### FOR SALE OR LEASE

### 'HUNTLEY CROSSINGS'

SEC ROUTE 47 & REGENCY PARKWAY, HUNTLEY, IL



#### **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

**OFFERING:** Opportunity to Purchase or

Lease commercial outlots, anchor pad, or retail space

**PRICING:** Subject to Offer

PARCEL: 1 to 26 Acres SIZES

**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:** Wal-Mart, Jewel, Walgreens,

ANCHORS: Aldi,



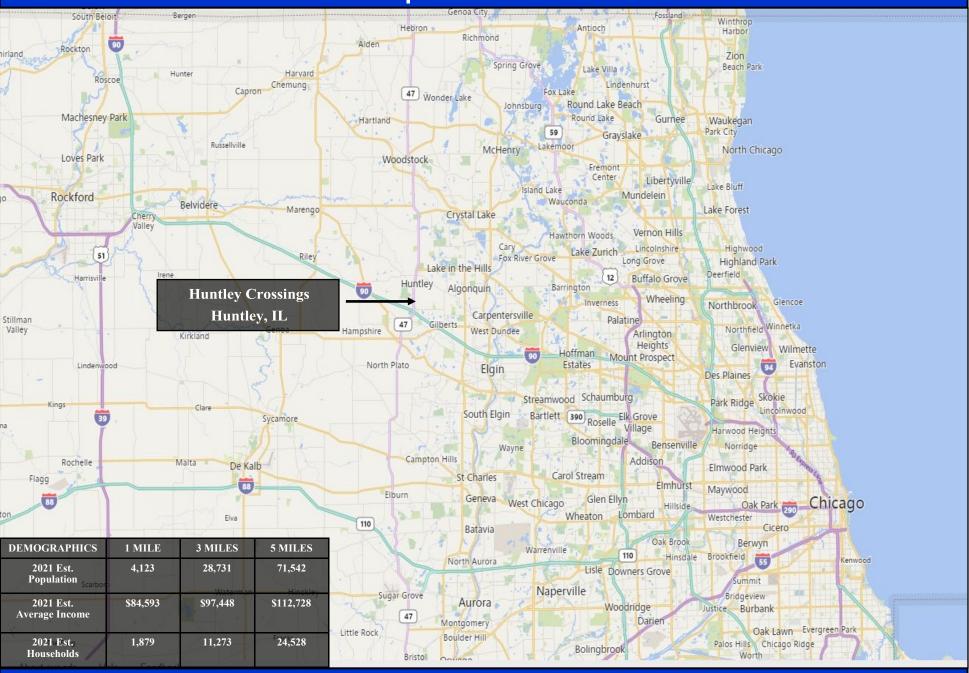
Tim Billimack Managing Broker 815.355.0196 billimackt@gmail.com

#### HUNTLEY CROSSINGS | SITE PLAN FUTURE DETENTION PARTIALLY COMPLETED DETENTION 9.66 ACRES PHASE NOW LEASING RETAIL TURE 1,600 PROPOSED PROPOSED RETAIL RETAIL RETAIL RETAIL RETAIL 10,500 SF 22,500 SF 22,000 SF PHASE 1 PHASE II **9.96 ACRES 25.79 ACRES** (PROPOSED INLINE RETAIL) FUTURE ROAD EXTENSION **OUTLOT 9 OUTLOT 10 OUTLOT 11 OUTLOT 12 OUTLOT 13** POWERS **6**) **OReilly** TOMMY verizon 1.43 AC 1.26 AC 1.26 AC 1.27 AC 1.25 AC 113.0 DETENTION DETENTION **DETENTION**

## **AERIAL NEIGHBORHOOD MAP**



# AREA MAP | DEMOGRAPHICS



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