 SF or 3,000 SF divisible
Lot Size:	11.51 Acres

PROPERTY HIGHLIGHTS

* Busy, Butera anchored center with a mix of national and local tenants. National tenants include Dunkin', Buffalo Wild Wings To-Go, Subway, Boost Mobile, Total By Verizon, Family Dollar/Dollar Tree, and Rent-A-Center.

* Located right across from Elgin's Grand Victoria Riverboat Casino.

* Center boasts ample parking, good visibility from National Street, and access to the center from either the lighted intersection on National Street, Times Square Drive to the west, or Wellington Avenue to the east.

SPACES AVAILABLE

19 Clock Tower Plaza

23-25 Clock Tower Plaza

LEASE RATE

\$16.00 SF/yr

\$17.00 SF/yr

SPACE SIZE

2,350 SF

1,500 - 3,000 SF

Sandra True
Commercial Broker
(630) 248-7518

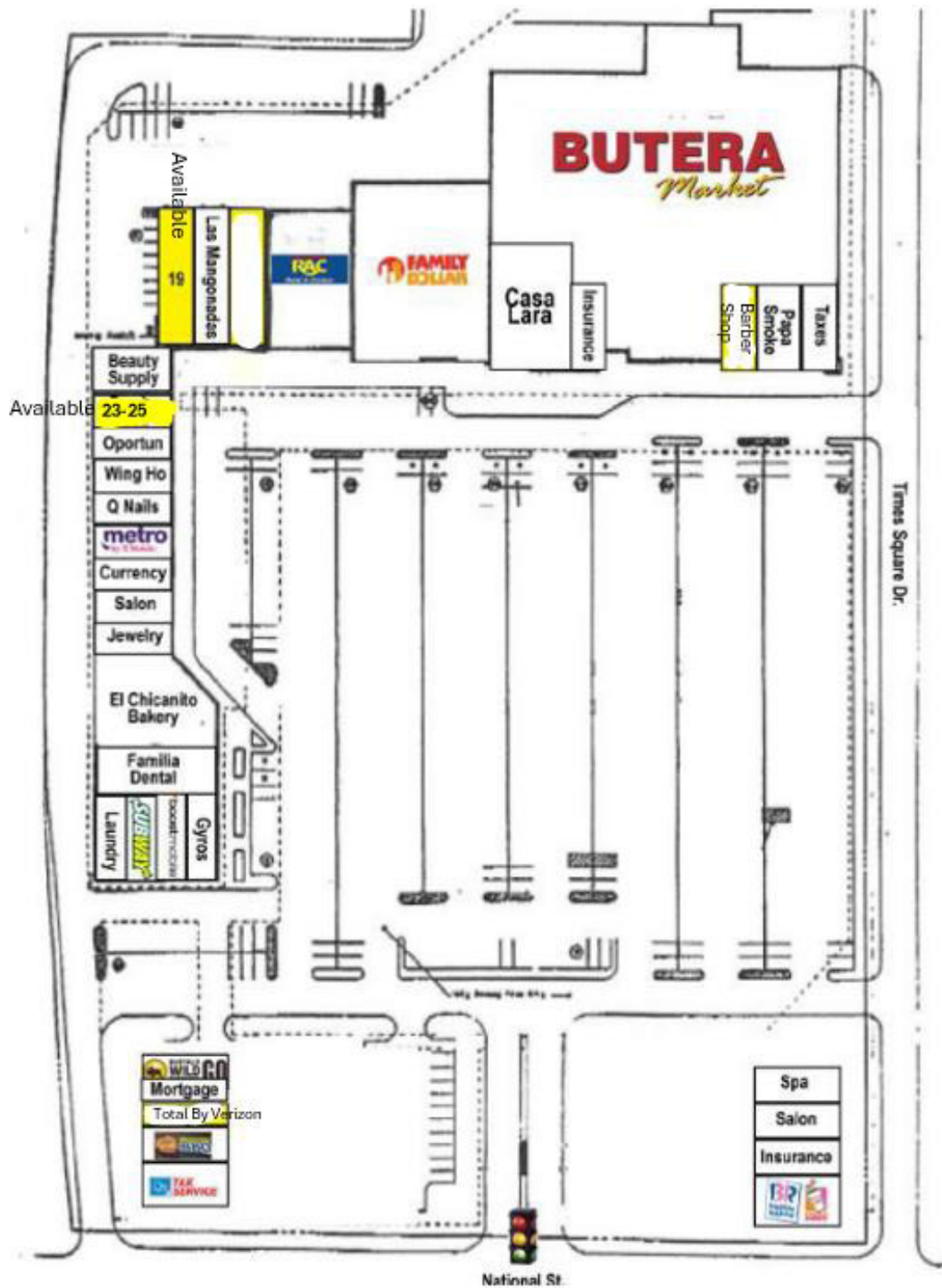


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7, 19 CLOCK TOWER PLAZA

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Space 23-25 - 3,000 SF (divisible) Retail Space



Space 19 - 2,350 SF - Retail space

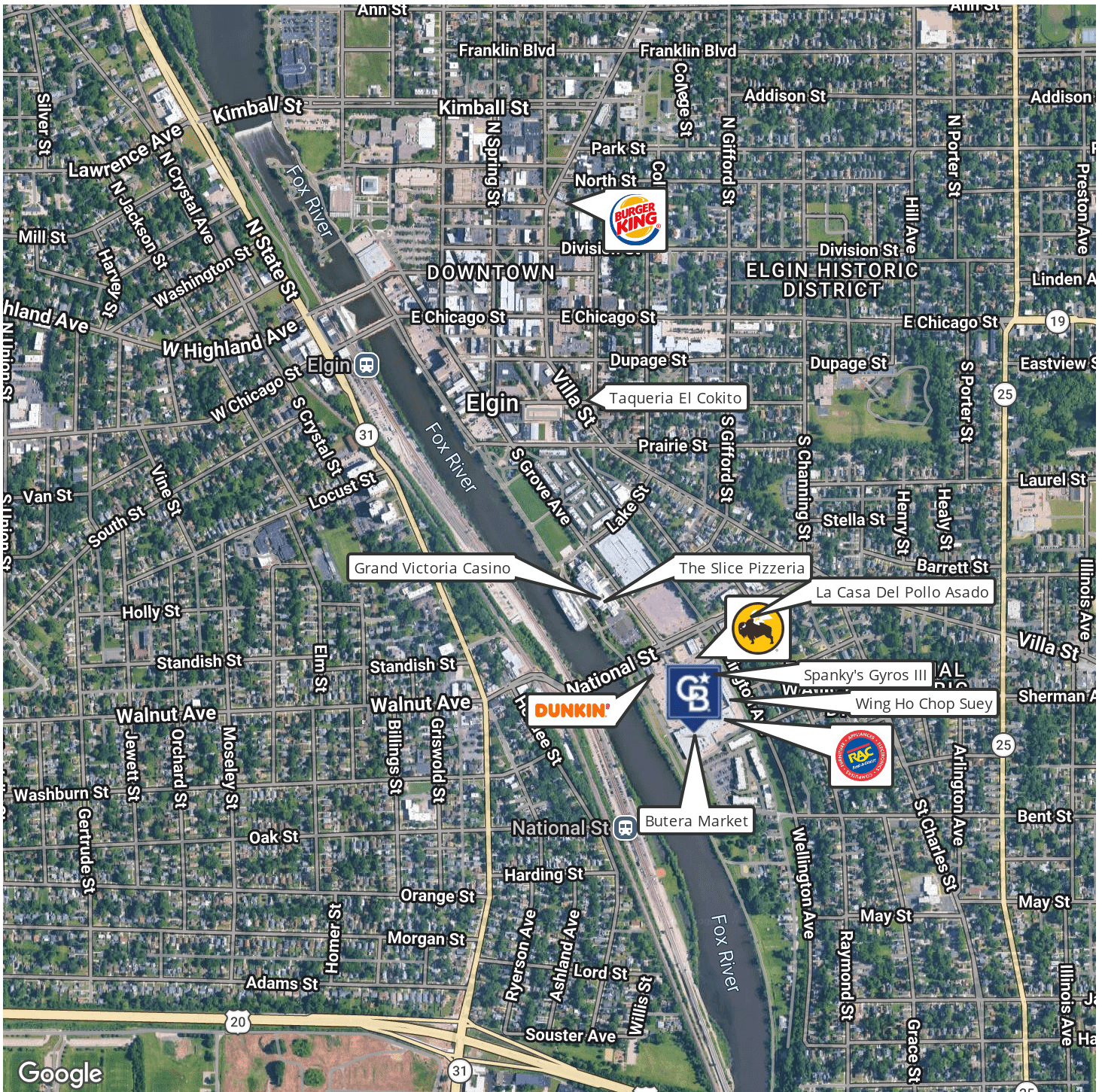
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RETAILER MAP

