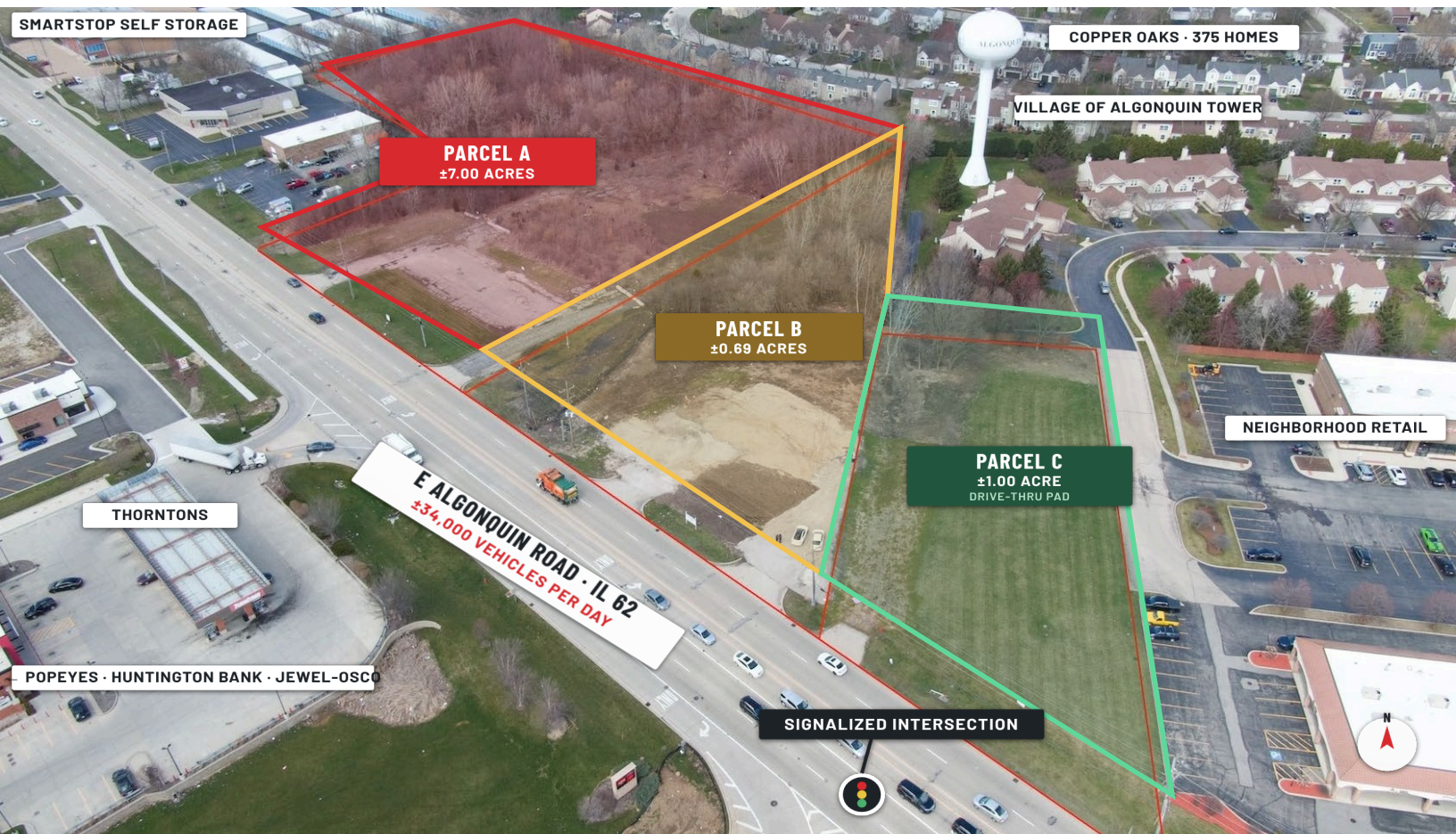


FOR SALE or LEASE

2100-2150 E Algonquin Road | Algonquin, IL 60102

±8.69 Acres | Three Parcels | Build-to-Suit | Ground Lease | Mixed-Use Development



THREE DIVISIBLE PARCELS ON ALGONQUIN'S LAST MAJOR UNDEVELOPED COMMERCIAL FRONTAGE

RETAIL • DRIVE-THRU • MEDICAL • TOWNHOME • MULTIFAMILY • MIXED-USE

±8.69

TOTAL ACRES

±800'

ALGONQUIN RD FRONTAGE

±34,000

VEHICLES PER DAY

121,881

5-MILE POPULATION

\$205,074

BARRINGTON HILLS MEDIAN HHI

PROPERTY HIGHLIGHTS

- ◆ ±8.69 acres in three parcels — ±7.00 AC, ±1.00 AC and ±0.69 AC
- ◆ ±800' of frontage on Algonquin Road (IL Route 62)
- ◆ Drive-thru capable front pad available separately
- ◆ Cleared, level land with **gas, electric, water and sewer to the site**
- ◆ Multiple access points; adjacent signalized intersection
- ◆ Zoned **I-1** and **B-2** — Village of Algonquin

