



ARCORE
Real Estate Group

Huntley Rd

ILLINOIS
31

29,000 ADT

17,900 ADT

Freestanding Restaurant Available

Drive Thru Building for Sublease (Confidential - Do Not Disturb Employees)

SEC Route 31 & Huntley Rd

Carpentersville, IL

ARCORE Real Estate Group | 2803 Butterfield Rd Suite 310 | Oak Brook, IL 60523 | arcoregrp.com | (630) 908-5700

The information contained herein has either been given to us by the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it

SEC Route 31 & Huntley Rd

Carpentersville, IL

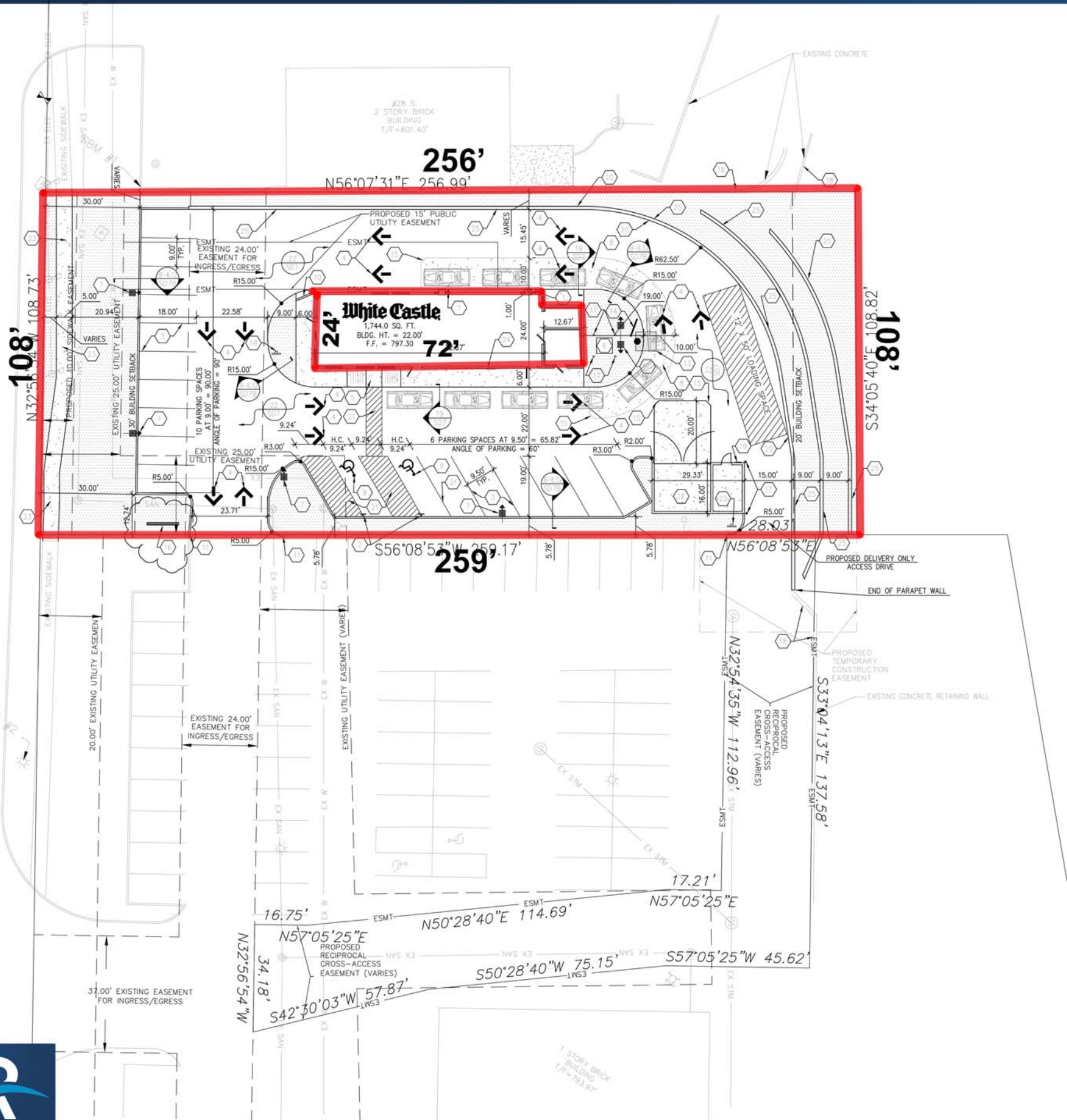


SEC Route 31 & Huntley Rd

Carpentersville, IL

Route 31

29,000 ADT



Property Highlights

Location

Located near the Spring Hill Mall, this property has great visibility and easy access to Route 31. Area retailers include: The Home Depot, Aldi, Sherwin Williams, and Auto Zone. Quick serve restaurants include: Wendy's, Taco Bell, Chipotle, Jimmy Johns, and many more.

Building Size:

Approximately 1,744 SF

Land Size:

Approximately 27,648 SF (0.63 Acres)

Average Household Income:

\$96,315 (1 Mile Radius)
 \$86,409 (3 Mile Radius)
 \$86,113 (5 Mile Radius)

Population Density:

6,248 People (1 Mile Radius)
 55,389 People (3 Mile Radius)
 143,378 People (5 Mile Radius)

Contact

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SEC Route 31 & Huntley Rd

Carpentersville, IL



Site Summary

40 S. Western Ave, Carpentersville, IL
 -88.293015 42.107182
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop
 Latitude: 42.107182
 Longitude: -88.293015

	1 mile	3 miles	5 miles
Population			
2000 Population	5,848	47,560	120,163
2010 Population	6,250	54,539	140,658
2013 Population	6,248	55,389	143,373
2018 Population	6,337	56,962	147,760
2000-2010 Annual Rate	0.67%	1.38%	1.59%
2010-2013 Annual Rate	-0.01%	0.48%	0.59%
