

Griswold Shores

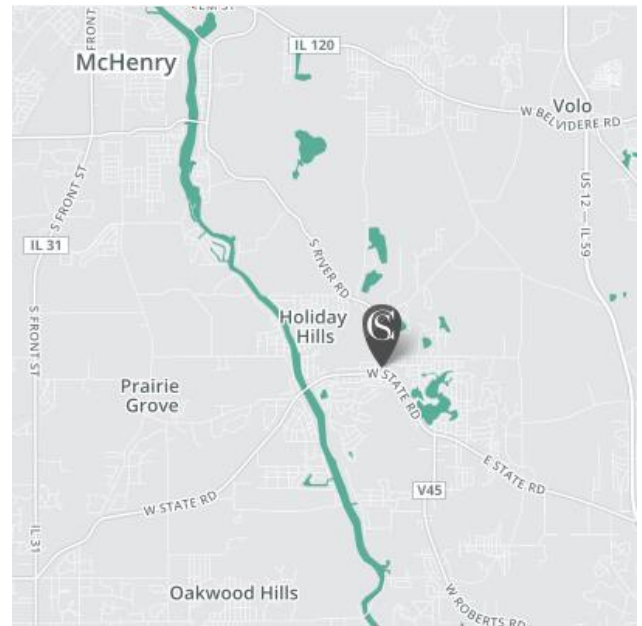
FOR MORE INFORMATION:

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137 ACRE MIXED-USE DEVELOPMENT OPPORTUNITY

- > 7 Acres of Prime Retail Located at the corner of Rt. 176 and S River Rd.
- > Approximately 90 acres of residential with lakefront lots and access to Griswold Lake.
- > Perfect location for daily needs type users including: drug store, bank, auto uses, gas station, convenience store, dry cleaners and coffee shops.
- > 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 - 18,735

5 Mile - 75,432

7 Mile - 160,841

AVERAGE HHI:

3 Mile - \$81,221

5 Mile - \$92,631

7 Mile - \$96,284

PHYSICAL ADDRESS:

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

TOTAL BLDG SIZE/GLA:

N/A

Griswold Shores ► SITE PLAN

McHenry County, IL



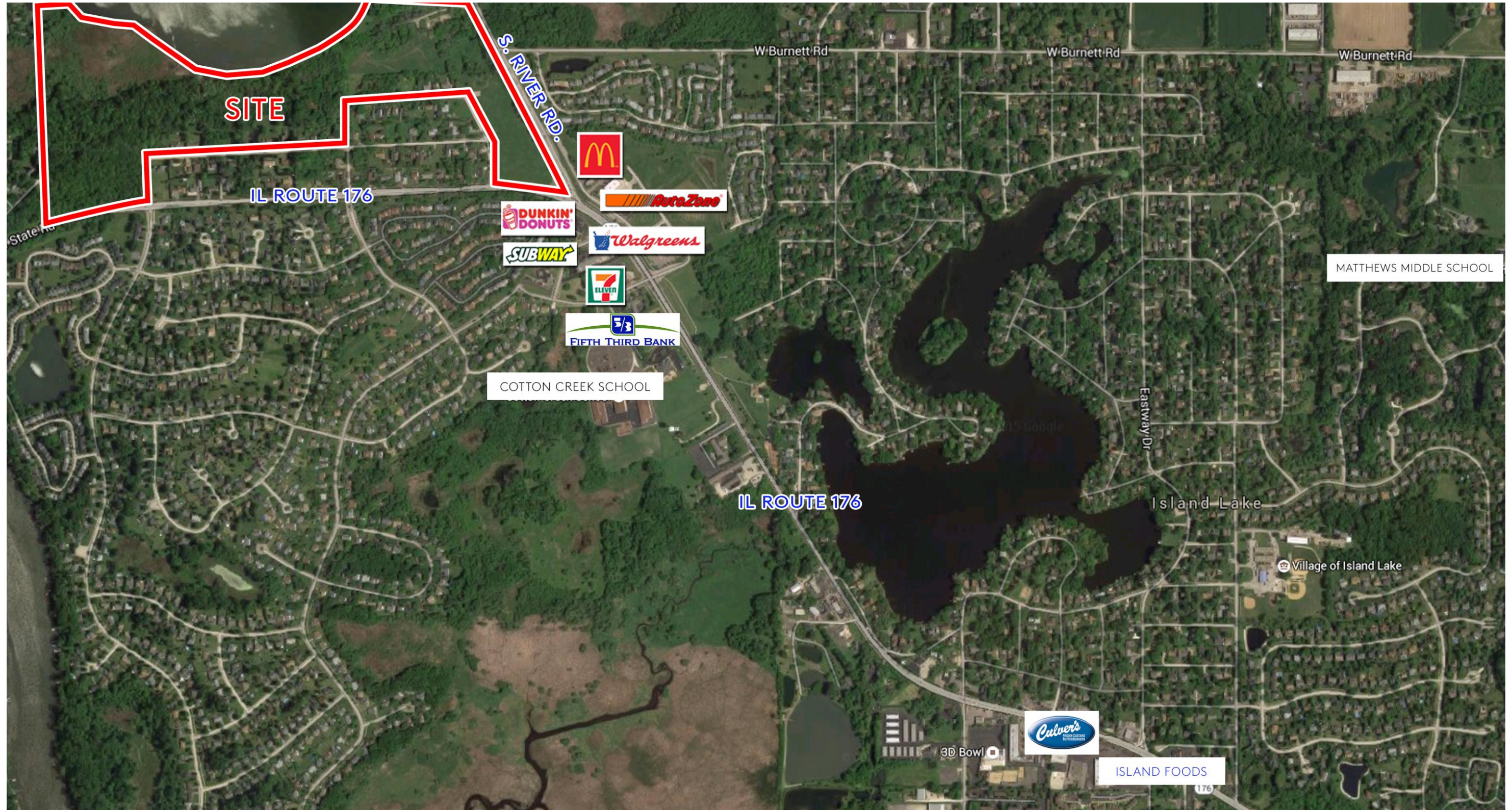
Griswold Shores ► SITE AERIAL

McHenry County, IL



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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.