

41,188sf

Colliers

2,060sf

FOR LEASE

Algonquin Town Center

1300-1440 E Algonquin Rd, Algonquin, IL 60102

[View Online](#)

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Executive Summary

Lease Rate:	Negotiable (NNN)
Taxes:	\$1.70 SF
OPEX:	\$2.20 SF
Building Size:	103,266 SF
Available SF:	780 - 41,188 SF
Lot Size:	10.72 Acres
Year Built:	1989
Zoning:	B-3
Traffic Count:	33,123

Property Overview

Discover a prime leasing opportunity at 1320-1440 E Algonquin Rd in Algonquin Town Center, IL. This retail property, spanning 103,266 SF, offers an array of leasing options from 780 to 41,188 SF. This well-maintained space hosts a diverse tenant mix, including Dollar Tree and Goodwill. Boasting monument signage along Algonquin Road, it ensures high visibility with almost 39,000 VPD. Strategically located across from key establishments like Jewel-Osco and Dunkin Donuts, this property promises a dynamic retail environment in suburban Algonquin. Don't miss the chance to become part of this thriving commercial hub.

Property Highlights

- Outlot Available: 2,060sf former Bank with drive-thru
- Big Box Available: 41,188sf with 18' Clear
- Goodwill & Dollar Tree Anchored Center
- Pylon Sign
- 39,000+ VPD on E Algonquin Rd and Sandbloom Rd
- 300 Parking Spaces
- Signalized Entrance