DEVELOPMENT HIGHLIGHTS

- ◆ Mixed-use **concept plan in place** — retail, office and townhomes
- ◆ Supports **townhome, multifamily or mixed-use** residential
- ◆ Parcels can be sold individually or the project phased
- ◆ Immediately adjacent to **Barrington Hills** — \$205,074 median household income
- ◆ **Longmeadow Parkway** (\$204M, opened 2024) terminates on IL-62

DAKOTA NILSON

312.838.8873 | dakotanielson@atproperties.com | atpropertiescommercial.com



THE OFFERING

2100–2150 E Algonquin Road is **±8.69 acres in three divisible parcels** on the north side of Algonquin Road (IL Route 62), carrying approximately **34,000 vehicles per day** immediately west of the signalized Lake Cook Road intersection. The property is cleared, level and fully served by utilities, carries **±800 feet of frontage**, and sits at the point where the Village of Algonquin meets **Barrington Hills** — a community with a median household income of **\$205,074**.

PARCEL SUMMARY

PARCEL	SIZE	APPROX. SF	FRONTAGE	POSITIONING
Parcel A	±7.00 acres	±304,900	±400'	Mixed-use, townhome, multifamily or multi-tenant retail — concept plan in place
Parcel B	±0.69 acres	±30,100	±150'	Small-format retail, service or outlet — former service-station site
Parcel C	±1.00 acre	45,216	±250'	Drive-thru capable front pad — available separately; Lot 1, County Line Square
TOTAL	±8.69 acres	±378,500	±800'	Available together, in combination, or individually

Parcel C square footage per ALTA/ACSM Land Title Survey of Lot 1, County Line Square, by Bollinger, Lach & Associates. All other areas approximate.

ADDRESS	TOTAL SITE
2100–2150 E Algonquin Road Algonquin, IL 60102	±8.69 Acres — three parcels
FRONTAGE	TRAFFIC COUNT
±800 Feet on Algonquin Rd (IL-62)	±34,000 VPD
ZONING	RIGHT-OF-WAY
I-1 & B-2 Village of Algonquin	100 Feet
UTILITIES	TOPOGRAPHY
Gas, electric, water & sewer to the site	Cleared and level
ACCESS	COUNTY / TOWNSHIP
Multiple points — signal at Lake Cook Rd	McHenry / Algonquin
SCHOOLS	LEGAL
CUSD 300 — 20,392 students	Pt. SE ¼, Sec. 26, T43N R8E County Line Square

TRANSACTION STRUCTURE

The property is offered for **sale, ground lease or build-to-suit**. Parcels may be acquired individually, in combination, or as a whole, and the project may be phased — allowing a retail or drive-thru user to take the front pad while the balance is developed or held. **Pricing is available upon request.**

Ownership will work with national credit tenants and residential developers on delivery timing, site work, entitlements and pad-ready conditions.

TARGETED USERS

QSR & Drive-Thru

Coffee / Beverage

National & Regional Retail

Medical & Urgent Care

Dental / Vision

Auto Service & Tire

Express Car Wash

Bank / Credit Union

Daycare & Early Education

Fitness & Wellness

Townhome Development

Multifamily / Build-to-Rent

Senior & Active-Adult

WHY THIS SITE IS UNIQUE

Algonquin Road east of the Fox River is effectively built out. This is the last assembly of scale on the corridor — and it comes pre-divided, pre-cleared, and with utilities already at the property line.

01

Three Divisible Parcels

±7.00, ±1.00 and ±0.69 acres. A drive-thru user can take the front pad without waiting on the balance; a developer can take the whole and phase it. Very few sites on this corridor offer both.

02

±800 Feet of Arterial Frontage

Algonquin Road is IL Route 62 — the primary east-west arterial between the Fox Valley and the Barrington communities, carrying approximately **34,000 vehicles per day** at the property.

03

Drive-Thru Capable Front Pad

Parcel C is a ±1.00-acre, 45,216 SF pad immediately west of the **signalized Lake Cook Road intersection**, adjoining an occupied neighborhood retail center — a proven drive-thru configuration.

04

Dual Zoning — I-1 and B-2

The parcels carry both light-industrial and general-business zoning, giving a user or developer unusual latitude across retail, service, office, storage and residential-supportive uses.

05

Concept Plan Already Prepared

An engineered mixed-use plan exists for the site — **±17,000 SF of retail, ±5,000 SF of office, eight two-story townhome buildings and a 2.0 acre-foot detention basin** — a running start on entitlements.

06

The Barrington Premium

Barrington Hills adjoins the property to the east. Within the immediate trade area, median household incomes run **\$142,000 to \$221,000** across Barrington Hills, South Barrington, Inverness, Barrington and Lake Barrington.

