

Available for Lease or Sale  
**LONG GROVE COMMONS**  
NWC Route 22 & Old McHenry Road  
Long Grove, Illinois

**35,000 square foot mixed use development  
situated on approximately 19 Acres**

- Available for Lease or Sale ranging from 1,200 – 8,000 square feet
- Located in rapidly growing Lake County, surrounded by Long Grove, Hawthorne Woods, Kildeer, Deer Park and Lake Zurich
  - Zoned for commercial, retail, office, medical uses
  - Current tenants include National City Bank, Curves, Scotto Café
- Strong Demographics: Over 190,000 people within Five Miles of the site have average incomes over \$110,000



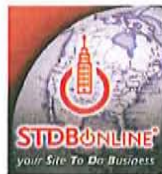
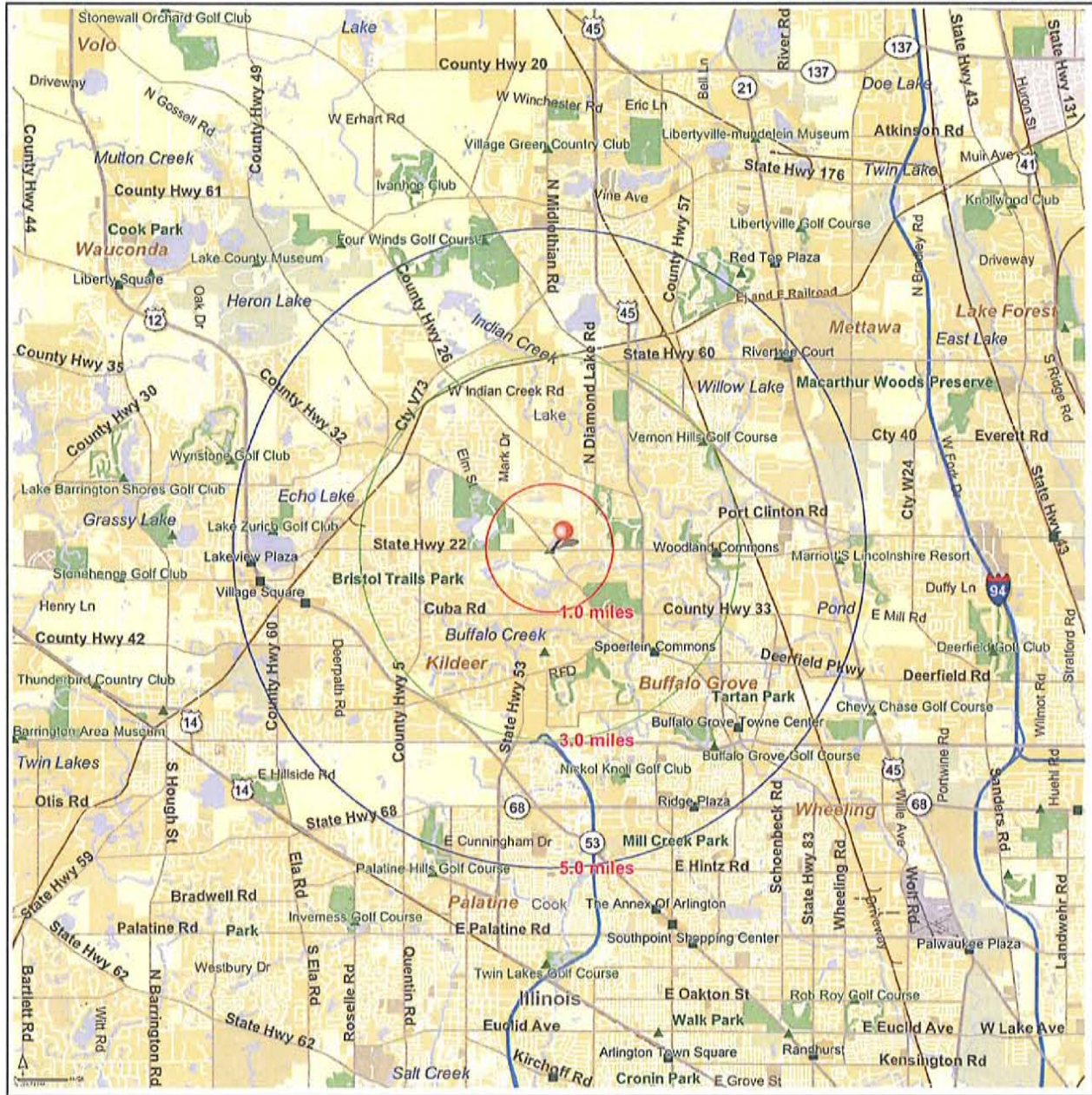
**For Further Information Contact Exclusive Agent:**  
**Lee Kotler**  
**Arthur Goldner & Associates, Inc.**  
**(847) 291-4800**  
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# Enhanced Site Map

