

Griswold Shores

FOR MORE INFORMATION:

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Vice President - Leasing

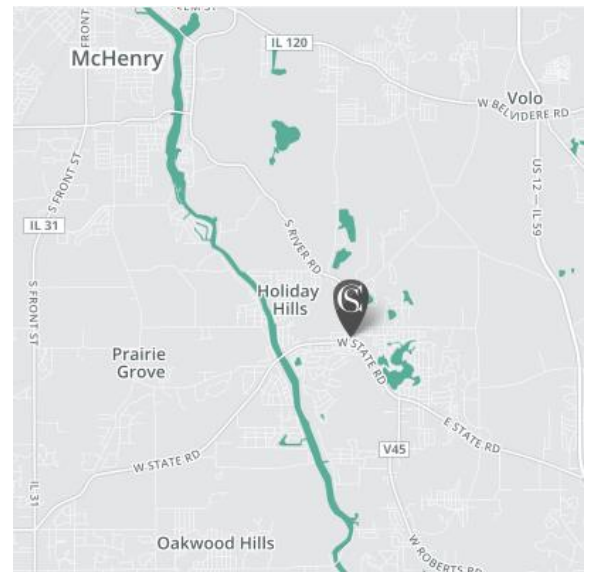
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3 OUTLOT PARCELS AVAILABLE

- > 7 Acres of Prime Retail Located at the corner of Rt. 176 and S River Rd.
- > Perfect location for daily needs type users including: banks, auto uses, dry cleaners and restaurants.
- > Local retailers include McDonald's, Auto Zone, Walgreen's, Dunkin' Donuts, 7-Eleven.
- > Established Island Lake neighborhoods surrounding the site.
- > High traffic volume of 21,800 cars per day along Route 176 and 13,710 along S. River Rd.



PROPERTY NAME:

Griswold Shores

TOTAL POPULATION:

3 Mile - 20,478

5 Mile - 73,715

7 Mile - 159,873

AVERAGE HHI:

3 Mile - \$94,590

5 Mile - \$109,234

7 Mile - \$111,227

PHYSICAL ADDRESS:

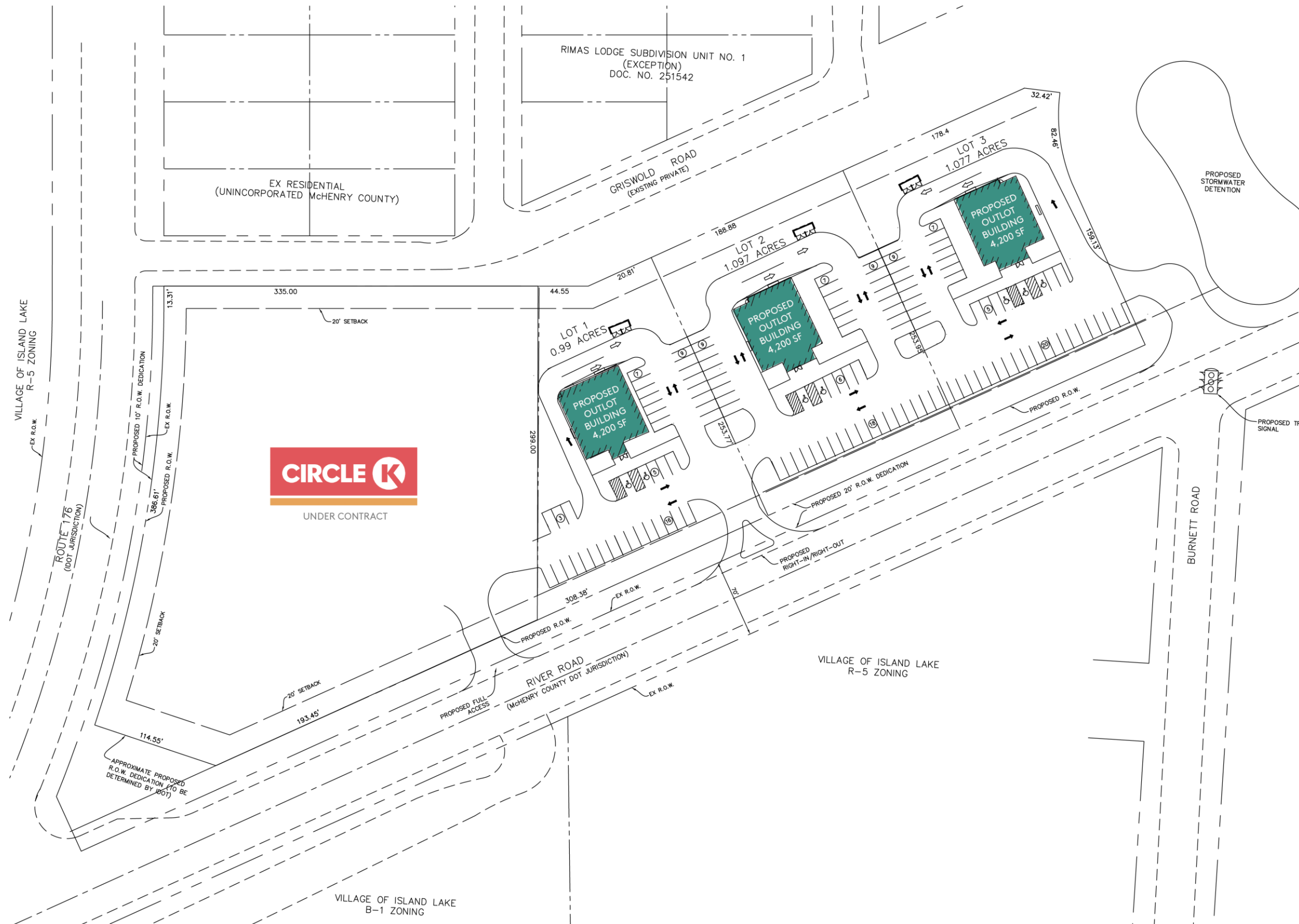
NWC of Route 176 & S. River Rd.,
Unincorporated McHenry
County, IL

