



Shopping Center Inventory

	Name	Year	Current Tenants	Total Size	Contact
1	Boone Creek Plaza 4222-28 W. Elm St	1986	Jewel-Osco, Discount Cigarette, IHOP in outlot	67,000 sf. total, none available	Charlie Margosian 630.691.1122 X 1
2	Century Plaza 3729-3743 W. Elm St.	1989	Pet Central, Centegra Therapy Services, Curves, Frontier Chiropractic, and others	21,000 sf. total, none available	Ron Bykowski 815.482.2070 rmbkowski@comcas
3	The Fountain Shoppes 313-341 N. Front St.	1998	Steffan's Jewelers, Worldwide Travel, Salon Te Elle Ce., State Farm, and others	18,260 sf. total, 1,200 sf available	David Gelwicks 815.444.1100 X142 David.gelwicks@coldwe llbanker.com
4	Gateway to McHenry 2214 W. IL Route 120	2005	Subway; Retail; daycare	8,064 sf. total, none available	N/A
5	Liberty Square 4103-4113 Shamrock Lane	2003	Center in Foreclosure; existing strip retail; located at traffic light; high ADT	9,600 sf. av.ail.	Prospect Equities (In foreclosure) 800.913.4110
6	McDonalds 506-522 S. Rt. 31	2001	BP Amoco, McDonalds, UPS Store, Great Clips, Old Towne Pizza, Dry Cleaners and others	11,550 sf. total, 1,500 sf. avail.	Dave Gelwicks 815.444.1100 X 142 David.gelwicks@coldwe
7	McHenry Commons 1900-2078 N. Richmond Rd.	1987	Sears, Blockbuster Video, Rent-A-Center and others	203,000 sf. total, 73,518 sf. avail.and Outlot space avail.	Mike Streit 630.645.2807 Katie Hennegan-south of former Dominick's 630.954.7233 khennegan@ midamericagr.com
8	McHenry Grounds 1711-1787 N. Richmond Rd.	1996	Panera, Sylvan Learning Center, Bedding Experts, Hair Cuttery, Papa Saverio's Pizza and others	29,100 sf. total, 4,030 sf. avail.	Brett Zimmerman 312.254.0720
9	McHenry Market Place 4300-4400 W. Elm St.	Early 1970's	Angelo's Fresh Market, Chase Bank, Dollar General, China Buffet, Dollar Tree, Foto Fast, Fresenius Medical and others	129,000 sf. total, 4,000 sf. in-line retail-Chase-hi visibility	Bob Dellutri 708.878.9437 bob@heidnerinc.com
10	McHenry Plaza 1700-1860 N. Richmond Rd.	1993	Target, Sears Appliance Outlet, Deals, American Mattress, Fashion Bug, Sally Beauty Supply, Harris Bank, Great Clips, others. Applebee's, Aldi, Arby's in outlots	193,019 sf. total, 1,930 sf. avail.	Robert Doody 262.210.4744
11	The Shops on 120 2182-2210 W. IL Route 120	2006	Cardinal Fitness, Liquor Store and Chicago Tanning Salon	13,500 sf. total, 1,800 sf. avail. w/drive-thru	Gene Potempa 847.331.8659
12	McHenry Towne Center 2226-2450 N. Richmond Rd.	2001	Kohl's, Michael's, Petco, Pier One Imports, Bath & Body Works, Famous Footwear, Dress Barn, Lane Bryant in mainline. Starbuck's, Back to Bed, Cost Cutters, Bank of America, Oberweis Dairy, Jimmy John's, Chipotle and others in outlots	20,000 sf. inline and 2,200 sf. in corner unit outlot Other potential outlots	Lisa Walton-inline 847.564.3300 Bob Kociecki outlots 847.309.1439
13	MEI Inline Retail 364-382 Bank Dr.	2007	Jimano's Pizza, Snap Fitness, Verizon Wireless, Novacare, China Town	10,500 sf. total No avail. space	Chris/Mark Engas 847.574.1621
14	Meijer/Home Depot 2253-2525 N Richmond Rd.	2001	Meijer Fresh Store, Home Depot and Staples-mainline Chili's, Wendy's, McHenry Bank and Trust, Fifth Third Bank, Meijer Gas, Game Stop, U.S. Cellular and Sports Clips in outlots	Up to 32,000 sf. mainline avail. 5-acre outlot avail- able (vacant prop- erty) Former Borders	Eddie Palacios 630.472.1010 mainline retail Roger DeHoek 616.791.3909-5 acre outlot