07

Shovel-Ready Condition

The site is cleared and level with **gas, electric, water and sewer already to the site** and multiple curb cuts — removing the cost, time and risk that usually sit between contract and construction.

08

A Corridor Getting New Investment

The **\$204 million Longmeadow Parkway** opened in 2024 and terminates on IL-62; NorthPoint is building a **1.69 million SF** business park nearby; and IDOT has a Phase I study underway to reconstruct IL-62 east of the site.

THE NUMBERS BEHIND THE CORNER

121,881

POPULATION
WITHIN 5 MILES

\$141,884

AVERAGE HOUSEHOLD
INCOME, 5 MILES

\$205,074

MEDIAN HOUSEHOLD INCOME
BARRINGTON HILLS

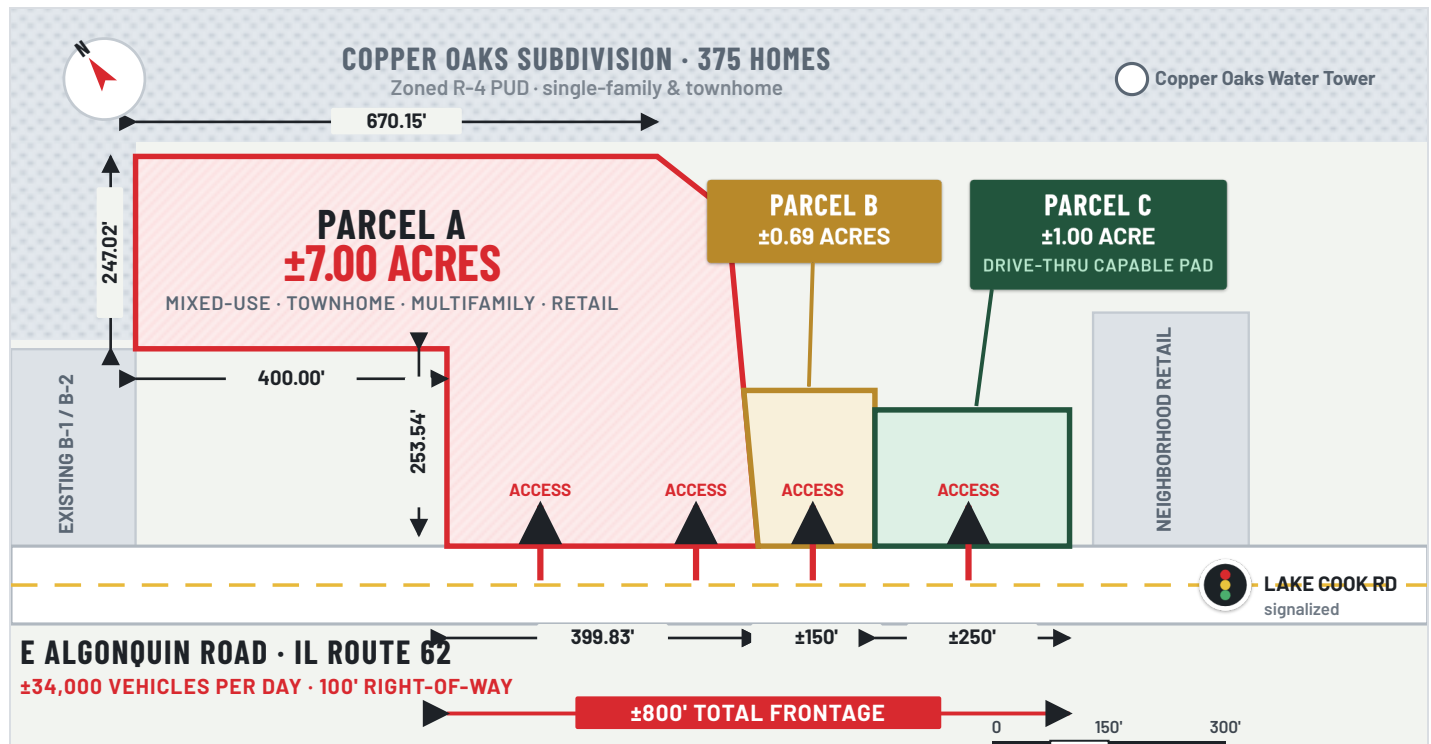
98.5%

HOUSING OCCUPANCY
VILLAGE OF ALGONQUIN

SALE • GROUND LEASE
or BUILD-TO-SUIT

Ownership will sell the assemblage, sell parcels individually, structure a **long-term ground lease**, or deliver a **build-to-suit** for a qualified user. Pricing is available upon request.

PARCEL PLAN & DIMENSIONS



Parcel plan is illustrative and is not a survey. Parcel lines, areas, access points and dimensions are approximate, derived from the recorded plat, an ALTA/ACSM survey of Lot 1 and aerial measurement. Buyer/tenant to verify by current survey, title commitment and Village of Algonquin review.

