

FOR SALE OR LEASE

'HUNTLEY CROSSINGS'

SEC ROUTE 47 & REGENCY PARKWAY, HUNTLEY, IL



OFFERING: Opportunity to Purchase or Lease commercial outlots, anchor pad, or retail space

PRICING: Subject to Offer

PARCEL SIZES: 1 to 26 Acres

ZONING: B3-PUD

UTILITIES: Municipal Water & Sanitary

DETENTION: Off-Site

ACCESS: Stoplight Controlled
Two Full Access Curb Cuts

TRAFFIC: 22,000 VPD | Route 47

RETAIL ANCHORS: Wal-Mart, Jewel, Walgreens, Aldi,

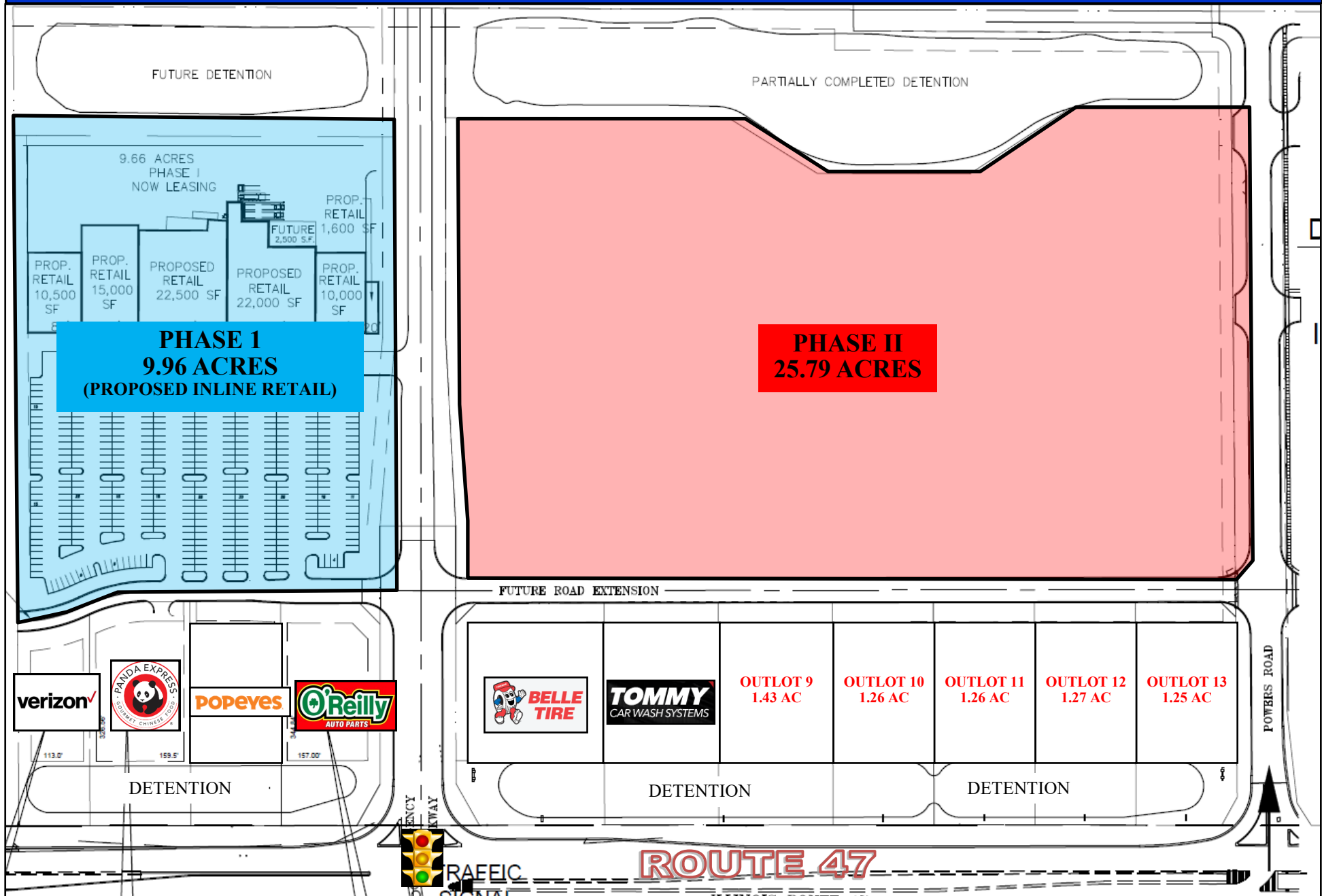
MARKET HIGHLIGHTS

- Full Access Interchange | Route 47 & I-90
- Recently Opened Centegra Hospital (128 Beds)
- Immediately South of Wal-Mart Supercenter
- Across the Street from Del Webb's Sun City Retirement Community | 5,780 Homes
- Average Household Income Is Over \$105,000 Within 5 Mile Radius



