RESTAURANT PROPERTY

5689 NORTHWEST HIGHWAY, CRYSTAL LAKE, IL

FOR SALE or LEASE

Offered By:
Tim Billimack
Managing Broker | Principal
815.355.0196
billimackt@gmail.com

BLUE CHIP
Commercial Real Estate, LLC.
Development | Investments | Brokerage

Blue Chip Commercial Real Estate, 101 N. Main Street, Unit 15, Crystal Lake, IL 60014
www.bluechipcommercialre.com

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Investment Highlights

- **Excellent Location Situated Along Northwest Highway / Heart of Crystal Lake's Retail Corridor**
- **Numerous National Retailers and Restaurant Chains Surround the Property**
- **Ideal for Restaurant or Retail Redevelopment**
- **Affluent Population with Average Household Income Exceeding $96,000 Within 3 Mile Radius**
- **Stoplight Controlled Access with Multiple Access Points**
- **Proposed Residential Development with 300+ Apartments Immediately Adjacent to the Property**
- **Abuts Three Oaks Recreation Center / Regional Destination with Nationally Known Wake Board Park, 2 Acres of Beaches, Marina, Picnic Pavillions, Walking Trails, Scuba Diving**

PROPERTY SPECIFICATIONS

OFFERING :	Existing Sit-Down Restaurant For Sale / Lease
PRICING:	Call for Pricing
BUILDING: SIZE	5,500 SF (+/-)
ACRES:	1.75 Acres
FRONTAGE:	417' (Northwest Highway)
DIVISIBLE:	Potential to Subdivide
ZONING:	B2 PUD (City of Crystal Lake)
UTILITIES:	Municipal Water & Sanitary
PARKING:	85 Spaces (On Site)
ACCESS:	Signalized Control / Full Access
TRAFFIC: COUNTS	30,000 VPD | Northwest Hwy
R.E. TAXES:	$41,487 (2017)

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NEIGHBORHOOD AERIAL MAP

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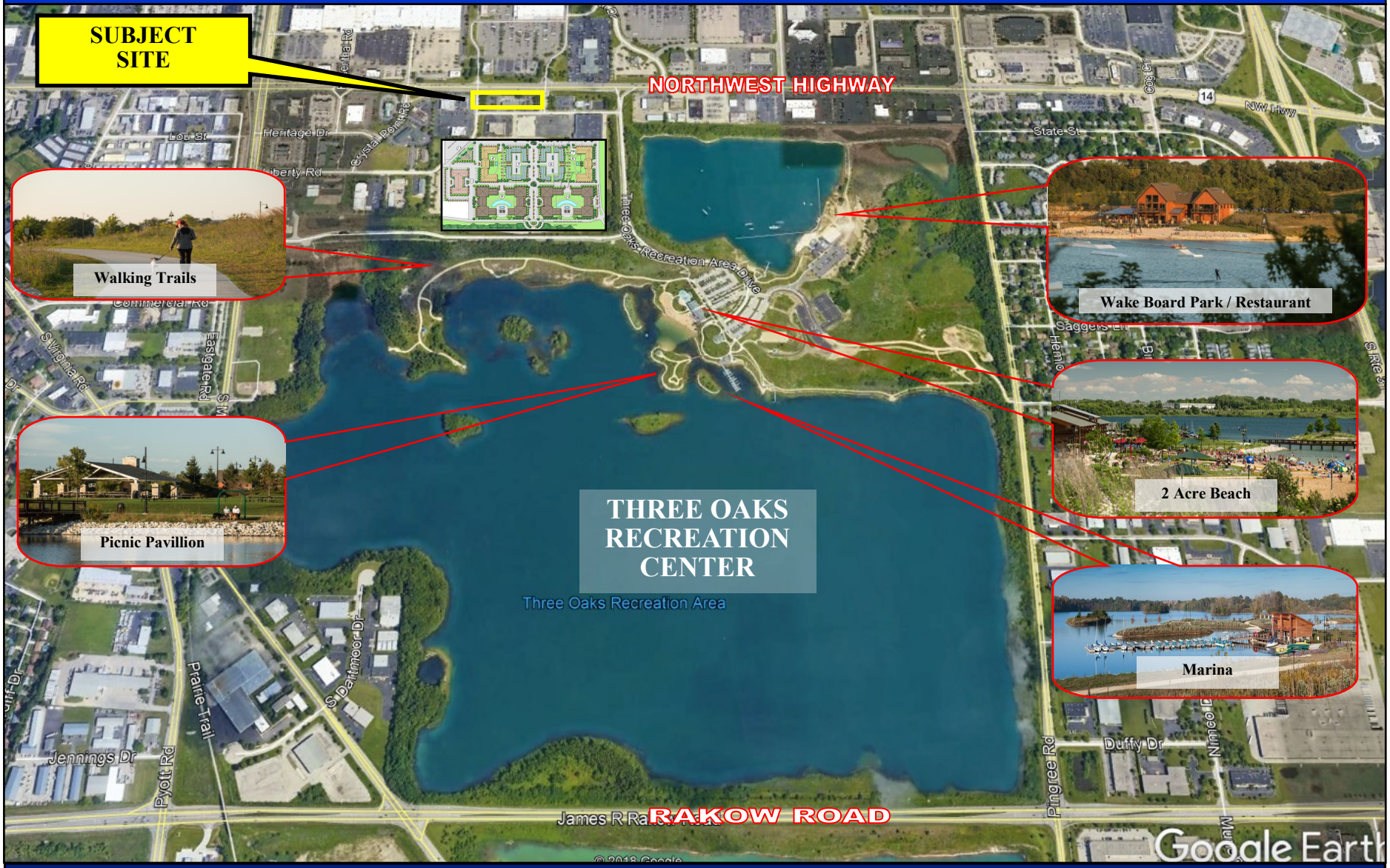
THREE OAKS RECREATION CENTER