RECORDED DIMENSIONS

BOUNDARY	LENGTH
North line – Copper Oaks	670.15'
West line	247.02'
Interior jog (E-W)	400.00'
Interior jog (N-S)	253.54'
Parcel A frontage – Algonquin Rd	399.83'
East parcel depth	200.00'
Parcel C area – per ALTA survey	45,216 SF

Per recorded plat and ALTA/ACSM Land Title Survey of Lot 1, County Line Square (Doc. 93R049523, recorded 10/25/1993), Bollinger, Lach & Associates.

PROTOTYPE FIT – WHAT EACH PARCEL ACCOMMODATES

USER TYPE	TYPICAL BUILDING	LAND NEEDED	PARCEL
Coffee / beverage drive-thru	±800 – 2,400 SF	0.6 – 0.9 AC	B or C
QSR with drive-thru	±2,300 – 4,500 SF	0.9 – 1.3 AC	C
Urgent care / dental / vision	±3,500 – 6,000 SF	1.0 – 1.5 AC	C
Auto service / tire	±8,000 – 12,000 SF	1.5 – 2.0 AC	B + C
Express car wash	±4,000 SF / 130' tunnel	1.2 – 1.7 AC	B + C
Multi-tenant retail center	±15,000 – 20,000 SF	2.0 – 3.0 AC	A
Medical office building	±20,000 – 30,000 SF	2.5 – 4.0 AC	A
Attached townhomes	8 – 12 units / acre	5.0 – 7.0 AC	A
Full mixed-use program	Retail + office + townhome	7.0 – 8.7 AC	A + B + C

ACCESS, UTILITIES & ENTITLEMENT NOTES

- Multiple existing access points along the Algonquin Road frontage
- Signalized full-movement intersection at **Lake Cook Road**, immediately east
- 100' right-of-way; existing curb, gutter and street lighting
- Gas, electric, water and sanitary sewer are already run to the site
- Recorded ingress/egress and utility easements serve the parcels
- 20' landscape easement along the Algonquin Road frontage
- IL Route 62 is an **IDOT route** – access permits coordinated with IDOT
- Zoning and planned-development entitlement through the **Village of Algonquin**
- Ownership will assist with entitlements

CONCEPT PLAN

An engineered mixed-use concept plan has been prepared for the property – pairing highway-frontage retail and office with attached residential behind it. It gives a buyer a tested layout to build from and a head start with the Village.