Long Grove Commons

Prepared by Ty Stetzenmeyer  
May 31, 2007

Latitude: 42.197743  
Longitude: -88.018129



## **Long Grove Commons Executive Summary**

Long Grove Commons consists of 35,000 square feet of mixed use development situated on 19.6 acres on the Northwest Corner of Route 22 and Old McHenry Road. Opportunity to own or rent space at a prime stop light intersection in a unique park like setting.

### **Building #1**

Parcel is 1.045 acres, Building is 7,740 square feet

Currently vacant land

Suites available for sale or lease, Built to Suit and sale of the parcel is also available

### **Building #2**

Parcel is 1.215 acres, Building is 8,060 square feet

Current vacant land

Suites available for sale or lease, Built to Suit and sale of the parcel is also available

### **Building #3**

Purchased by National City Bank, separately owned and fully operational

### **Building #6**

Parcel is 1.215 acres, Building is 10,040 square feet

Building is complete with 5 tenants who are fully operational

Presenting one suite (1,800 square feet) for lease

### **Building #7**

Parcel is 1.098 acres, Building is 2,440 square feet

Building is 100% leased to one tenant (Spa and Salon)

### **Building #8**

Parcel is 1.316 acres, Building is 6,150 square feet

Building has one tenant (Eggperience Café)

Presenting one suite (1,650 square feet) for lease

### **Traffic Counts and Demographics**

- Route 22E/Old McHenry Road --- Over 19,000 vehicles per day
- Route 22W/Old McHenry Road --- Over 14,000 vehicles per day
- Old McHenry Road N/Route 22 --- Over 12,000 vehicles per day
- Old McHenry Road S/Route 22 --- Over 7,000 vehicles per day
- Over 190,000 people within 5 miles have household incomes over \$110,000