Available Spaces

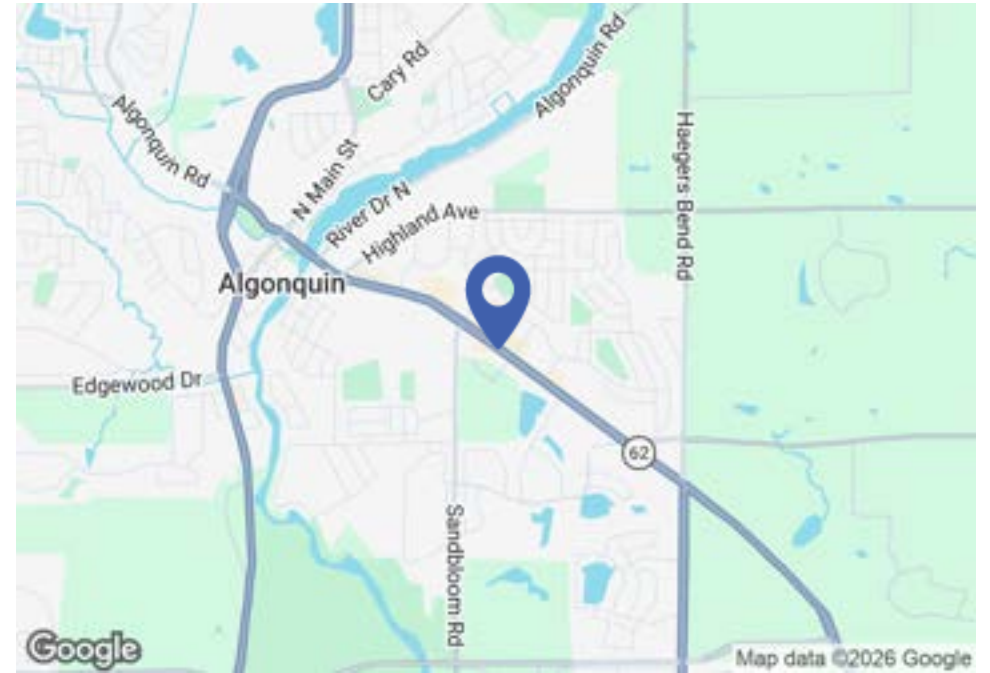
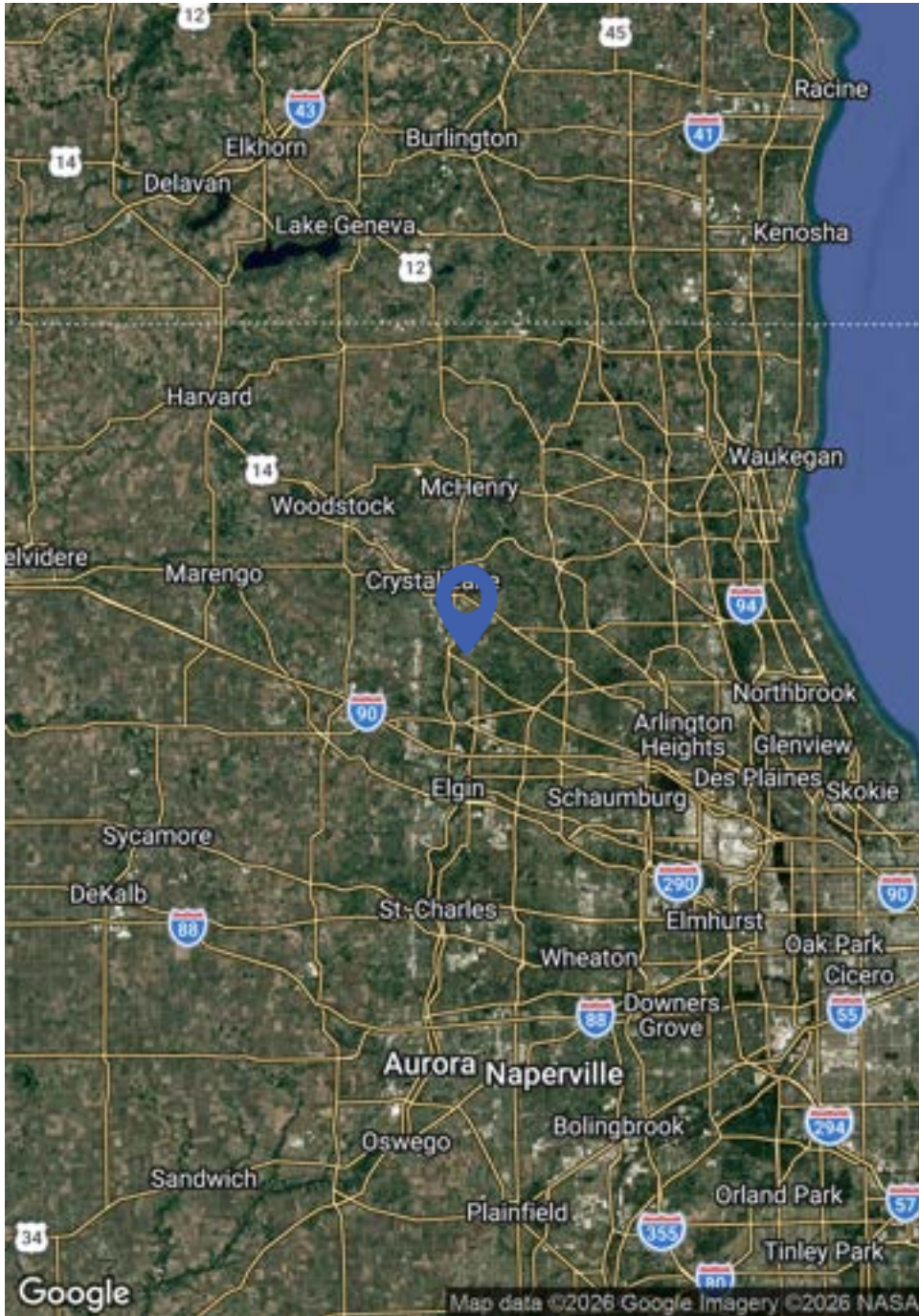
Suite	Tenant	Size (SF)	Lease Rate	Description
1300	Unique Nail Salon	970 SF	Leased	-
1302	Available	780 SF	\$21.00 SF/yr	-
1304-06	China Dragon 1	1,820 SF	Leased	-
1308	Subway	1,145 SF	Leased	-
1310	Available	1,140 SF	\$20.00 SF/yr	-
1312	S.T. Cigars	1,140 SF	Leased	-
1314	Moderno Beauty Salon	1,140 SF	Leased	-
1316-22	Posh Salon Suites	4,960 SF	Leased	-
1324-1328	Available	3,525 SF	\$13.00 SF/yr	-
1330	Available	1,840 SF	\$14.00 SF/yr	-
1332-38	Laundry World	6,416 SF	Leased	-
1350	Available	2,060 SF	\$50.00 SF/yr	Outlot
1400	Available	41,188 SF	\$10.00 SF/yr	18' Clear
1402	Dollar Tree	13,000 SF	Leased	-
1404	Available	1,560 SF	\$17.00 SF/yr	-
1406	Available	2,880 SF	\$15.00 SF/yr	-
1410	Dentist Office	1,319 SF	Leased	-
1414	Available	2,480 SF	\$15.50 SF/yr	-
1418-20	Algonquin Post Office	2,590 SF	Leased	-
1430	Goodwill	12,000 SF	Leased	-



