

FOR LEASE

PRIME RETAIL SPACE

10909 N. Main St.
Richmond, IL 60071

Mark Mondo

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Broker

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475.214139



HIGHLIGHTS

- New construction (2025)
- Excellent exposure on Route 12 with a traffic count of 17,400 VPD
- Anchored by Dunkin Donuts
- Nearby national retailers include Ace Hardware and Dollar General
- 22 on-site parking spaces
- General Business zoning allows for a variety of uses
- Monument signage



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
1,406	9,074	24,775

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$127,145	\$120,720	\$131,214

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
594	3,725	9,765

Suite	Space	Floor	Size	Lease Rate	Lease Type	Notes
B		1	1,046 SF	\$30.00 PSF (Yearly)	NNN	Suite B can be combined with Suite C to create a ±2,092 SF space.
c		1	1,046 SF	\$30.00 PSF (Yearly)	NNN	Suite C can be combined with Suite B to create a ±2,092 SF space.

PROPERTY FEATURES

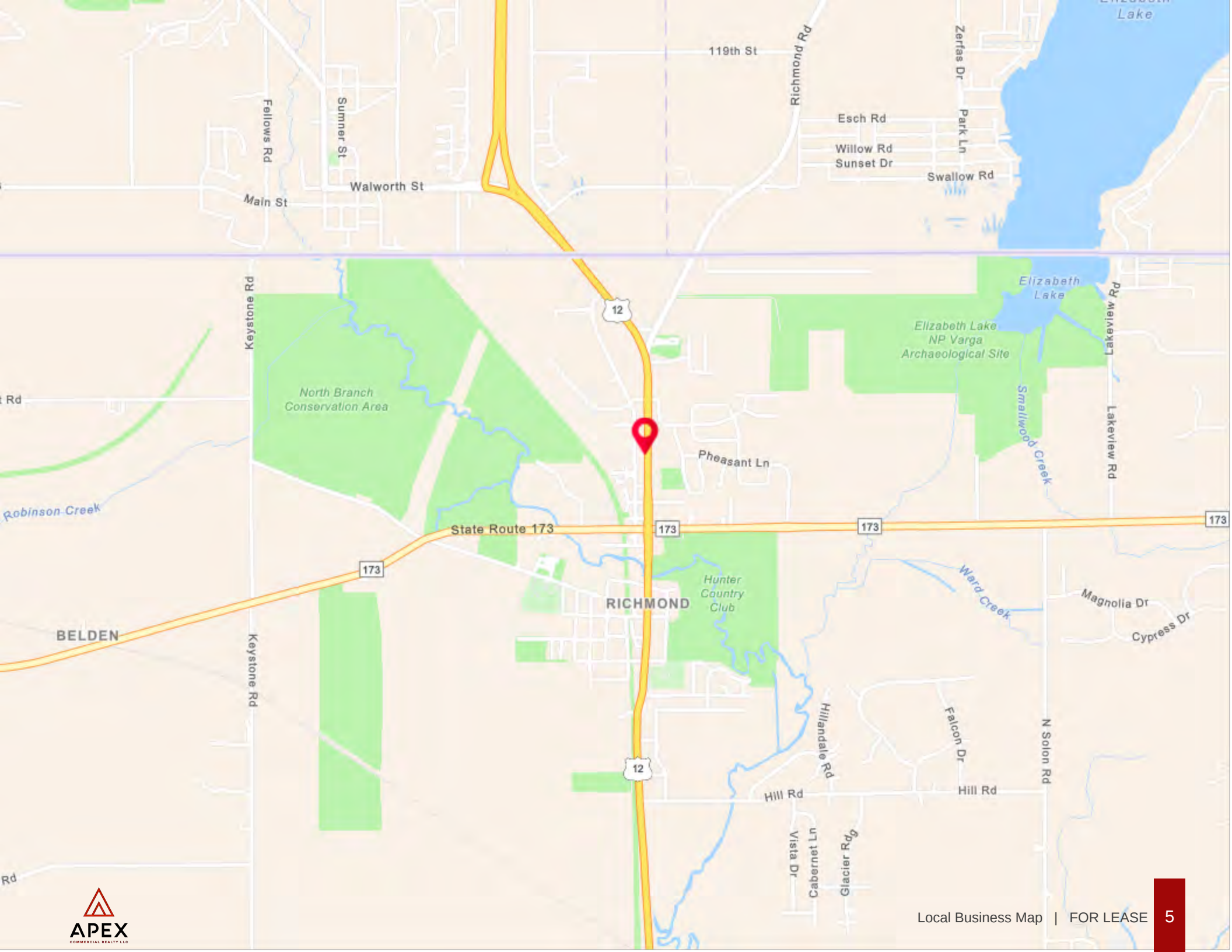
TOTAL TENANTS	3
BUILDING SF	3,758
LAND ACRES	.8
YEAR BUILT	2025
ZONING TYPE	GB - General Business
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	22
PARKING RATIO	5.8