**Exclusively Marketed By**

**Lee Kotler**

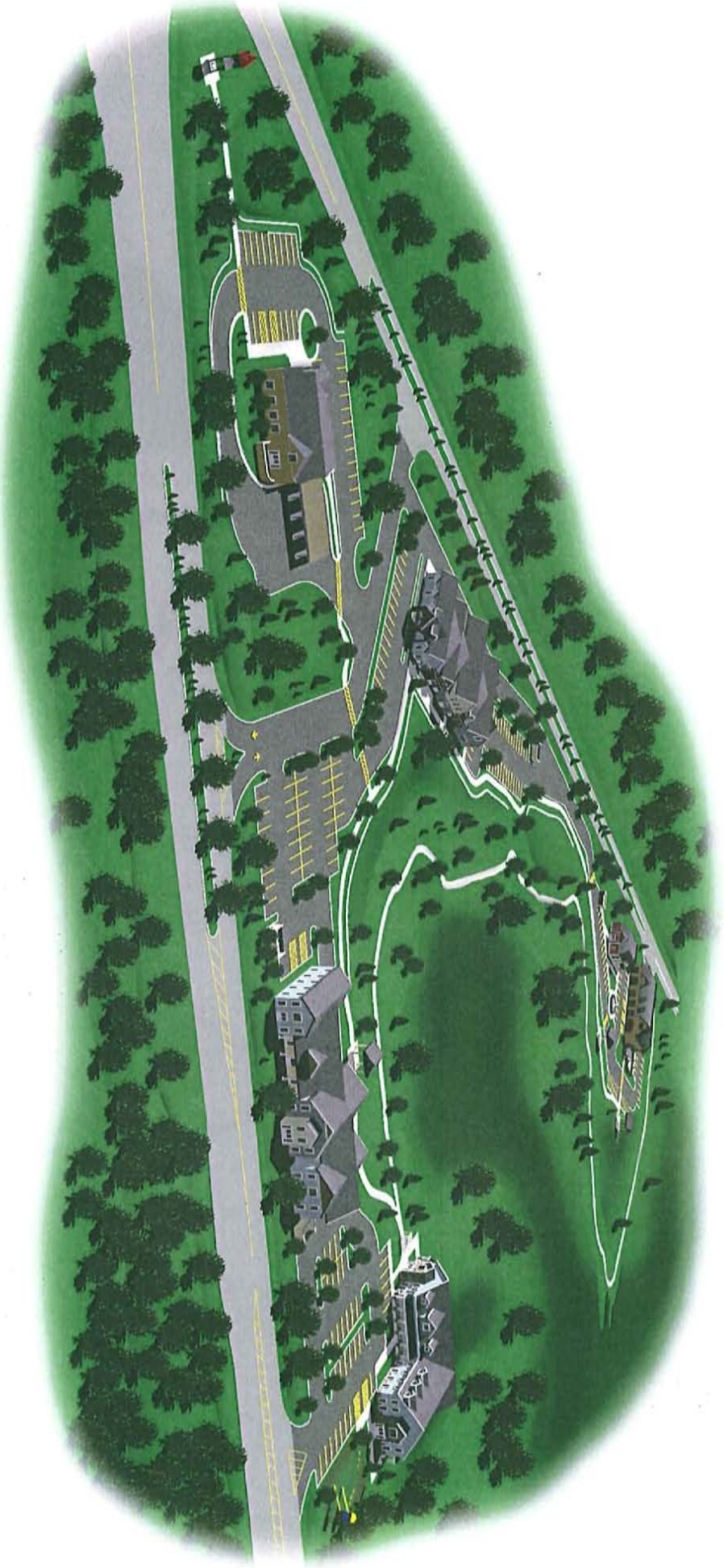
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**LONG GROVE COMMONS**

LONG GROVE, IL



**LONG GROVE COMMONS**

**SITE RENDERING**



Arthur Goldner & Associates, Inc.



**The Cloverleaf Group, Inc.**

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# LONG GROVE COMMONS

NWC ROUTE 22 & OLD MCHENRY ROAD

LONG GROVE, IL

## SITE SUMMARY

AREA: 145,705.81 sq ft or 3.34 ACRES

BUILDING NUMBER	USE	GROSS SQUARE FEET
BUILDING 1	DAYCARE / RETAIL / MEDICAL	7,240 G.S.F.
BUILDING 2	GARDEN WOOD BARBERS	4,400 G.S.F.
BUILDING 3	SOFT PLAY	3,000 G.S.F.
BUILDING 4	SOFT PLAY	3,000 G.S.F.
BUILDING 5	RETAIL SERVICE RESTAURANT	10,240 G.S.F.
BUILDING 6	RETAIL SERVICE RESTAURANT	10,240 G.S.F.
BUILDING 7	RETAIL SERVICE RESTAURANT	6,150 G.S.F.
BUILDING 8	GARDEN BARBERS	4,400 G.S.F.
BUILDING 9	STONE BARBERS	14,400 G.S.F.
<b>TOTAL</b>		<b>73,070 G.S.F.</b>

LOT COVERAGE: 4.8%

BUILDING	REQUIRED	PROVIDED
BUILDING 1	29 (includes 2 H.C.)	29
BUILDING 2	41 (includes 2 H.C.)	41
BUILDING 3	N/A - Opened	0
BUILDING 4	18 (includes 1 H.C.)	29
BUILDING 5	N/A - Opened	0
BUILDING 6	N/A - Opened	0
BUILDING 7	13 (includes 1 H.C.)	13
BUILDING 8	61 (includes 2 H.C.)	61
BUILDING 9	N/A - Opened	0
<b>TOTAL</b>	<b>221 (includes 12 H.C.)</b>	<b>252 (42%)</b>