TOTAL BLDG SIZE/GLA:

137 Acres

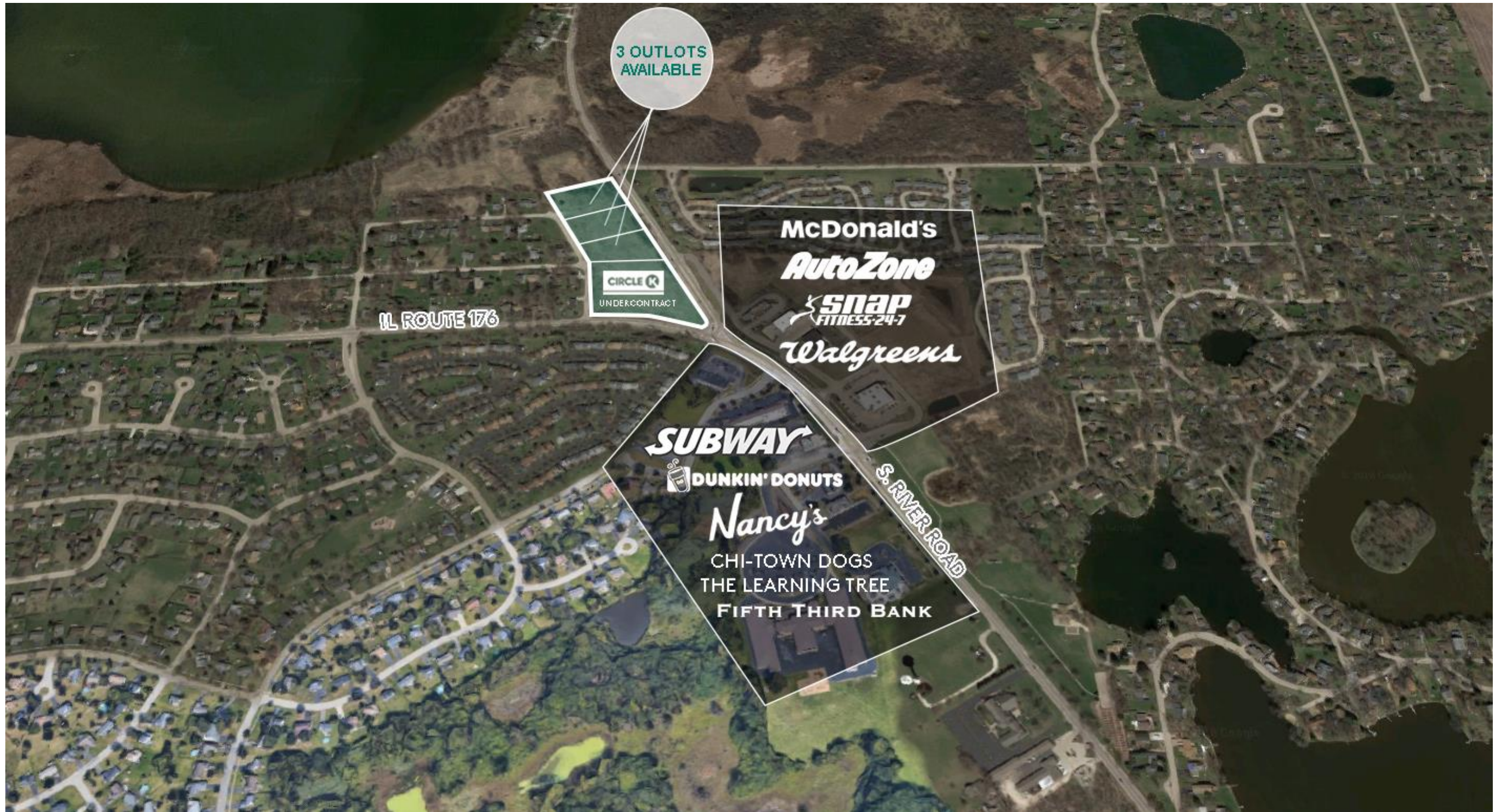
Griswold Shores ► SITE PLAN

McHenry County, IL



Griswold Shores ► SITE AERIAL

McHenry County, IL



SUMMARY DEMOGRAPHIC PROFILE

Project: Griswold Shores
Location: McHenry County, IL



March 2017

| | 3 Mile Radius | | 5 Mile Radius | | 7 Mile Radius | |
|--|---------------|----------------|---------------|----------------|---------------|----------------|
| Population | | | | | | |
| 2022 Projection | 20,397 | | 74,551 | | 161,858 | |
| 2017 Estimate | 20,478 | | 73,715 | | 159,873 | |
| 2010 Census | 20,747 | | 72,437 | | 156,844 | |
| Households | | | | | | |
| 2022 Projection | 7,489 | | 27,352 | | 59,072 | |
| 2017 Estimate | 7,477 | | 26,910 | | 58,176 | |
| 2010 Census | 7,483 | | 26,141 | | 56,676 | |
| | <i>Number</i> | <i>Percent</i> | <i>Number</i> | <i>Percent</i> | <i>Number</i> | <i>Percent</i> |
| Population by Race | | | | | | |
| | 20,478 | 100.00% | 73,715 | 100.00% | 159,873 | 100.00% |
| White Alone | 17,957 | 87.69% | 64,931 | 88.08% | 138,847 | 86.85% |
| Black or African American Alone | 237 | 1.16% | 943 | 1.28% | 2,637 | 1.65% |
| American Indian and Alaska Native Alone | 43 | 0.21% | 142 | 0.19% | 356 | 0.22% |
| Asian Alone | 536 | 2.62% | 2,675 | 3.63% | 6,929 | 4.33% |
| Native Hawaiian and Other Pacific Islander | 11 | 0.05% | 29 | 0.04% | 61 | 0.04% |
| Some Other Race Alone | 1,308 | 6.39% | 3,510 | 4.76% | 7,802 | 4.88% |
| Two or More Races | 387 | 1.89% | 1,484 | 2.01% | 3,241 | 2.03% |
| Population Hispanic or Latino | | | | | | |