E Algonquin Rd. 39K+ VPD

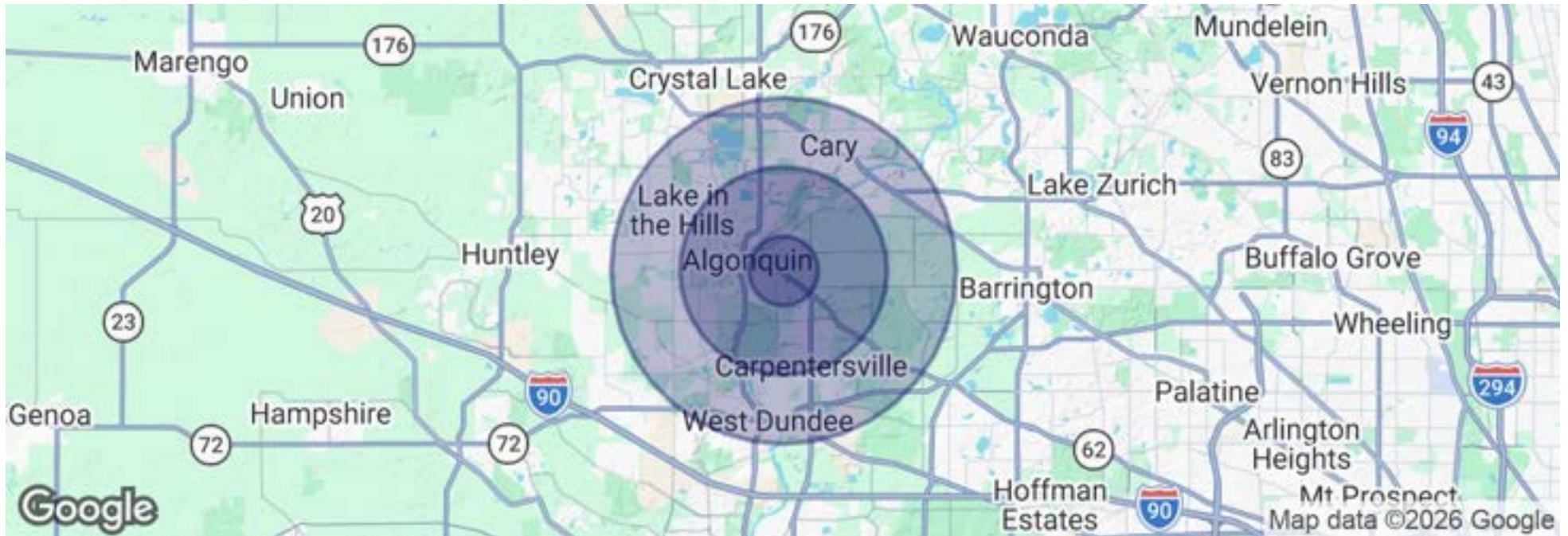






Location Overview

Algonquin, situated in McHenry County, Illinois, stands along 1300-1440 E Algonquin Rd, northwest of downtown Chicago. The village embraces a mix of residential calm and commercial accessibility, with the Fox River adding to its scenic charm. Positioned near Algonquin Road, residents likely enjoy easy access to diverse amenities and commercial centers. Algonquin is known for its diverse community and economic vibrancy, hosting both local businesses and larger retail options. The village offers a dynamic lifestyle with shopping centers, eateries, and entertainment venues contributing to its appeal. This central address signifies a convenient location for a balanced lifestyle, making Algonquin a welcoming community for both residents and businesses.



Population	1 Mile	3 Miles	5 Miles
Total Population	7,721	51,396	132,633
Average Age	44.9	38.8	39.3
Average Age (Male)	41.0	36.5	37.9
Average Age (Female)	46.4	39.9	39.9
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,049	17,814	47,682
# of Persons per HH	2.5	2.9	2.8
Average HH Income	\$106,662	\$104,583	\$108,063
Average House Value	\$239,915	\$241,647	\$248,548

2020 American Community Survey (ACS)