### PARKING:

BUILDING	REQUIRED	PROVIDED
BUILDING 1	29 (includes 2 H.C.)	29
BUILDING 2	41 (includes 2 H.C.)	41
BUILDING 3	N/A - Opened	0
BUILDING 4	18 (includes 1 H.C.)	29
BUILDING 5	N/A - Opened	0
BUILDING 6	N/A - Opened	0
BUILDING 7	13 (includes 1 H.C.)	13
BUILDING 8	61 (includes 2 H.C.)	61
BUILDING 9	N/A - Opened	0
<b>TOTAL</b>	<b>221 (includes 12 H.C.)</b>	<b>252 (42%)</b>



2 SITE PLAN



Arthur Goldner & Associates, Inc.

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# LONG GROVE COMMONS

LONG GROVE, IL



## LONG GROVE COMMONS

LONG GROVE, IL

BUILDING #1 RENDERING



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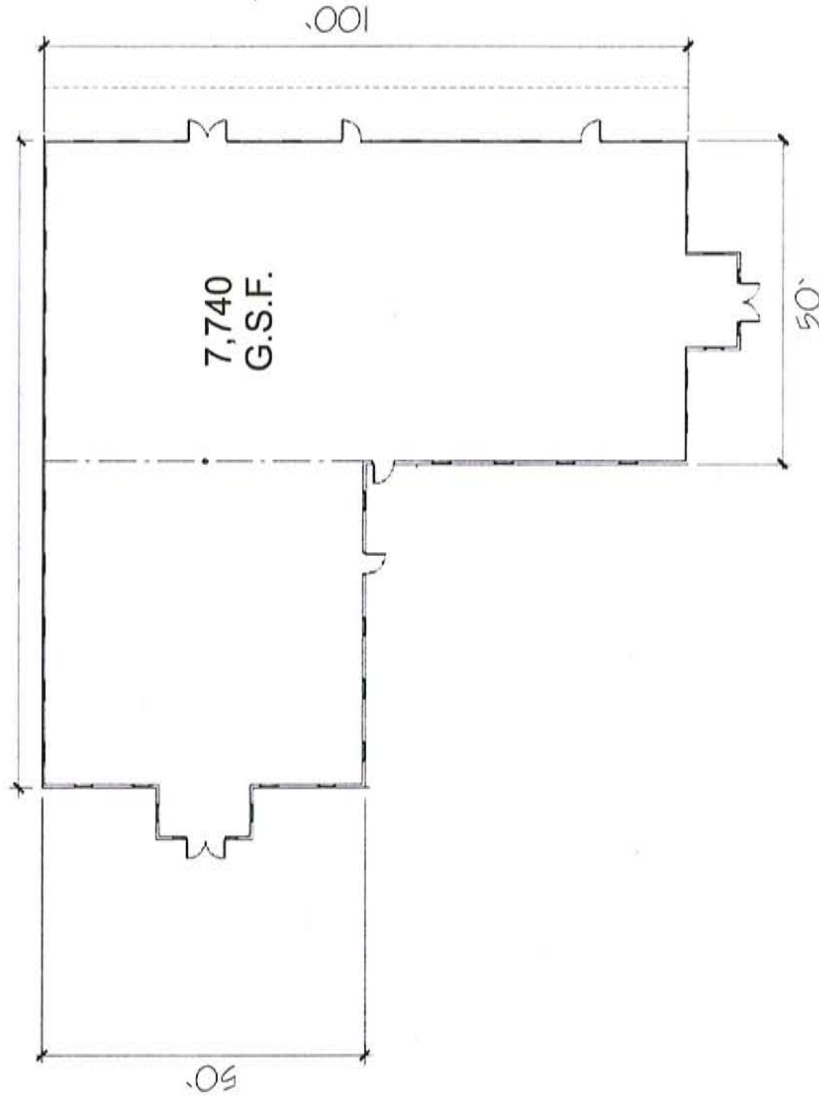
# LONG GROVE COMMONS