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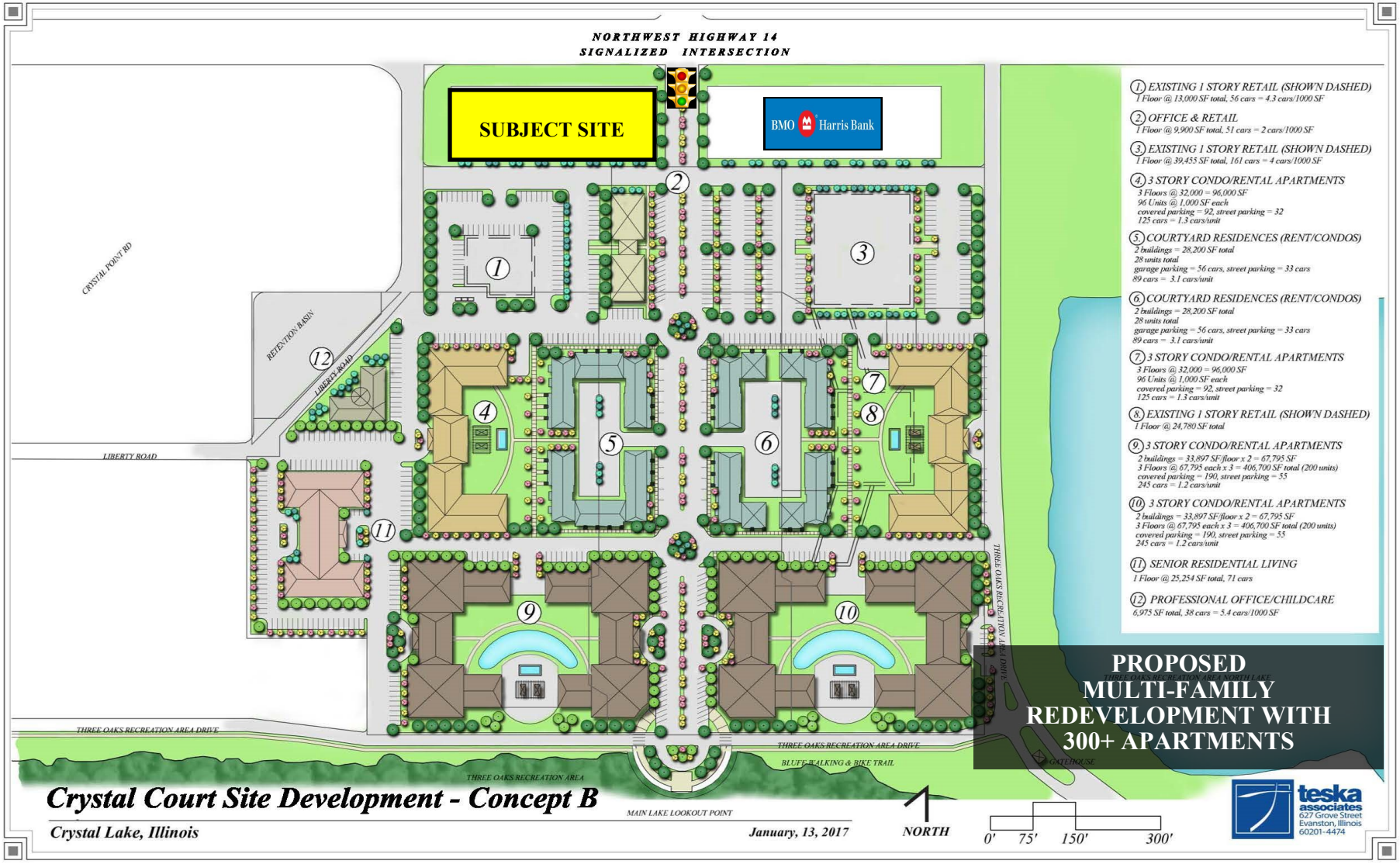
PROPOSED MF REDEVELOPMENT