Commercial Building Inventory

	Location	Year	Former /Current Building Use	Building	Contact
1	3314-3318 Pearl St	1930	Former Napa Auto Parts Lease or sale (\$425,000)	10,000 sf. total 7,000 sf. building available (across from Veterans Park)	Bruce Kaplan 847.507.1759 BruceK@profit-success.net
2	909 N Front St	1954	Former Alexander Lumber Adjacent to 903 and 907 N Front St. Sale Price (\$799,000)	5,345 sf. show-room/office & 22,000 sf. warehouse 2.9 acres	Bruce Kaplan 847.854.2300 X20 Joe Billiteri 847.854.2300 X21 X21
3	903 N Front St and 907 N Front St.	1960 1965	Former Car Dealer Commercial/Retail Building Potential Redevelopment Site Adjacent to 909 (3 acres) Sale Price (\$2,300,000)	2.6 acres Divisible Phase II (10/08)	Jack Minero jminero@firstpru.com 815.382.9728 Tim Billimack 815.355.0196
4	3405-3413 Elm Street		Divisible Two parking lots plus five apartments	Mixed-use building up to 3,600 sf for retail	David Gelwicks 815.444.1100 X142 David.gelwicks@coldwellbanker.com
5	908 N Front St	1955	TaeKwondo (24-30 parking spaces) Set-up for fitness center, tanning and spa	15,308 sf. total 7,050 sf. building available	Todd Marler 815.482.1334 Toddmarler@att.net
6	3017 W Route 120	1982	Former Car Dealer Very visible location w/high traffic Potential Redevelopment Lease or Sale (\$2,100,000)	24,720 sf. building available 3.5 acres (2.5 acres parking)	Todd Marler 815.482.1334 Toddmarler@att.net
7	3705 W Elm St.	1945	Former Sullivan Foods grocery store (located along future McHenry Riverwalk)	1.18 ac. lot/existing 15,477 sf. Build	Jack Minero jminero@firstpru.com 815.382.9728
8	3430 Elm St.	1940	Former scrapbooking store	2,200 sf. building avail. w/17 parking spaces	David Gelwicks 815.444.1100 X142
9	4104 W Elm St.	1930	Former Jack Franks build. (potential teardown) located at stoplight (Crystal Lake Road and IL. Rte. 120)	3,000 sf build. .6 ac. property w/parking avail.	Norm Mathews Coldwell Banker Primus 815.653.2061
10	3301 W Elm St.	1920	Turnkey Floral Shop located on future path of McHenry Riverwalk	4,100 sf. building Available	Coldwell Banker Primus 815.444.1100
11	3112 W Lincoln Rd.		Former Wartertower Marina frontage on the Fox River 98 boat slips/2 boat ramps sale price (\$3,895,000)	5-10 ac. 48,000 sf. building available.	Jack Minero 815-382-9728 Tony Gange 630.677.7030
12	5603 Bull Valley Rd.		Former Haystacks Manor restaurant (\$1,499,990)	8,500 sf. build. available 2-5 ac. lot avail.	Equity Ventures Realty LLC 847.991.2220
13	5306 W Elm St.	1992	Two-unit commercial condominium	7,590 sf. build. available 1.7 ac. parcel	Wayne Kurchina IL Realty 815.344.8900
14	3609 W Elm St.	1926	Existing building (retail) High traffic area/very visible; drive-in door to 4,000 sf unit	1,000-12,000 sf. Available, .53 acres	Wayne Kurchina IL Realty 815.344.8900