NWC ROUTE 22 & OLD McHENRY ROAD, LONG GROVE, IL

# LONG GROVE, IL

## SITE PLAN

**BUILDING 1**  
**7,740 G.S.F.**



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# LONG GROVE COMMONS

LONG GROVE, IL



# LONG GROVE COMMONS

BUILDING #2 RENDERING

LONG GROVE, IL



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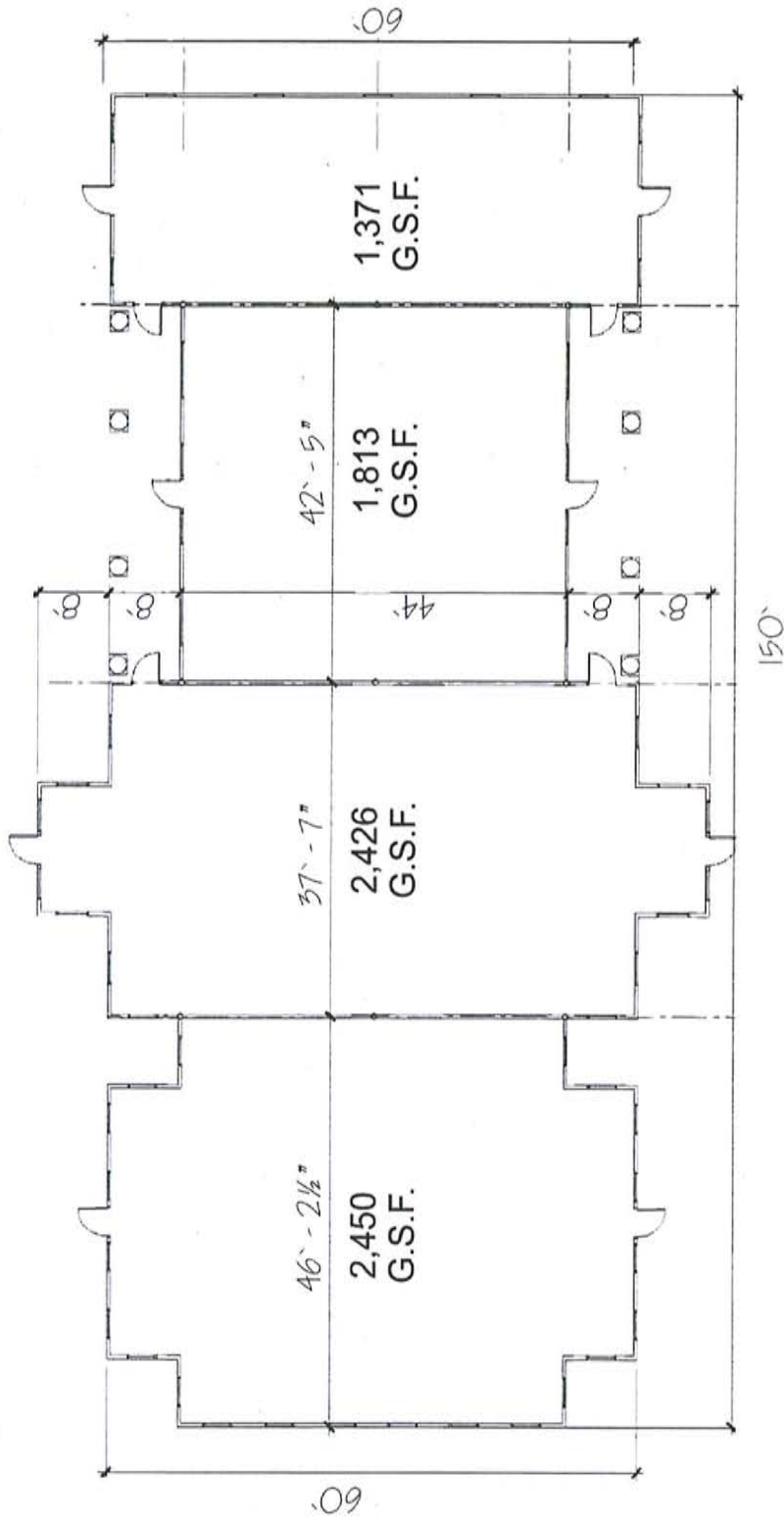
# LONG GROVE COMMONS