2013-2018 Annual Rate	0.28%	0.56%	0.60%
2013 Male Population	49.5%	50.2%	49.8%
2013 Female Population	50.5%	49.8%	50.2%
2013 Median Age	39.8	33.0	34.3
Race and Ethnicity			
2013 White Alone	86.1%	70.7%	72.1%
2013 Black Alone	2.5%	5.1%	4.9%
2013 American Indian/Alaska Native Alone	0.3%	0.4%	0.7%
2013 Asian Alone	3.7%	5.3%	6.1%
2013 Pacific Islander Alone	0.0%	0.1%	0.0%
2013 Other Race	5.1%	15.5%	13.2%
2013 Two or More Races	2.2%	2.9%	3.0%
2013 Hispanic Origin (Any Race)	17.1%	38.6%	34.2%
Households			
2000 Households	2,146	14,953	39,796
2010 Households	2,386	17,179	46,520
2013 Total Households	2,390	17,407	47,366
2018 Total Households	2,423	17,855	48,782
2000-2010 Annual Rate	1.07%	1.40%	1.57%
2010-2013 Annual Rate	0.05%	0.41%	0.56%
2013-2018 Annual Rate	0.27%	0.51%	0.59%
2013 Average Household Size	2.61	3.18	3.01
2013 Households by Income			
Household Income Base	2,390	17,407	47,366
<\$15,000	6.1%	6.3%	6.0%
\$15,000 - \$24,999	7.2%	7.4%	7.8%
\$25,000 - \$34,999	7.0%	9.2%	8.4%
\$35,000 - \$49,999	9.7%	13.3%	13.2%
\$50,000 - \$74,999	15.1%	18.4%	19.7%
\$75,000 - \$99,999	16.7%	15.6%	15.0%
\$100,000 - \$149,999	24.7%	18.7%	19.1%
\$150,000 - \$199,999	7.2%	5.7%	6.0%
\$200,000+	6.3%	5.3%	4.9%
Average Household Income	\$96,315	\$86,409	\$86,113
Median Household Income			
2013 Median Household Income	\$80,752	\$66,713	\$66,698
2018 Median Household Income	\$91,577	\$78,852	\$79,418
2013-2018 Annual Rate	2.55%	3.40%	3.55%
Average Household Income			
2013 Average Household Income	\$96,315	\$86,409	\$86,113
2018 Average Household Income	\$110,826	\$98,278	\$98,127
2013-2018 Annual Rate	2.85%	2.61%	2.65%
Per Capita Income			
2013 Per Capita Income	\$35,473	\$27,021	\$28,481
2018 Per Capita Income	\$40,730	\$30,641	\$32,403
2013-2018 Annual Rate	2.80%	2.55%	2.61%