±17,000

SF RETAIL BUILDING
ON ALGONQUIN RD FRONTAGE

±5,000

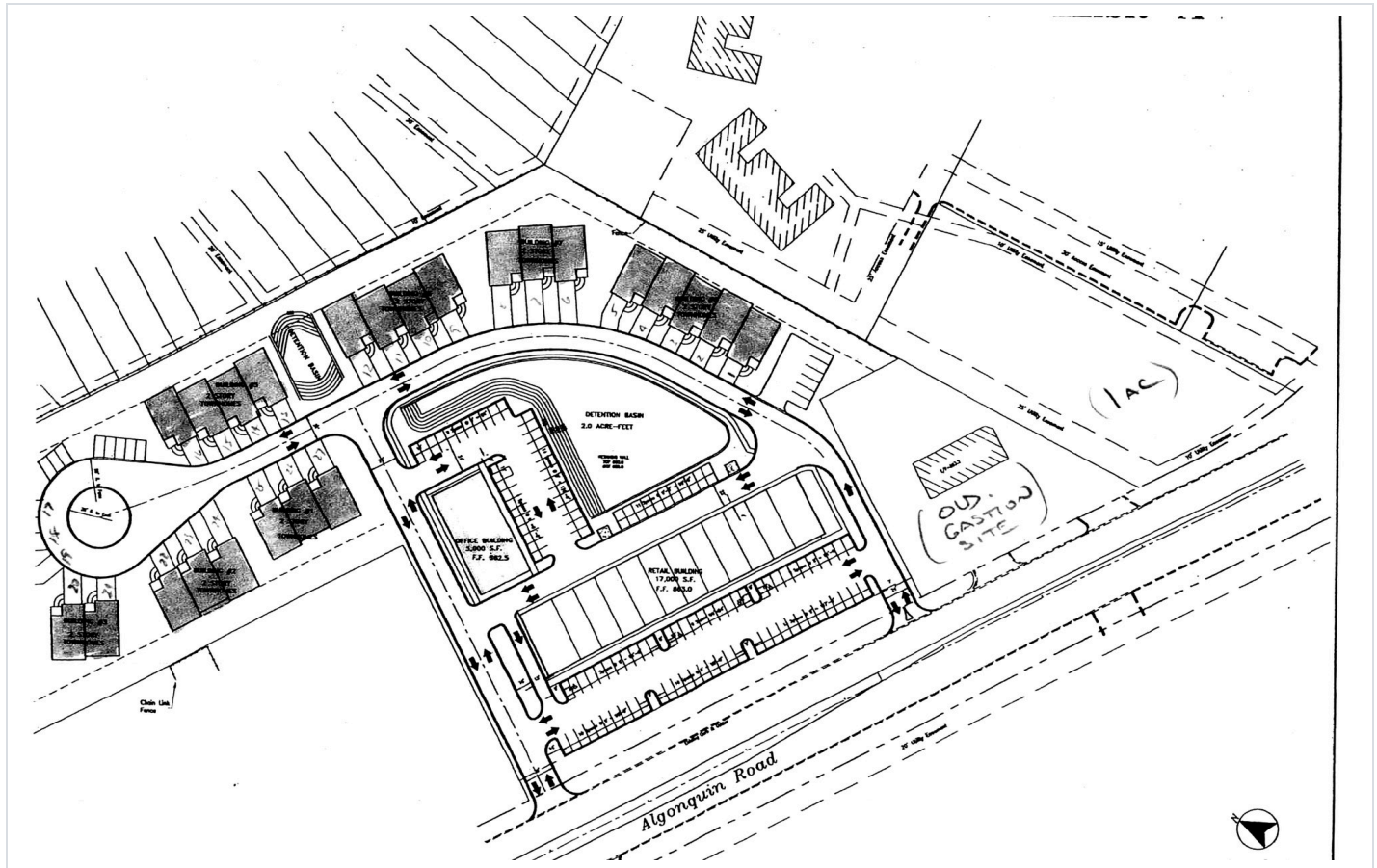
SF OFFICE BUILDING

8

TWO-STORY TOWNHOME
BUILDINGS

2.0

ACRE-FEET OF
ON-SITE DETENTION



Site Concept Plan prepared by Schefflow Engineers, Elgin, Illinois, dated 3/22/2007. Shown for illustrative purposes only. The plan has not been submitted for, and does not constitute, current Village of Algonquin approval. Any development will require current zoning, planned-development and engineering review.

DEVELOPMENT SCENARIOS

A – Retail-Forward

Take the two front pads for drive-thru and small-format retail and build the ±17,000 SF multi-tenant building on Parcel A's frontage. The rear of Parcel A is held for a later phase or ground-leased.

