



Approx lot lines

**FOR SALE**

0 Running Brook Farm Blvd.  
Johnsburg, IL 60050

**\$1,589,950**

STRONG TRAFFIC COUNTS AND VISIBILITY

Situated directly adjacent to the highly trafficked Walmart Supercenter corridor in rapidly growing Johnsburg, this exceptional commercial offering features two parcels totaling just over 21 acres with developmental potential. Running Brook Farm Blvd extends directly north of Walmart leads to the property, creating a premier opportunity for retail, office, medical, dental, research & development, institutional, or mixed-use projects. Zoned SD - Special Development District, the property allows for a wide range of permitted commercial uses, offering flexibility for developers, investors, and end users seeking a strategic location in one of McHenry County's expanding commercial corridors.

**JASON PESOLA**

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McHenry, IL 60050



0 Running Brook Farm Blvd, Johnsburg, IL

The site is surrounded by established national retailers and expanding residential growth. Nearby shopping and commercial anchors include Walmart Supercenter along with major regional retailers such as Meijer, Jewel-Osco, Aldi, Dick's Sporting Goods, Home Depot, PetSmart, and DSW located throughout the surrounding retail corridor along Route 31. Adding to the long-term growth potential, new residential development continues immediately north of the property, including expanding neighborhoods at Running Brook Farm and additional home construction by builders including Lennar. The area continues to attract new residents seeking suburban living with convenient access to shopping, dining, healthcare, and commuter routes. With strong traffic counts near Richmond Road/Route 31, established neighboring retailers, expanding rooftops, and flexible zoning, this is a rare large-scale commercial land opportunity positioned for future growth and development in Johnsburg.

## PROPERTY HIGHLIGHTS

**ZONED SD**  
SPECIAL DEVELOPMENT  
DISTRICT

PRIME ROUTE 31  
RETAIL CORRIDOR  
LOCATION

**21+/-**  
ACRES

APN: 09-22-226-006 PROPERTY TAX: \$630.80 / APN: 09-22-226-003 PROPERTY TAX: \$218.46

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# JOHNSBURG, IL DEMOGRAPHICS

0 Running Brook Farm Blvd,  
Johnsburg, IL 60050

Strong Traffic  
Counts and Visibility

Adjacent to  
Walmart Supercenter



2025 EST. POPULATION

**6,445**

MEDIAN PROPERTY VALUE

**\$328,300**

2020-2024 HOUSEHOLDS

**2,463**

TOTAL RETAIL SALES

**\$23,785**

PER CAPITA

MEDIAN HOUSEHOLD INCOME

**\$121,023**

2020 - 2024

<https://www.census.gov/quickfacts/fact/table/johnsburgvillageillinois/PST045225>

## JASON PESOLA

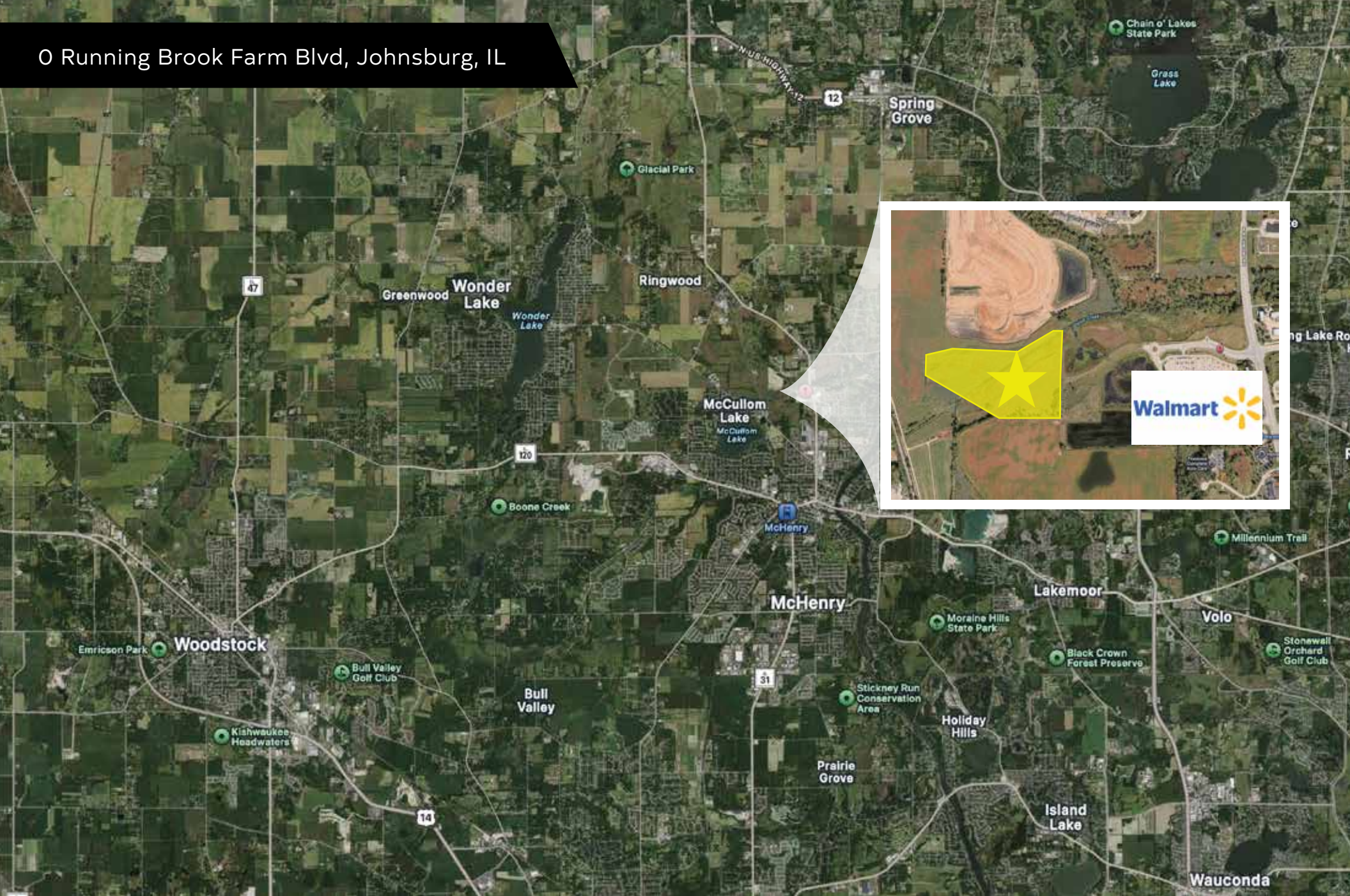
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