Property Summary

- Completed in 2025, this premium retail space has never been occupied and is delivered in shell condition, allowing tenants to design and build out the space to meet their specific operational requirements. The available space is currently configured as a single $\pm 2,092$ -square-foot suite but can be demised into two $\pm 1,046$ -square-foot storefronts, providing flexibility for a variety of retail, restaurant, medical, office, or service-oriented users. HVAC systems are already installed, and each suite is equipped with 200-amp electrical service, helping reduce tenant improvement costs and accelerate occupancy.
- The property is anchored by a high-volume Dunkin' with drive-thru, creating consistent daily customer traffic and enhancing visibility for neighboring tenants. Positioned directly on U.S. Route 12, one of the region's primary commercial corridors connecting northern Illinois with Lake Geneva, Wisconsin, the property benefits from approximately 17,400 vehicles per day, providing outstanding exposure and signage opportunities.
- Surrounding businesses include established national retailers such as Ace Hardware and Dollar General, along with a strong mix of local businesses that serve the growing Richmond and Spring Grove communities. The location offers convenient access, excellent visibility, and a steadily expanding customer base.
- The attractive 3,758-square-foot retail center is situated on approximately 0.80 acres and features 22 on-site parking spaces, providing an excellent parking ratio of approximately 5.8 spaces per 1,000 square feet for customers and employees.
- This is an outstanding opportunity for retailers, restaurants, medical providers, professional offices, and service businesses seeking a highly visible location in one of McHenry County's most active commercial corridors.