NWC ROUTE 22 & OLD MCHENRY ROAD, LONG GROVE, IL

LONG GROVE, IL

## SITE PLAN

**BUILDING 2**  
**8,060 G.S.F.**



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# LONG GROVE COMMONS

LONG GROVE, IL



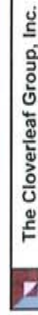
## LONG GROVE COMMONS

BUILDING #6 RENDERING

LONG GROVE, IL



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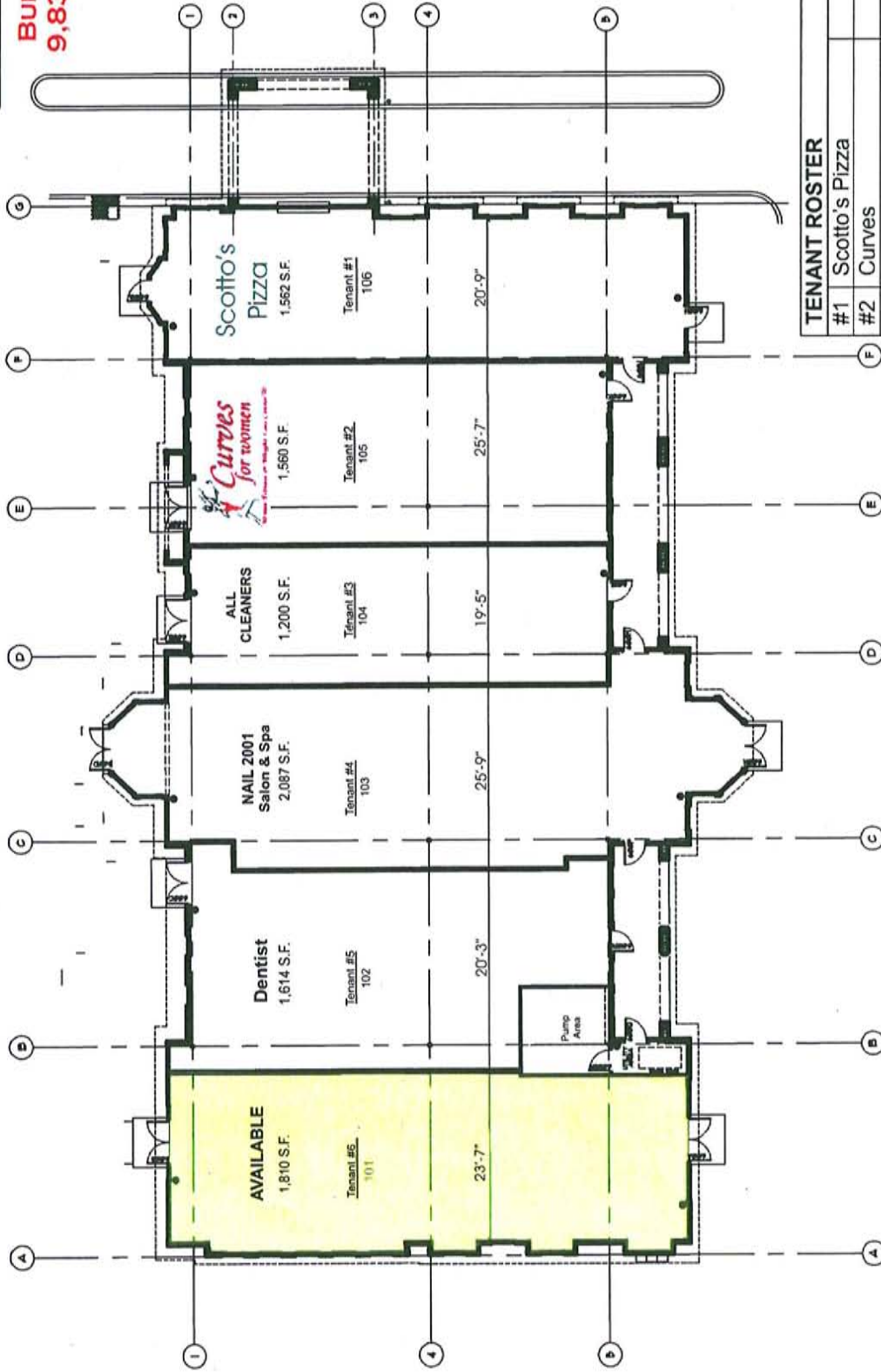
# LONG GROVE COMMONS