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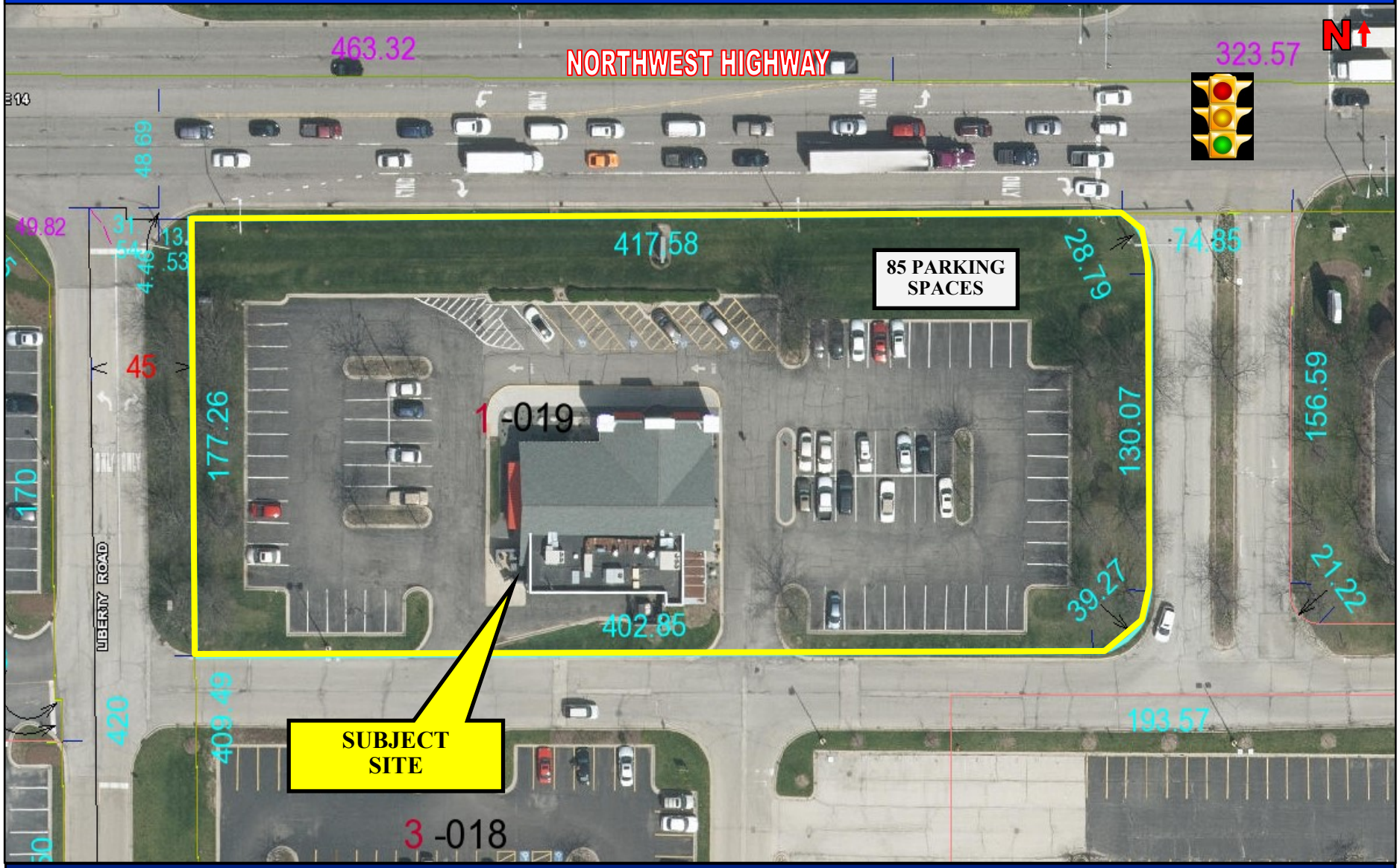
AERIAL TAX MAP