Commercial Building Inventory

	Location	Year	Former /Current Building Use	Building	Contact
15	3918 W Elm St.	1996	Auto-related w/4 bays and overhead doors and lifts ready to go	2,600 sf. building space available	Wayne Kurchina IL Realty 815.344.8900
16	3534 Waukegan Rd.	2009	Riverwalk Center mixed-use building (27 resid. units) Buddyz Pizza, JR Salon, Hi-Point at Riverwalk, Financial Off. (located along McHenry Riverwalk and Boone Lagoon-inlet to the Fox River); building for sale	18,000 sf. building/1,310 sf. and up commercial space available	Amanda L. Graser 815.327.4874 Amanda.Graser@FirstMidwest.com
17	4507 Elm St.	1980	Existing building w/existing LA Tan located on Illinois Route 120 high traffic area Lease or sale (\$1,400,000)	8,744 sf. building space available	Todd Marler 815.482.1334 Toddmarler@att.net
18	4611 Elm St.	1960	Showroom and heated warehouse located on Illinois Route 120 high traffic area For sale (\$395,000)	8,200 sf. building space available plus showroom/36,000 sf. lot	Jack Minero 815.382.9728 jminero@firstpru.com
19	4509 Elm St.	1957	Existing building-former Nature's Cornucopia located on Illinois Route 120; For sale (\$395,000)	7,000 sf. retail/office avail.	Jack Minero 815.382.9728
20	1308 N Park St.	1930	Beauty salon space available w/two bedroom apartment parking for eight cars	2,360 sf. build .21 acres	Bruce Kaplan 847.507.1759
21	4025 Main Street		Located on the south side of Main St. just east of Crystal Lake Road in the heart of downtown (Historic Gagetown) Potential teardown; (\$592,500)	7,000 sf. building space available; .46 ac.	Mary Siewenie Century 21 Roberts and Andrews 847.815.8878
22	920 N Front St.		Illinois Route 31 frontage; immediately south of Historic Gagetown	10,000 + sf. building space available w/indoor storage capacity	Terry Feddersen (630) 513-6150 (815) 353-1515 tfeddersen@firstpru.com
23	3908 Elm St.		Located at prime signalized intersection; Illinois Route 31 and Illinois Route 120	6,000 + sf. building space	Pattie Roberts 815.385.7224
24	3519 W Elm St.		Former funeral home at busy intersection; (\$740,000)	Two-story former funeral home site	Wayne Kurchina IL Realty 815.344.8900
25	3425 W Pearl St.	1900	Former restaurant location of historic McHenry Brewery	Entire building available; 2,500 sf	Pontarelli & Company Ross Pontarelli 773.625.4296
26	2109 N Richmond Rd.		Wal-Mart building (store moving) Richmond Road Corridor Easy access/great visibility and parking on-site	116,000 sf. build. Avail and approximately 11 ac.	Scott Sill 479.204.1039 Scott.sill@wal-mart.com
27	2221 N Richmond Road	1998	Former Borders Outlot build.; great visibility; located in vibrant shopping center w/parking on-site	24,000 sf. build. Avail.	John Smallwood 212.624.4376 jsmallwood@bldg.com



Commercial Building Inventory

	Location	Year	Former /Current Building Use	Building	Contact
28	3601 Municipal Drive	2007	Mixed-use building-Ridgeview Dental, McHenry Pediatrics, Edward Jones, 360 Salon and soon to open Shamrock Subs and Smoothies; Rent or buy; close to Municipal Center; Northern Illinois Medical Center	750-8,600 sf. avail.	David Gelwicks 815.444.1100 X142 David.gelwicks@coldwellbanker.com
29	3315 Peal Street	1920	Former Hostess Thrift Shop, located in tax increment financing district, adjacent to Veterans Memorial Park and within walking distance of shops, restaurants, Fox River and future extension of McHenry Riverwalk; (\$325,000)	Existing Building 1,200 sf retail and 5,600 sf of warehouse; 10 X 10	Wayne Kurchina ILRealty 815.344.8900
30	3815 Main Street	1910	Mixed-use in the heart of McHenry's historic Main Street District, four-unit two-story building, retail on Main Street just east of Front Street (Illinois Route 31), income currently (\$27,000/year, \$225,000)	Total Building sf. is 2,000, .06 acres with five parking spaces	Wayne Kurchina ILRealty 815.344.8900
31	3308 Elm Street	1864	Mixed-use building overlooking Fox River w/12 existing boat slips and 150 feet of river frontage; potential redevelopment site	Existing 18,000 sf. Building on .71 acres has 40 existing resid. units	Wayne Kurchina ILRealty 815.344.8900
32	5101 W Illinois Route 120	1953	Corner lot on busy state highway; (\$434,900); corner of Scully Dr. and Illinois Route 120 (Elm Street)	.75 acs. w/1,100 sf. build. 19-30 common parking spaces	Sean Ryan Ryan & Co. Realtors 847.526.0300
33	4209 W Shamrock Ln.	1999	Existing building; one block from Centegra Hospital and Mercy Medical Ctr.; 1.5 ac. adjoining lot for potential expansion; (\$2,600,000)	Build. 20,000 sf. On 2 .25 acres w/ample parking	Kris Keller 847.852.3201 kkeller@nationalrealty-work.net
34	1302 Borden St.	1946	Existing building; (\$325,000)	Build. 2,000 sf.; .50 ac.;	Rita Valley Century 21 Roberts and Andrews 815.245.3918 ritavalley@aol.com
35	202 S Front St.		Existing buildings (2) suitable for retail/warehouse; former location of Abbey Tri State Carpet; High ADT; located directly across from Buss Ford; potential redevelopment	Two existing builds; 2.66 ac.	Ken Fishleigh Remax Com. 847.669.4600
36	5520 W Elm St.		Former BP Gas Station site w/C-Store; tanks have been removed; located at traffic light; corner lot; high ADT	Exist build; 1.13 ac.	Graham Enterp. John Graham 847.837.0777