NWC ROUTE 22 & OLD MCHENRY ROAD, LONG GROVE, IL

# LONG GROVE, IL

## SITE PLAN

**BUILDING 6**  
**9,833 G.S.F.**



TENANT ROSTER	
#1	Scottto's Pizza 1,562 s.f.
#2	Curves 1,560 s.f.
#3	All Cleaners 1,200 s.f.
#4	Nail 2001 Salon & Spa 2,087 s.f.
#5	Dentist 1,614 s.f.
#6	AVAILABLE 1,810 s.f.
<b>TOTAL</b> <b>9,833 s.f.</b>	

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## LONG GROVE COMMONS

BUILDING #7 RENDERING

LONG GROVE, IL



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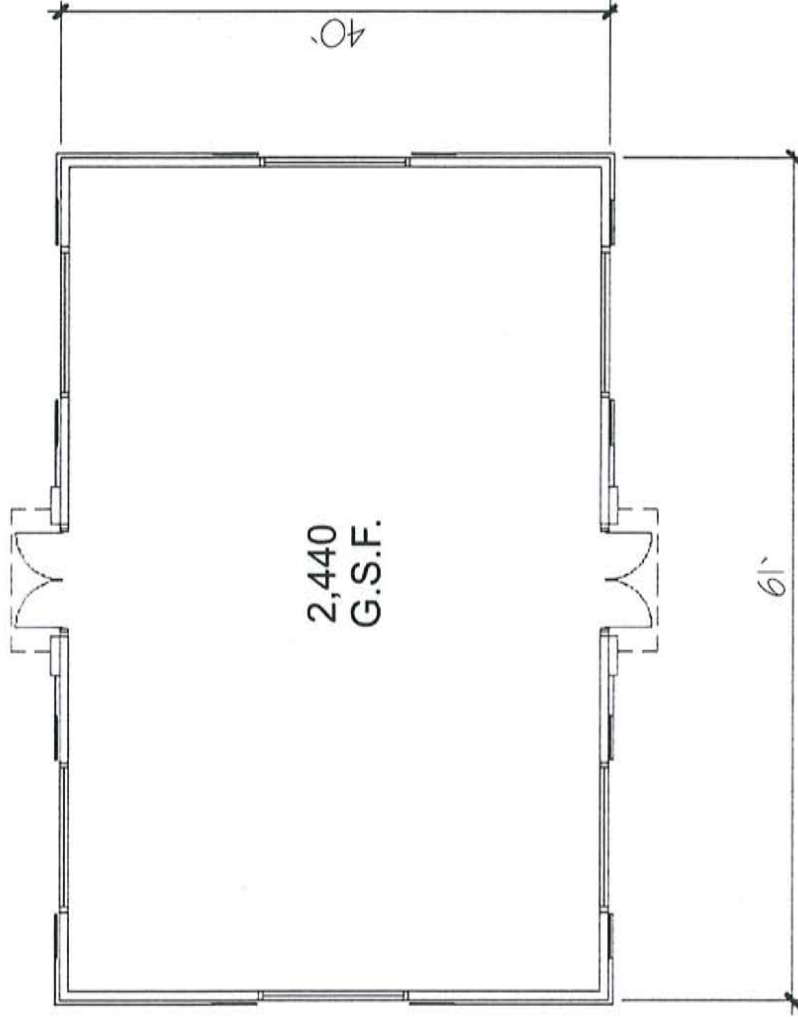
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NWC ROUTE 22 & OLD MCHENRY ROAD, LONG GROVE, IL

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## SITE PLAN

BUILDING 7  
2,440 G.S.F.



