

THE SHOPS AT FOX RIVER



MID-AMERICA[®]
Asset Management, Inc.

**JUNIOR ANCHOR
& SHOP OPPORTUNITIES**

SEC Rte 31 & Running Brook Farm Blvd / McHenry, IL



RETAIL OPPORTUNITY

THE SHOPS AT FOX RIVER



Address

SEC Route 31 &
Running Brook Farm Blvd
McHenry, IL

Availability

1,500–17,172 SF

Features

- The Shops at Fox River serves the growing communities in the northwestern suburbs of the Chicago MSA
- The center offers great access and visibility from Richmond Road, the main retail corridor in the McHenry market
- Junior anchor and shop opportunities available
- Per Placer.ai this center has 2.6 Million visitors a year

Demographics

	5 Miles	7 Miles	10 Miles
POPULATION	67,095	115,796	244,925
HOUSEHOLDS	25,768	44,253	87,842
AVG HOUSEHOLD INCOME	\$93,956	\$98,195	\$94,394
DAYTIME POPULATION	63,849	104,803	199,814

Anchors



Co-Tenants



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McHenry – Phase I		
Suite	Tenant	SF
1	Dick's Sporting Goods	49,973
2	Petsmart	20,165
3	DSW	18,100
4	HomeGoods	23,384
5	Ross Dress For Less	25,472
5A	Available	17,172
6	Planet Fitness	18,000
6A	PopShelf	12,364
7	Ulta Beauty	10,000
8	T.J. Maxx	24,096
9	Dollar Tree	12,367
10	Old Navy	15,278
A1	Mariner Finance	2,500
A4	Available	7,350
D1	Available	2,150
D3	Maurices	5,000
D4	Available	2,500
D5	Lane Bryant	4,500
OP2	Olive Garden	7,399
OP3-1	Buffalo Wild Wings	5,687
OP3-2	Sleep Number	3,273
Total GLA		286,730

Johnsburg – Phase II		
Suite	Tenant	SF
E1	Kay Jewelers	2,500
E4	Available (Former Restaurant)	5,500
E5	Available	10,000
F1	McHenry Nails & Spa	2,250
F3	Available	3,000
F4	Sally Beauty Supply	1,500
F5	Available	1,500
F6	Yogeeze Frozen Yogurt	1,500
F7	Available	1,500
F8	Available	1,500
G1	Massage Envy	4,000
G3	Kiddy Korner	4,000
G6	Available	4,526
H1	Pending	2,000
H3-H4	The McHenry Dentist	4,400
OP1	Chase	4,443
U1	Pending	103,525
Total GLA		157,644



Brand New Fully Built-out Restaurant for Lease

*Click Available Spaces for a Virtual Tour

SITE PLAN

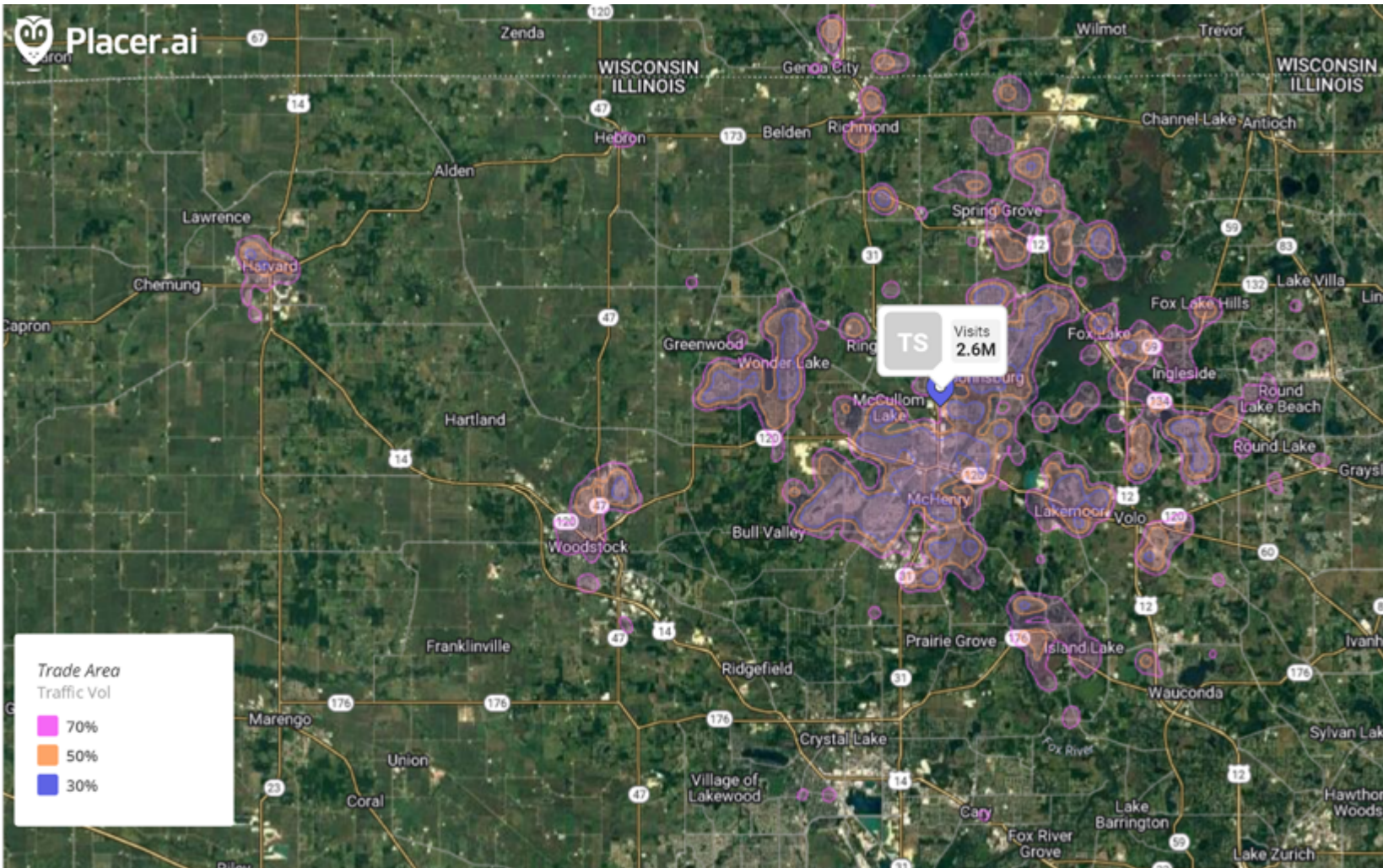
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Data provided by Placer.ai. Placer uses anonymous geolocation data enabled by cellular users to track visitation numbers as well as visitor's point of origin. This Placer map indicates the "true trade area" of the Shops at Fox River. The colors represent the percentage of yearly visitors, as well as their driving origin. For example, the blue areas are indicating that 30% of visitors originate from the marked areas. Orange represents 50% and pink is 70% of all visitor's origin. Areas with all 3 colors indicate the densest populations of visitors and solely pink areas represent the least dense.



The Shops at Fox River | | Aug 1st, 2021 - Jul 31st, 2022

Data provided by Placer Labs Inc. (www.placer.ai)

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