1st St

ove Ave

torling Pkwy

Highway 12

Us Highway 12

Commercial St

N Burlington Rd

Saint Josephs Cemetery

AmJ Dr

12

Golden Hawk Rd

Quail Xing

Pheasant Ln

Cotting Park

Walnut St

Hunt Club Rd

Broadway St

State Route 173

State Route 173

St Joseph Catholic Church

Grace Lutheran Church

Richmond Grade School

Richmond

Hunter Country Club

Bennett Park

William St

Covell St

West St

Charles St

East St

South St

Richmond-Burton High School

Hillview Subdivision Park

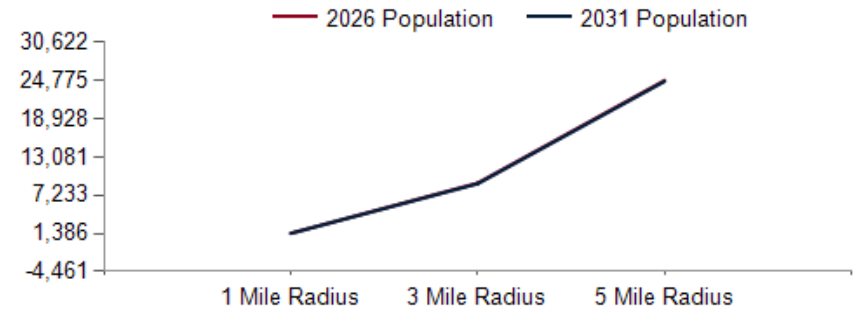
Aerial View Map | FOR LEASE

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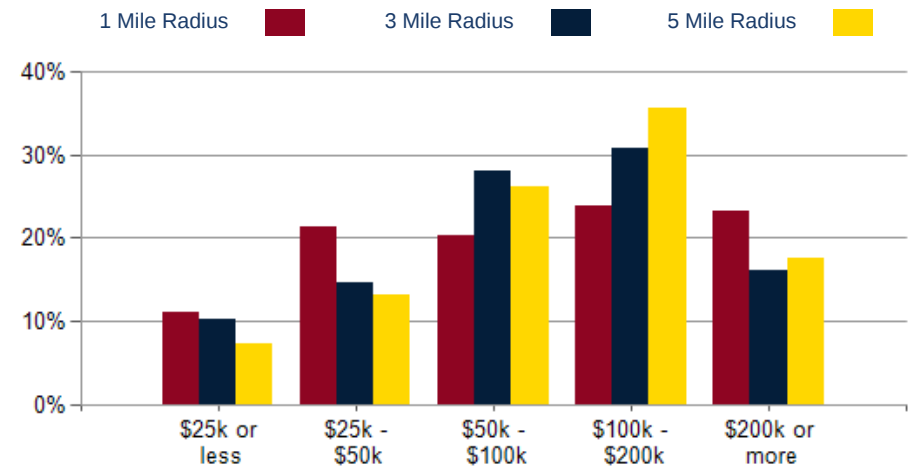


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,235	6,549	19,388
2010 Population	1,217	8,809	24,344
2026 Population	1,406	9,074	24,775
2031 Population	1,386	8,982	24,637
2026 African American	22	75	156
2026 American Indian	2	35	82
2026 Asian	28	77	156
2026 Hispanic	111	778	1,930
2026 Other Race	37	276	606
2026 White	1,223	7,943	21,987
2026 Multiracial	95	667	1,782
2026-2031: Population: Growth Rate	-1.45%	-1.00%	-0.55%

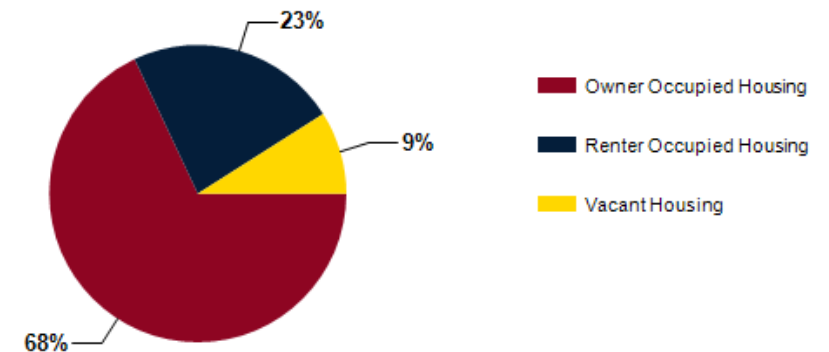
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	44	246	420
\$15,000-\$24,999	22	133	301
\$25,000-\$34,999	35	140	383
\$35,000-\$49,999	92	409	906
\$50,000-\$74,999	52	546	1,292
\$75,000-\$99,999	68	498	1,265
\$100,000-\$149,999	118	795	2,352
\$150,000-\$199,999	24	356	1,126
\$200,000 or greater	138	601	1,719
Median HH Income	\$93,121	\$93,179	\$104,791
Average HH Income	\$127,145	\$120,720	\$131,214