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# LONG GROVE COMMONS

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## LONG GROVE COMMONS

BUILDING #8 RENDERING



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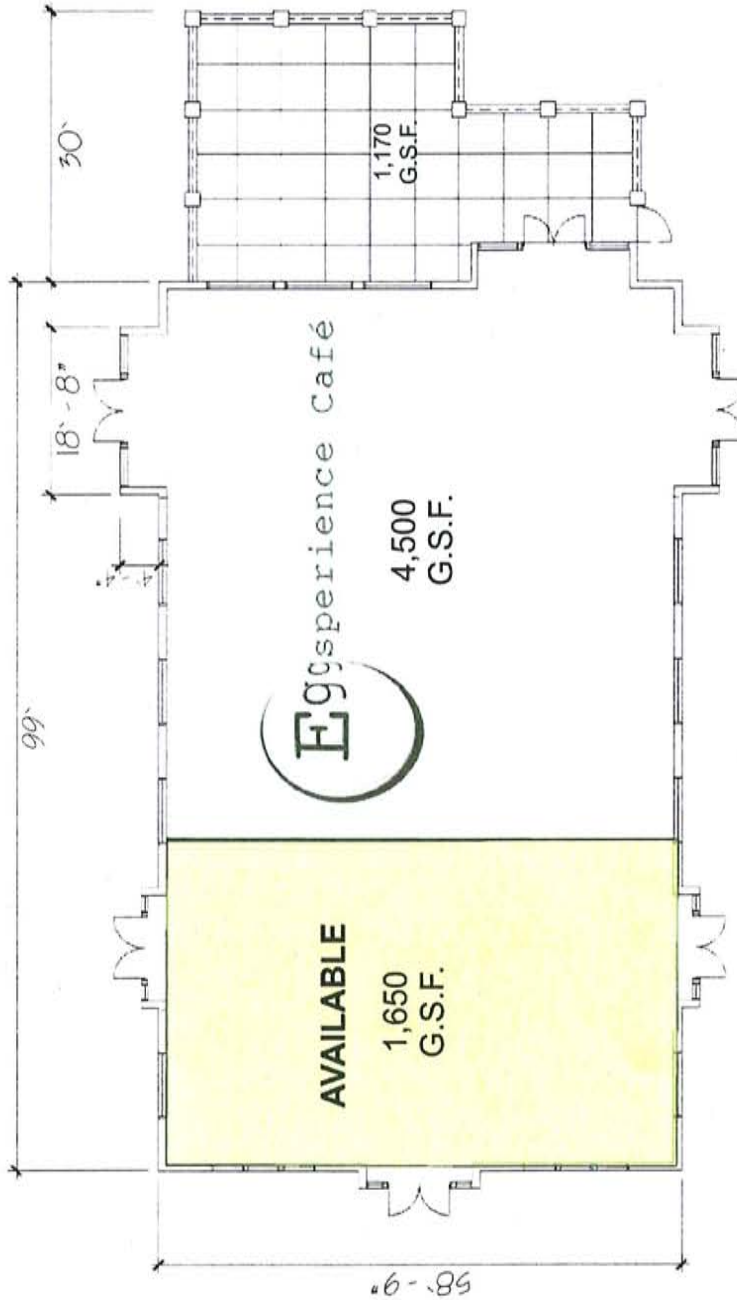
# LONG GROVE COMMONS

NWC ROUTE 22 & OLD MCHENRY ROAD, LONG GROVE, IL

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## SITE PLAN

**BUILDING 8**  
**6,150 G.S.F.**



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