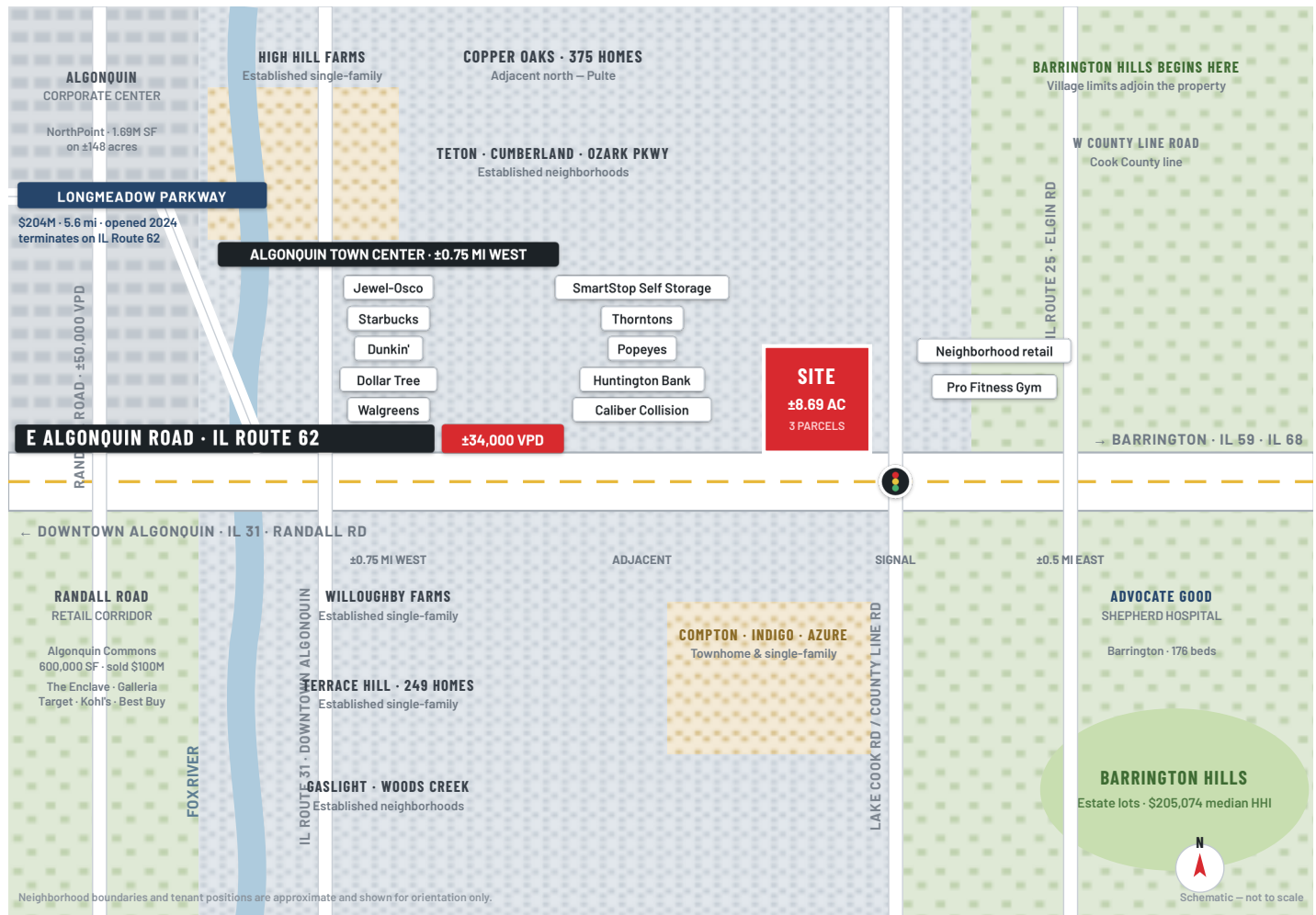
B – Mixed-Use, As Planned

Execute the concept plan: retail and office along Algonquin Road, attached townhomes behind, shared detention. Sells the front pads separately to recover basis early.

C – Residential-Weighted

Maximize attached or build-to-rent residential on Parcel A – supported by Copper Oaks next door and by Algonquin's 98.5% housing occupancy – with the pads sold or ground-leased to retail users.

SURROUNDING DEVELOPMENT



Established residential Townhome / attached Estate & low density Industrial / retail corridor Subject site

Schematic — not to scale.

ADJACENT & NEARBY USERS

USER	ADDRESS / POSITION
Thorntons	2095 E Algonquin Rd — across
Popeyes Louisiana Kitchen	2065 E Algonquin Rd
Huntington Bank	2045 E Algonquin Rd
SmartStop Self Storage	1910 E Algonquin Rd
Pro Fitness Gym	2172 Lake Cook Rd
Jewel-Osco · Starbucks · Dunkin'	1500 E Algonquin Rd
Walgreens	1301 E Algonquin Rd
Caliber Collision	1321 Chase St
Copper Oaks — 375 homes	Adjoins north
Neighborhood retail center	Adjoins east

RANDALL ROAD RETAIL CORRIDOR

West of the Fox River, Randall Road carries roughly **50,000 vehicles per day** and anchors the region's dominant retail concentration:

- ◆ **Algonquin Commons** — 600,000 SF on 63 acres; occupancy raised from 75% to 95% and **sold for a reported \$100 million** in September 2025
- ◆ **The Enclave** — 13 acres delivering Portillo's, Cooper's Hawk, BJ's Brewhouse, Raising Cane's and Belle Tire
- ◆ **Galleria Center** — Best Buy, Bowlero, Jo-Ann, La-Z-Boy
- ◆ **Woods Creek Commons** (Target, Kohl's) and **Oakridge Court** (JCPenney)

IMMEDIATE TRADE AREA



Base map provided by ownership. Tenant positions and labels are approximate and shown for orientation.

POSITION & DISTANCES

DESTINATION	APPROX. DISTANCE
Thorntons – 2095 E Algonquin Rd	Across the street
Popeyes · Huntington Bank	Adjacent west
Copper Oaks – 375 homes	Adjoins north
Signalized Lake Cook Road intersection	Adjacent east
Barrington Hills village limits	Immediately east
Jewel-Osco / Starbucks / Dunkin'	±0.75 mi west
IL Route 25 (Elgin Road)	±0.5 mi east
Advocate Good Shepherd Hospital	Southeast in Barrington

TRAFFIC COUNTS

ROADWAY	AADT
Algonquin Rd (IL-62) at the site	±34,000
Algonquin Rd – west of the site	±18,500
Lake Cook Rd	±4,000
Randall Rd corridor	±50,000

IL-62 count corroborated by IDOT-sourced data and by two brokered listings on the same block. Counts are approximate and should be independently verified.

WHY THIS STRETCH MATTERS

IL Route 62 is the primary east-west link between the Fox Valley and the Barrington communities. East of the site it narrows to a rural two-lane section through Barrington Hills – placing the property at the **last commercially zoned frontage** on the corridor.