Vacant Parcel Inventory

	Location	Size	Zoning	Comments	Contact
A	NW corner, IL Route 120, at Chapel Hill Rd.	6.5 acres	C-5 Highway Commercial	Possible strip center location.	Ron Bykowski 815.482.2070 rmbkowski@comcast.net
B	IL Route 120, 1/2 mi. west of Chapel Hill Rd. Adams Commercial	1.5 acres	C-5 Highway Commercial	Fully improved vacant sites and industrial condos available.	John Harding 815.338.3850
C	IL Route 31 (Front St.) 1/4 m. North of Bull Valley/Charles Miller Road	4 acres	RS-3 Single Family residential	Potential commercial/ mixed use; Route 31 visibility	David Gelwicks 815.444.1100 X142 David.gelwicks@coldwellbanker.com
D	SW corner of W. Elm St. (IL Route 120) at Riverside Dr.	0.15 acres	C-4 Downtown Commercial	Downtown site, possible 1st floor retail with upper level residential. In TIF Dist.	Jim Archos 815.276.4398
E	W. Elm St. (IL Route 120) just west of Oak Dr.	0.33 acres	C-5 Highway Commercial	Between Auto Zone and Mexican Restaurant. Single user site.	Dawn Folliard 815.363.2833
F	SE Corner of W. Elm St. (IL Route 120) at Beach Rd.	0.5 acres	C-5 Highway Commercial	Near existing residential and office uses.	Sandy Williamson 847.526.6600 or 847.438.9038
G	W. Elm St. (IL Route 120) 1/4 mi. east of Ringwood/Curran Rd.; 5310 W Elm St.;	1.7 acres	C-2 Neighborhood	Adjacent to existing office center. Shared parking available; great visibility; high ADT (\$259,900)	Wayne Kurchina ILRealty 815.344.8900
H	SE corner of W. Elm St. (IL Route 120) at Ringwood/Curran Rd.	200+ acres	C-2 Neighborhood	Growing west side of town; across from existing bank; mixed-use potential.	Theodore Tannenbaum 875 N. Michigan Ave. Chicago, IL 60611-1910
I	S. IL Route 31, 1/4 mi. north of Prime Pkwy.	2-6 acres	C-5 Highway Commercial	Adjacent to Gary Lang Auto Group. Ideal for auto dealership.	Gary Lang 815.363.2277
J	NE Corner of S. IL Route 31 at Veterans Parkway	1.7-10 acres	C-5 Highway Commercial	Sites available. Near 244 unit townhome development.	Scott Dixon 815.385.1888
K	NW corner of S. IL Route 31 at Bull Valley/ Charles Miller Rd.	35 acres	C-5 Highway Commercial	Possible big box site with out lot space in underserved south part of city.	Lou Pacini 630.529.7440
L	S. IL Route 31, 1/4 mi. north of Bull Valley/ Charles Miller Rd.	3.4 acres	C-5 Highway Commercial	Fully improved vacant sites near McHenry Savings Bank; divisible	Shiner Group Noel Escalona 847.778.6616
M	NE Corner of Richmond Rd. (IL Route 31) and Pearl Street	1.1 acres	RS-4 SF Res. And C-4 Downtown	Commercial/mixed-use potential at signalized intersection near downtown.	David Gelwicks 815.444.1100 X142 David.gelwicks@coldwellbanker.com
N	Richmond Road (IL Route 31) and Diamond Drive (next to Firestone)	.90 acres	C-5 Highway Commercial	Fully improved site available.	Jim Schaid 815.363.2454
O	Richmond Road at Blake Drive, W side	5 acres	C-5 Highway Commercial	Outlot available in Meijer/Home Depot development.	Roger DeHoek 616.791.3909
P	NW Corner of Bull Valley and Crystal Lake Roads	13.8 acres	C-3 Community Commercial	Vacant site at prime corner ready for development; traffic light; high ADT	Dave Backhaus 815.385.7775
Q	NE Corner of Bull Valley and Crystal Lake Roads	5 acres	C-1 Convenience Commercial	Vacant com. site at prime corner; traffic light; high ADT	Tom Baranko 815.788.3421
R	NW and NE corners of Curran and Bull Valley Roads	9 acres	C-3 Community Commercial	Commercial zoning approved as part of 550 unit residential development; 12-ac. total com. avail. both sides of Curran	Roger Gerstad 815.344.1050
S	N side of Charles Miller Road, 1/8 mile east of Route 31	5 acres	C-3 Community Commercial	Commercially-zoned parcel next to funeral home and office building.	Wayne Kurchina IL Realty 847.587.9000