Business Summary

40 S. Western Ave, Carpentersville, IL
 -88.293015 42.107182
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop
 Latitude: 42.107182
 Longitude: -88.293015

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	654	2,709	6,839
Total Employees:	5,385	25,112	54,494
Total Residential Population:	6,248	55,389	143,373
Employee/Residential Population Ratio:	0.86	0.45	0.38
2013 Civilian Population 16+ in Labor Force			
Civilian Employed	91.2%	88.2%	89.6%
Civilian Unemployed	8.8%	11.8%	10.4%
2013 Employed Population 16+ by Occupation			
Total	3,315	26,199	69,996
White Collar	66.6%	56.7%	59.5%
Management/Business/Financial	16.7%	13.5%	14.9%
Professional	22.9%	18.2%	18.8%
Sales	13.6%	12.0%	11.9%
Administrative Support	13.4%	13.0%	13.9%
Services	11.9%	16.5%	15.2%
Blue Collar	21.5%	26.8%	25.3%
Farming/Forestry/Fishing	0.2%	0.3%	0.3%
Construction/Extraction	4.1%	4.6%	4.5%
Installation/Maintenance/Repair	3.7%	3.5%	3.3%
Production	7.4%	11.0%	10.2%
Transportation/Material Moving	6.2%	7.4%	7.0%
2013 Population 25+ by Educational Attainment			
Total	4,260	33,776	90,306
Less than 9th Grade	3.1%	10.3%	9.1%
9th - 12th Grade, No Diploma	6.4%	9.0%	7.4%
High School Graduate	24.2%	26.7%	25.8%
Some College, No Degree	23.0%	19.0%	20.2%
Associate Degree	6.6%	7.0%	7.3%
Bachelor's Degree	22.0%	18.0%	19.8%
Graduate/Professional Degree	14.7%	10.0%	10.4%
Housing Unit Summary			
2000 Housing Units	2,214	15,415	41,068
Owner Occupied Housing Units	77.7%	77.6%	76.8%
Renter Occupied Housing Units	19.2%	19.4%	20.1%
Vacant Housing Units	3.1%	3.0%	3.1%
2010 Housing Units	2,508	18,234	49,680
Owner Occupied Housing Units	75.4%	73.5%	72.8%
Renter Occupied Housing Units	19.8%	20.7%	20.8%
Vacant Housing Units	4.9%	5.8%	6.4%
2013 Housing Units	2,522	18,452	50,458
Owner Occupied Housing Units	73.5%	72.3%	71.7%
Renter Occupied Housing Units	21.3%	22.0%	22.1%
Vacant Housing Units	5.2%	5.7%	6.1%
2018 Housing Units	2,597	19,060	51,816
Owner Occupied Housing Units	73.3%	72.8%	72.8%
Renter Occupied Housing Units	20.0%	20.9%	21.3%
Vacant Housing Units	6.7%	6.3%	5.9%
Median Age			
2010	39.2	32.7	33.9
2013	39.8	33.0	34.3
2018	39.8	33.8	35.0