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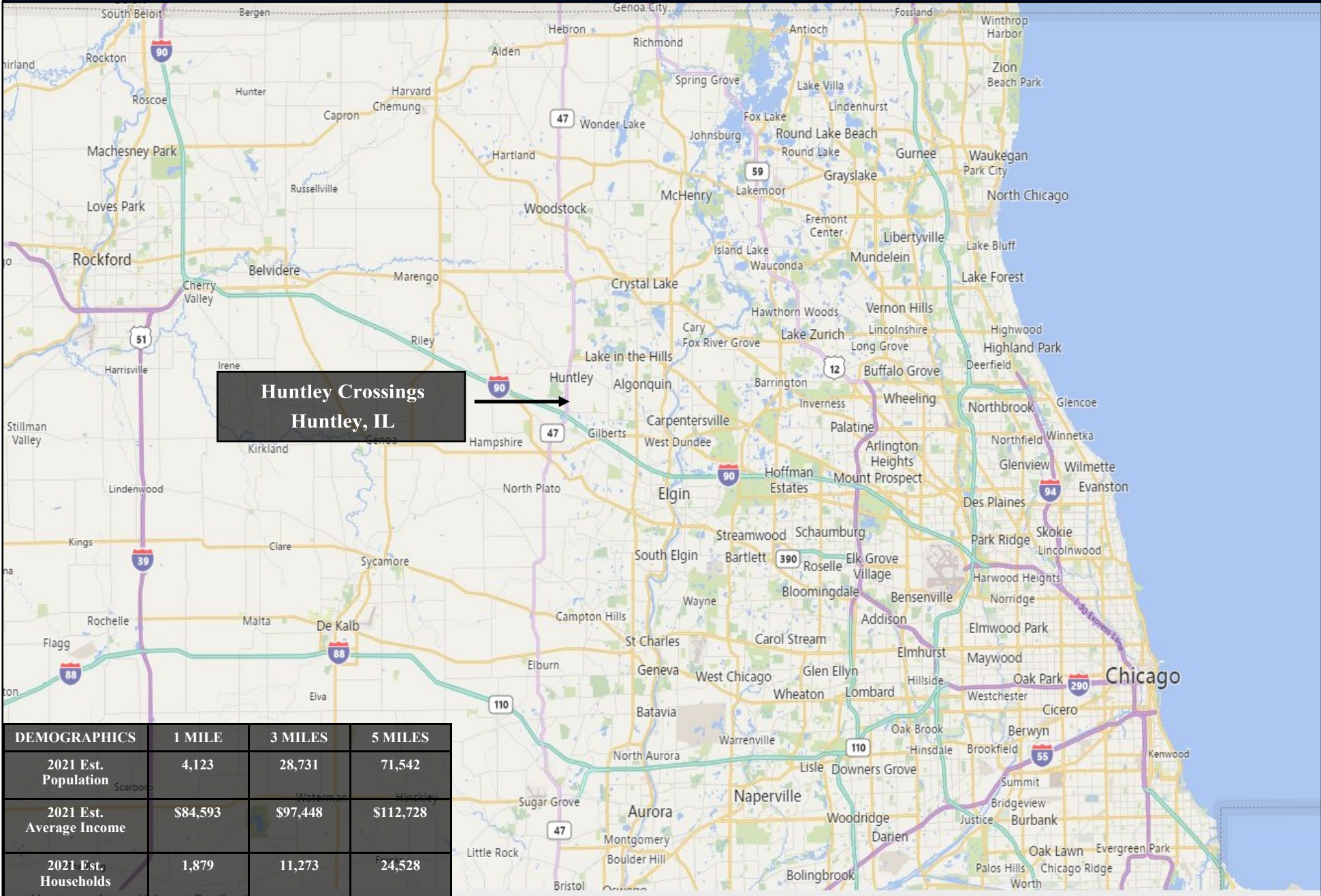
HUNTLEY CROSSINGS | SITE PLAN



AERIAL NEIGHBORHOOD MAP



AREA MAP | DEMOGRAPHICS



Disclaimer: Blue Chip Commercial Real Estate, LLC is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of this information contained herein. The information has been obtained through sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale or lease.