Vacant Parcel Inventory

	Location	Size	Zoning	Comments	Contact
T	E side of Crystal Lake Road opposite Royal Drive	4 acres	Unincorporated McHenry County	Potential restaurant/retail site across from post office; can combine with W, can annex to City of McHenry; (\$650,000)	Shawn Strach 815.790.0833
U	E side of Crystal Lake Road N of Royal Drive	2 acres	Unincorporated McHenry County	Potential office/retail site across from Post office; can combine with (T), can annex to City of McHenry	Jim Pinkstaff 708.227.1561
V	SW Corner of IL Route 120 and Chapel Hill Road	109 acres	Unincorporated McHenry County	Potential mixed-use development at signalized intersection; can annex to City of McHenry	R.J. Roberts 847.516.5559
W	W side of IL Route 31, S of Veterans Pkwy.	230 acres	Unincorporated McHenry County	Potential retail/big box development, can annex to City of McHenry	Harding Real Estate 815.334.2611
X	E side of IL Route 31, at Blake Blvd.	32.7 acres	C-5 Highway Commercial	Potential retail and residential development with access to traffic signal.	Joan Blake Chase 847.593.3655
Y	Southwest corner of Crystal Lake Road and Elm Street	.5-1 acre	C-5 Highway Commercial	Potential retail; combine adjacent properties; located at a signalized intersection	Jack Minero 815.382.9728 jminero@firstpru.com
Z	South side of Illinois Route 120 next to Camp Bow Wow	1.28 acres	C-5 Highway Commercial	Potential retail; high traffic location east of the Fox River; vacant land (\$1,150,000)	John Harding 815.334.2611 jharding@hardingrealestate.com
aa	Triangular parcel north of Home Depot/Staples	.90 acres	C-5 Highway Commercial	Located in busy shopping center immediately adjacent to future IL Rte. 53 (FAP 420 right-of-way)	Jim Schaid 815.363.2454
bb	SE corner of Illinois Route 31 and Charles Miller Rd.	1-5 acres	Unincorporated McHenry County	Located at signalized intersection Over 36,000 ADT, can annex to City of McHenry Combine with used car and church properties, (\$4,539,000)-five acres	Jack Minero 815.382.9728 jminero@firstpru.com
cc	3810 W McCullom Lake Rd., NE corner of Blake Blvd. and McCullom Lake Rd., West of Illinois Route 31 (Richmond Road), adjacent to Meijer/Home Depot Subdivision	5.9 acres	Unincorporated McHenry County	Located at signalized intersection, can annex to City of McHenry, high vehicle and pedestrian traffic, potential restaurant/commercial location, (\$2,850,000)	Jack Minero 815.382.9728 jminero@firstpru.com
dd	Mercy Drive in Mercy Subdivision; south Illinois Route 31; east side across from Centegra Hospital;	1ac.	O-2, Office Park	Adjacent to Mercy Health System; one block from Northern Illinois Medical Center and in same subdivision as future McHenry Family Health Facility; (\$279,000)	Jack Minero 815.382.9728 jminero@firstpru.com
ee	414 S Crystal Lake Road	18 ac.	Unincorporated McHenry Cty.	Access to Crystal Lake Road and Bull Valley Road; divisible; (\$599,000)	Andrew Harding 815.334.2624 aharding@stans.net
ff	SW Corner of Oak Ave. and Front St.	.73 ac.	C-5 Highway Commercial	Located on major arterial close to historic downtown and close to other retail	Barbara Walters 815.363.8000
gg	2009 N Ringwood Road NW Corner of Ringwood Rd./Illinois	7.63 ac.	Unincorporated McHenry County	High ADT; located at traffic light; can be annexed to City of McHenry	John Fuhler 815.455.4000
hh	South Illinois Route 31; east side; across from Gary Lang Auto Group	20 ac.	I-I Industrial	High traffic; high daytime employment in immediate area; can be combined with	Tonyan Real Estate Part. 1400 S Illinois Route 31 McHenry, IL 60050