CLOCK TOWER PLAZA
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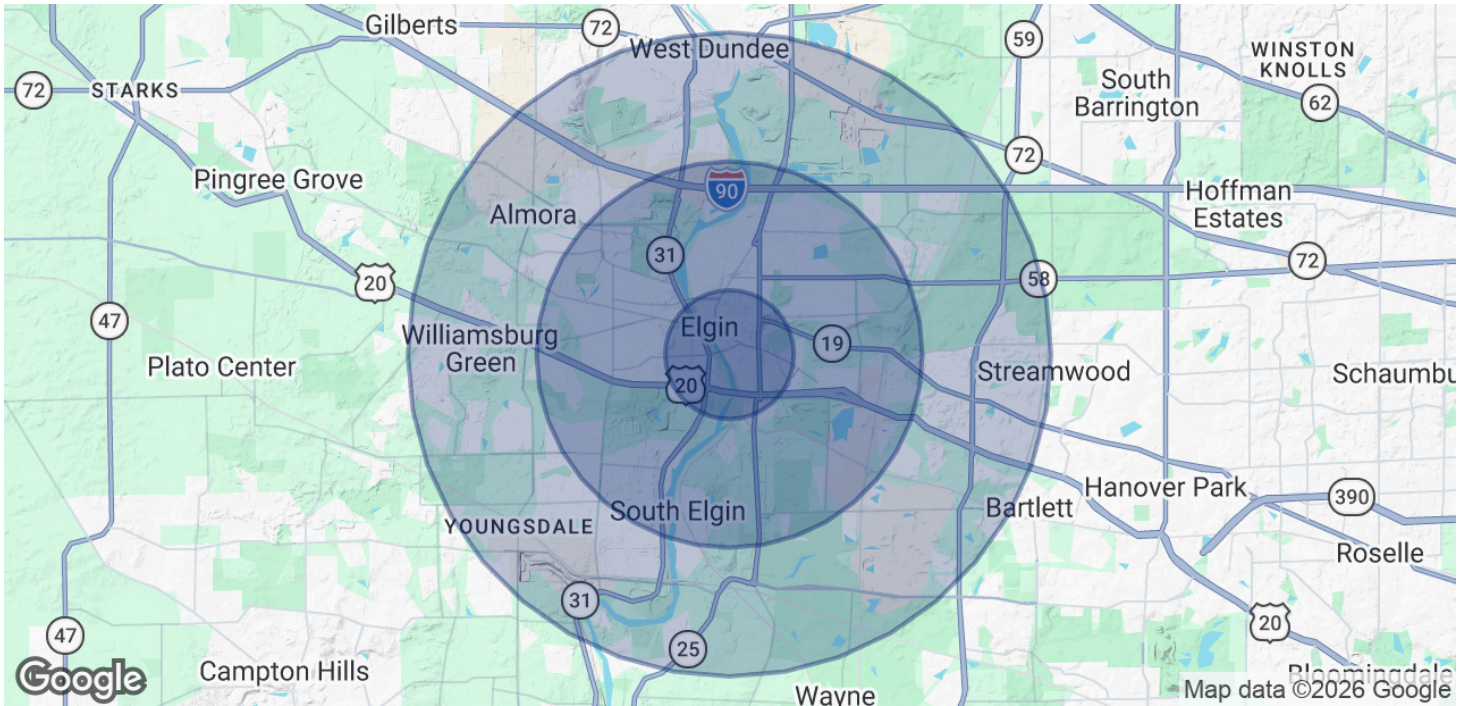
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,590	99,677	182,006
Average Age	36	38	39
Average Age (Male)	35	37	38
Average Age (Female)	36	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,185	33,977	63,393
# of Persons per HH	3	2.9	2.9
Average HH Income	\$84,726	\$100,145	\$120,209
Average House Value	\$204,536	\$259,436	\$308,074

2020 American Community Survey (ACS)

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