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

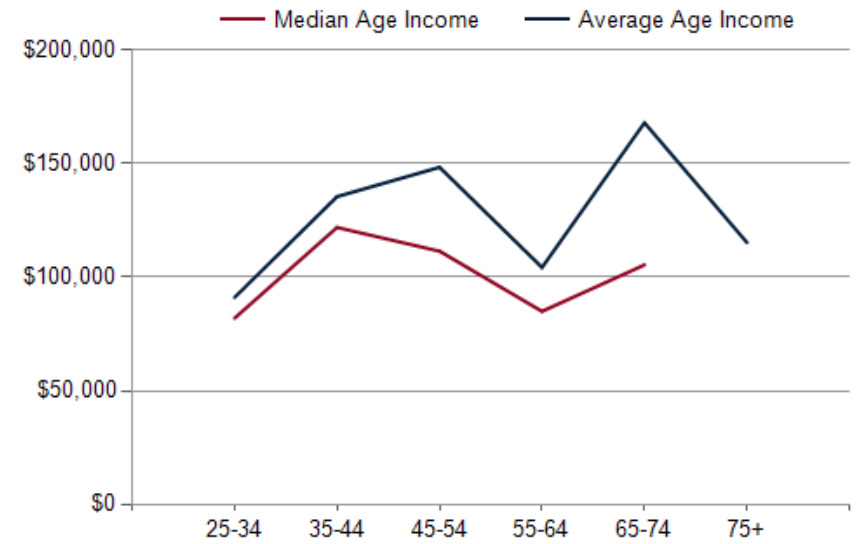
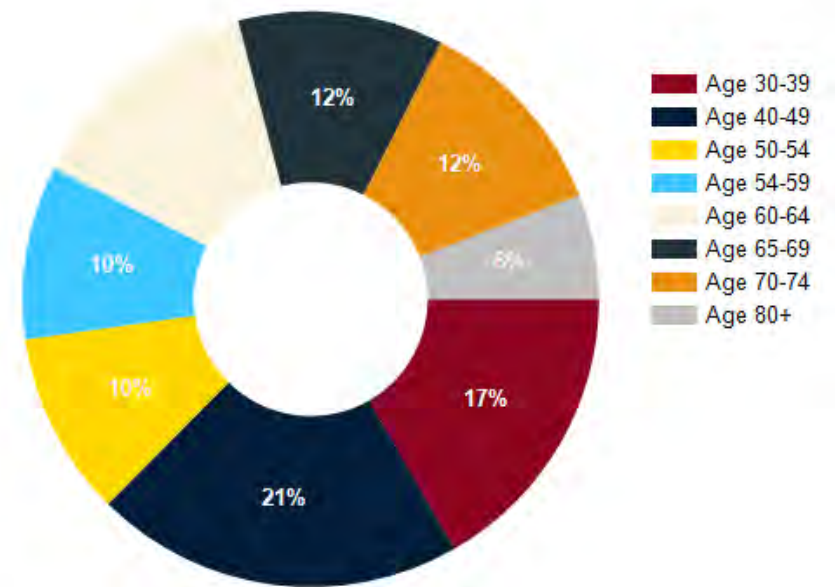


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	68	575	1,538
2026 Population Age 35-39	74	578	1,587
2026 Population Age 40-44	115	623	1,521
2026 Population Age 45-49	61	547	1,466
2026 Population Age 50-54	88	593	1,603
2026 Population Age 55-59	83	578	1,750
2026 Population Age 60-64	114	669	1,913
2026 Population Age 65-69	98	623	1,805
2026 Population Age 70-74	99	465	1,355
2026 Population Age 75-79	50	304	842
2026 Population Age 80-84	50	213	576
2026 Population Age 85+	33	143	332
2026 Population Age 18+	1,124	7,206	19,802
2026 Median Age	44	42	43
2031 Median Age	46	43	43

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,922	\$77,146	\$102,373
Average Household Income 25-34	\$91,090	\$92,783	\$115,577
Median Household Income 35-44	\$121,910	\$103,391	\$121,088
Average Household Income 35-44	\$135,483	\$119,580	\$137,240
Median Household Income 45-54	\$111,445	\$143,080	\$148,002
Average Household Income 45-54	\$148,422	\$166,783	\$176,783
Median Household Income 55-64	\$84,943	\$105,906	\$123,569
Average Household Income 55-64	\$104,270	\$130,127	\$151,507
Median Household Income 65-74	\$105,412	\$82,506	\$82,854
Average Household Income 65-74	\$168,018	\$117,922	\$106,329
Average Household Income 75+	\$115,234	\$84,475	\$83,961

Population By Age



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Exclusively Marketed by:

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