

## AVAILABLE CORNER OUTLOT RETAIL SPACE

**NWC OF RTE 72 & RTE 25 (Dundee Ave), East Dundee, Illinois**



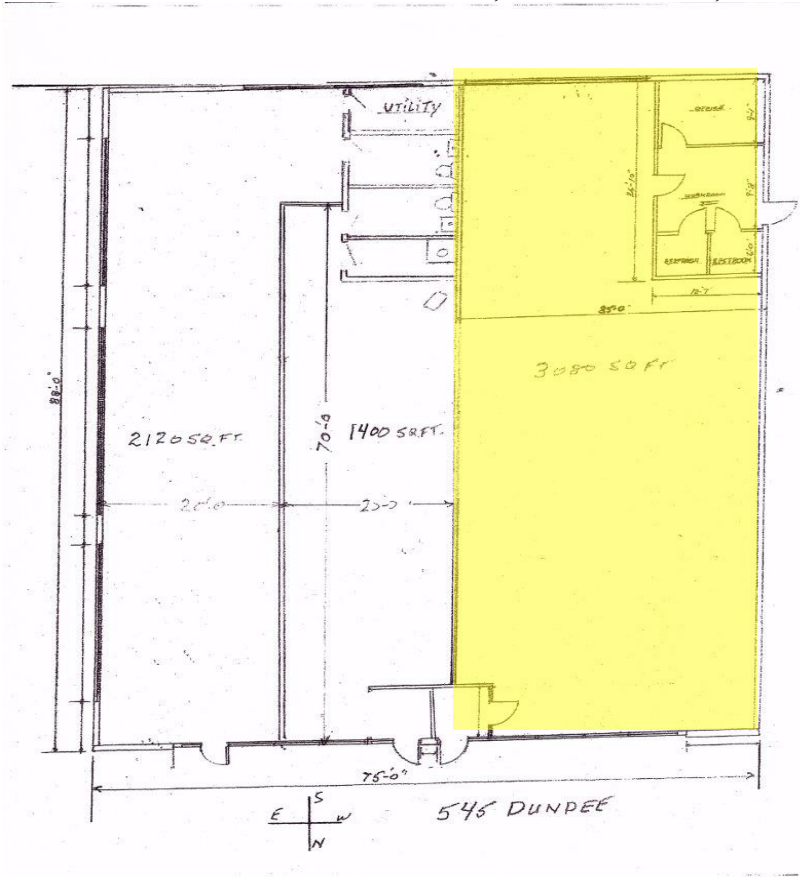
<b>LOCATION:</b>	<b>545 Dundee Avenue, East Dundee, Illinois Corner of Higgins Road (IL 72 and IL 25)</b>
<b>SPACE AVAILABLE:</b>	<b>3,080 approximate rentable square feet 4,480 sf contiguous available</b>
<b>BLDG TYPE:</b>	<b>Retail – Outlot Building</b>
<b>GLA:</b>	<b>6,600 SF</b>
<b>ZONED:</b>	<b>B-3 Service Business</b>
<b>PARKING:</b>	<b>Plentiful</b>
<b>HEAT/AIR:</b>	<b>Gas forced air</b>
<b>LEASE RATE:</b>	<b>Please call to discuss</b>
<b>REAL ESTATE TAXES/CAM:</b>	<b>Approx \$4.30 psf</b>
<b>POSSESSION:</b>	<b>Immediate</b>
<b>FEATURES:</b>	<b>Hard corner outparcel at Hgy 25 and Hgy 72 Plentiful parking Over 40,000 vehicles per day this intersection Top level Post signage available to the intersection</b>
<b>CONTACT:</b>	<b>Rob Campbell, Broker-Manager Liberty Real Estate Group II, Inc. (847) 259-9500      Fax (847) 259-9501 Cell (847) 274-6624</b>

Information contained in this flyer is subject to change and revision.

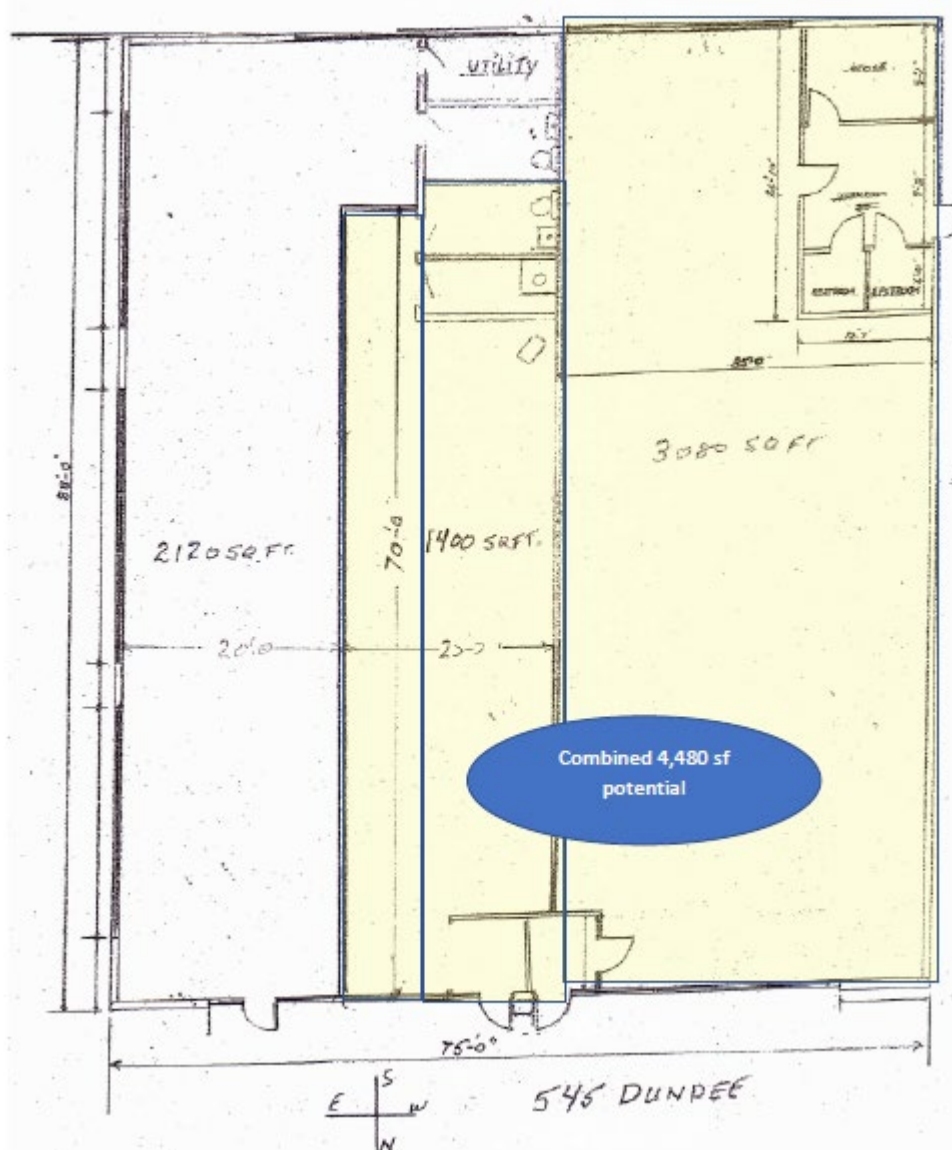


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