DEMOGRAPHICS & THE BARRINGTON PREMIUM

RADIUS DEMOGRAPHICS – FROM THE SUBJECT PROPERTY

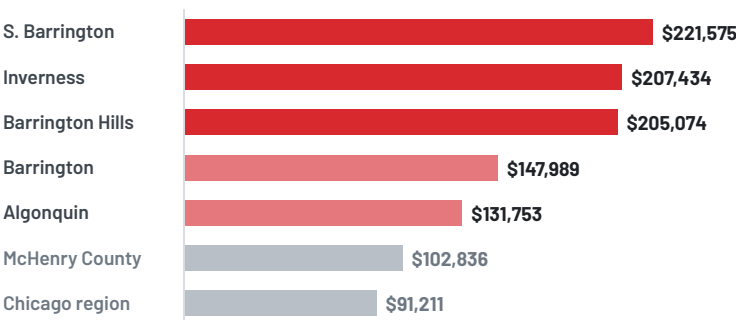
METRIC	1 MILE	3 MILES	5 MILES
Estimated population	7,772	48,976	121,881
Estimated average household income	\$132,375	\$132,993	\$141,884

THE COMMUNITIES AROUND THIS CORNER

COMMUNITY	POPULATION	MEDIAN HH INCOME	MEDIAN HOME VALUE
South Barrington	5,021	\$221,575	\$908,300
Inverness	7,275	\$207,434	\$715,600
Barrington Hills ADJOINS SITE	3,879	\$205,074	—
Barrington	11,077	\$147,989	\$582,500
Lake Barrington	5,442	\$141,958	\$475,700
Algonquin SUBJECT VILLAGE	29,904	\$131,753	\$351,000
Lake in the Hills	28,800	\$117,151	\$321,900
McHenry County	—	\$102,836	—
Chicago region	—	\$91,211	—

CMAP Community Data Snapshots; income and home value from 2020–2024 ACS 5-year estimates in 2024 dollars.

MEDIAN HOUSEHOLD INCOME



VILLAGE OF ALGONQUIN PROFILE

METRIC	VALUE
Population (2023)	29,904
Population (Census, 7/1/2025)	30,824
Population growth, 2000–2023	+28.5%
Households	10,914
Total housing units	11,080
Housing occupancy	98.5%
Owner-occupied	87.8%
Average household size	2.7
Median age	41.3
Median year built	1994
Employed residents	17,207
Private-sector jobs in village	6,191

CMAP Algonquin Community Data Snapshot; U.S. Census QuickFacts.

WHAT IT MEANS FOR A RETAILER

A trade area with **98.5% housing occupancy**, **87.8% ownership** and median incomes that run from \$131,753 in Algonquin to \$221,575 in South Barrington is a stable, high-spend customer base — and one currently driving past the site rather than stopping at it.

DEVELOPMENT HIGHLIGHTS

A CORRIDOR WITH NEW MONEY IN IT

For thirty years the Fox River was the constraint on this part of McHenry and Kane counties — three crossings, all congested. In **August 2024 that changed: the \$204 million, 5.6-mile Longmeadow Parkway Bridge Corridor** opened, adding a fourth crossing and terminating on **IL Route 62 — the subject property's frontage road.**

Around the same corridor, NorthPoint Development is building the **Algonquin Corporate Center** — five buildings totaling **1.69 million square feet on ±148 acres**, projected at 500 to 1,000 permanent jobs, with Fromm International recently signing 72,745 square feet.

Retail followed the rooftops west to Randall Road, where **Algonquin Commons** was repositioned from 75% to 95% occupancy and **traded for a reported \$100 million** in September 2025, and **The Enclave** delivered Portillo's, Cooper's Hawk, BJ's Brewhouse, Raising Cane's and Belle Tire on 13 acres.

East of the Fox River, that pipeline has had nowhere to go. Algonquin Road between the river and the Cook County line is essentially built out, and beyond the county line the corridor turns to Barrington Hills estate zoning. This assemblage is the remaining commercial land of scale on that stretch.

RESIDENTIAL PIPELINE

DEVELOPMENT	BUILDER	UNITS	STATUS
Algonquin Meadows	Lennar	249	SELLING
Trails of Woods Creek	Pulte	278	DELIVERED
Huntington Villas	Pulte	38	APPROVALS
Copper Oaks — adjoins the site	Pulte	375	ESTABLISHED
Terrace Hill	Braley / Wynwood	249	ESTABLISHED

RECENT MILESTONES



WHAT ANCHORS THE LOCAL ECONOMY

1.69M

SF OF NEW INDUSTRIAL
UNDER DEVELOPMENT

\$204M

NEW FOX RIVER
CROSSING, OPENED 2024

17,207

EMPLOYED RESIDENTS
IN ALGONQUIN

20,392

STUDENTS IN
CUSD 300

INFRASTRUCTURE & EMPLOYMENT

Longmeadow Parkway Bridge Corridor

\$204 million · 5.6 miles · opened August 29, 2024. Four lanes and a new Fox River crossing between Carpentersville and Algonquin, with its eastern terminus on IL Route 62 in Barrington Hills — feeding traffic onto the property's frontage road.