| | 20,478 | 100.00% | 73,715 | 100.00% | 159,873 | 100.00% |
| Hispanic or Latino | 3,210 | 15.68% | 9,098 | 12.34% | 19,808 | 12.39% |
| Not Hispanic or Latino | 17,268 | 84.32% | 64,617 | 87.66% | 140,065 | 87.61% |
| Households by Income | | | | | | |
| | 7,477 | 100.00% | 26,910 | 100.00% | 58,176 | 100.00% |
| < \$15,000 | 515 | 6.89% | 1,634 | 6.07% | 3,143 | 5.40% |
| \$15,000 - \$24,999 | 544 | 7.28% | 1,587 | 5.90% | 3,507 | 6.03% |
| \$25,000 - \$34,999 | 464 | 6.21% | 1,658 | 6.16% | 3,593 | 6.18% |
| \$35,000 - \$49,999 | 843 | 11.27% | 2,649 | 9.84% | 5,756 | 9.89% |
| \$50,000 - \$74,999 | 1,393 | 18.63% | 4,500 | 16.72% | 9,540 | 16.40% |
| \$75,000 - \$99,999 | 1,192 | 15.94% | 4,095 | 15.22% | 8,663 | 14.89% |
| \$100,000 - \$124,999 | 895 | 11.97% | 3,333 | 12.39% | 7,096 | 12.20% |
| \$125,000 - \$149,999 | 518 | 6.93% | 2,052 | 7.63% | 4,676 | 8.04% |
| \$150,000 - \$199,999 | 538 | 7.20% | 2,429 | 9.03% | 5,534 | 9.51% |
| \$200,000 - \$249,999 | 246 | 3.29% | 1,114 | 4.14% | 2,543 | 4.37% |
| \$250,000 - \$499,999 | 248 | 3.32% | 1,308 | 4.86% | 2,904 | 4.99% |
| \$500,000+ | 80 | 1.07% | 552 | 2.05% | 1,221 | 2.10% |
| Households by Tenure | | | | | | |
| | 7,477 | 100.00% | 26,910 | 100.00% | 58,176 | 100.00% |
| Owner Occupied | 6,438 | 86.10% | 22,868 | 84.98% | 49,147 | 84.48% |
| Renter Occupied | 1,039 | 13.90% | 4,042 | 15.02% | 9,029 | 15.52% |
| Income | | | | | | |
| Average Household Income | \$94,590 | | \$109,234 | | \$111,227 | |
| Median Household Income | \$74,631 | | \$83,713 | | \$85,240 | |

Source: Claritas, Inc.