Algonquin Corporate Center

NorthPoint Development — **1.69 million SF across five buildings on ±148 acres** at Huntley Road and Longmeadow Parkway. Phase I is 470,000 and 250,000 SF; 500–1,000 permanent jobs projected.

IL Route 62 Phase I Study

IDOT is studying reconstruction of IL-62 from IL-25 to IL-68 — **four travel lanes, paved shoulders and a shared-use path.** The preferred alternative went to FHWA in February 2026. Construction is not yet funded.

Advocate Good Shepherd Hospital

Barrington — **176 beds and more than 700 physicians**, Magnet-designated, anchoring medical demand across the Barrington trade area southeast of the site.

SITE PHOTOGRAPHY



Looking north across the property toward the Copper Oaks water tower and residential to the north.



Looking east across the property toward the adjoining neighborhood retail center.



Cleared, level ground along the Algonquin Road frontage with utilities already run to the site.



Frontage looking west along Algonquin Road toward the Algonquin Town Center retail node.

DELIVERED CONDITION

- ◆ Cleared and level — no demolition or clearing required
- ◆ Gas, electric, water and sewer already to the site
- ◆ Multiple existing access points on Algonquin Road
- ◆ Existing curb, gutter and street lighting along the frontage

FOR SALE or LEASE

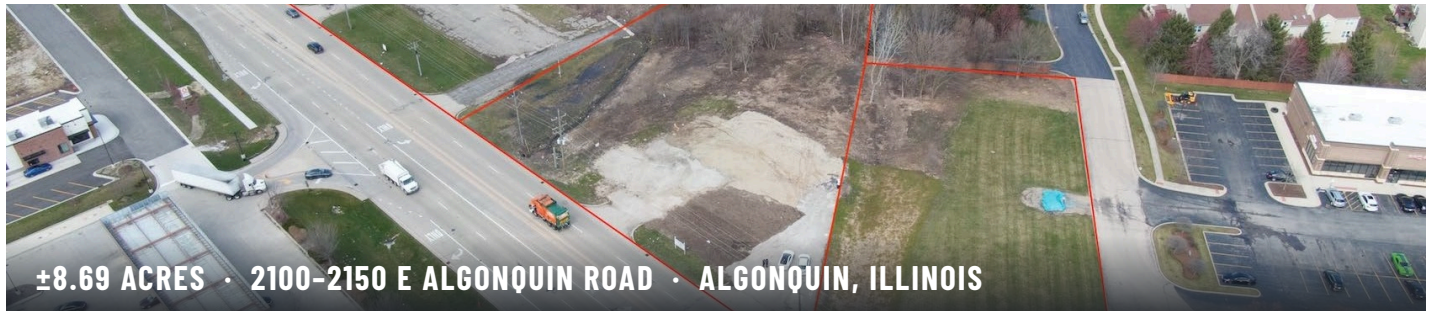
2100-2150 E Algonquin Road
Algonquin, Illinois 60102



±8.69	3	±800'	±34,000
TOTAL ACRES	DIVISIBLE PARCELS	FRONTAGE ON IL-62	VEHICLES PER DAY

THE OPPORTUNITY IN BRIEF

- ◆ **±8.69 acres** in three parcels — ±7.00 AC, ±1.00 AC and ±0.69 AC
- ◆ **±800' of frontage** on Algonquin Road (IL Route 62), ±34,000 VPD
- ◆ **Drive-thru capable pad** beside the signalized Lake Cook Road intersection
- ◆ Cleared and level with gas, electric, water and sewer to the site
- ◆ Dual zoning — **I-1 and B-2**, Village of Algonquin
- ◆ Engineered **mixed-use concept plan** already prepared
- ◆ **Barrington Hills adjoins** — \$205,074 median household income
- ◆ **Sale, ground lease or build-to-suit** — pricing on request



SOURCES

Recorded plat and ALTA/ACSM Land Title Survey of Lot 1, County Line Square (Bollinger, Lach & Associates) • Site Concept Plan, Scheflow Engineers (3/22/2007) • Village of Algonquin Community Development • A+ Algonquin Economic Development • Chicago Metropolitan Agency for Planning Community Data Snapshots • U.S. Census Bureau QuickFacts • Illinois Department of Transportation • Kane County DOT • Shaw Local / Northwest Herald • Daily Herald • aerial and site photography provided by ownership.

FOR MORE INFORMATION, CONTACT

DAKOTA NILSON

312.838.8873 | dakotanilson@atproperties.com



atpropertiescommercial.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Acreage, dimensions, parcel lines, frontage, traffic counts, demographics, tenant identifications and development information are approximate, compiled from third-party sources, and are subject to independent verification. The concept plan shown is illustrative only and does not constitute Village of Algonquin approval. No representation is made regarding zoning, entitlements, permitted uses, environmental condition or the availability or adequacy of utilities. Prospective purchasers and tenants should conduct their own investigation, including survey, title, environmental, engineering and municipal review.