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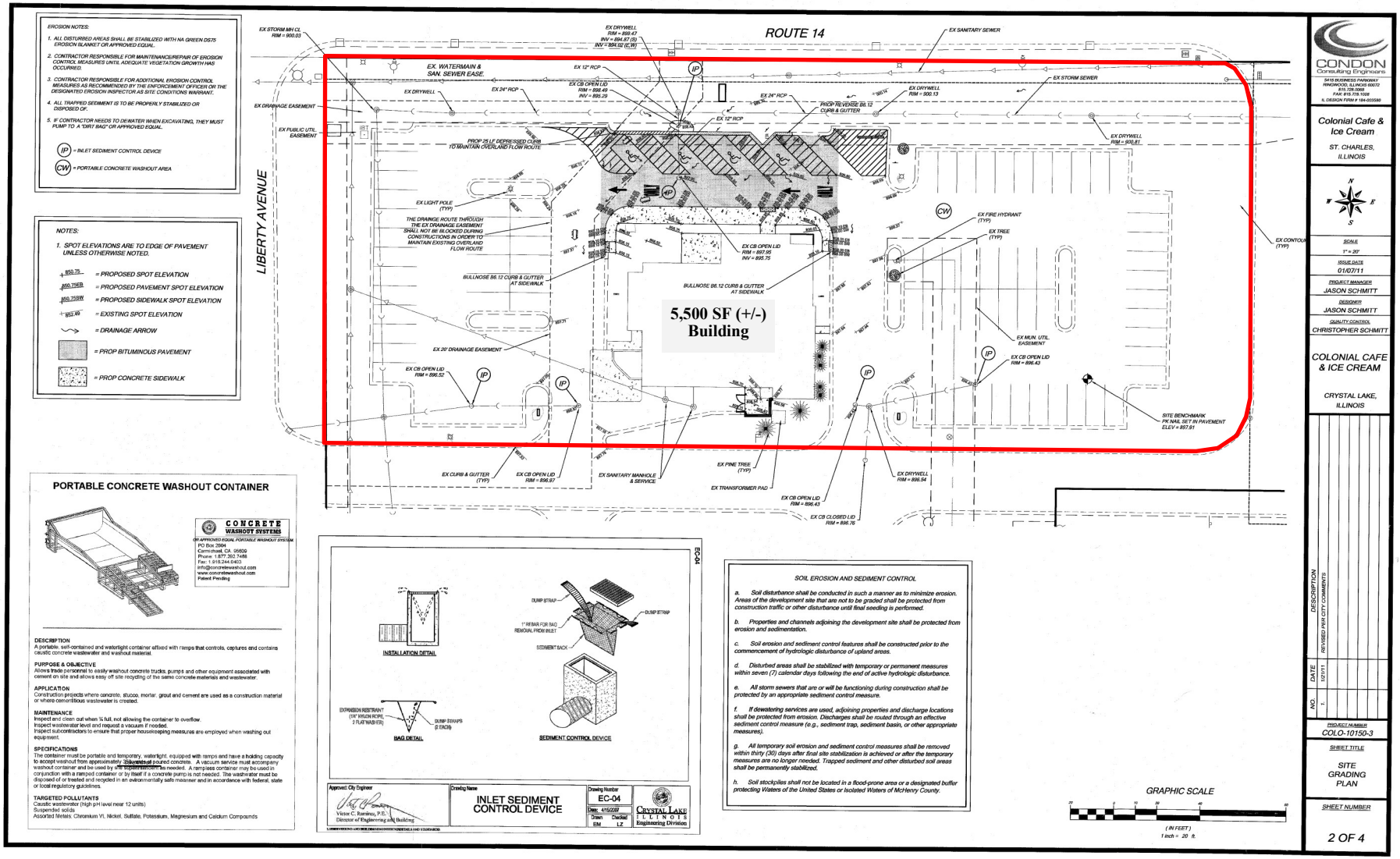
SITE PLAN



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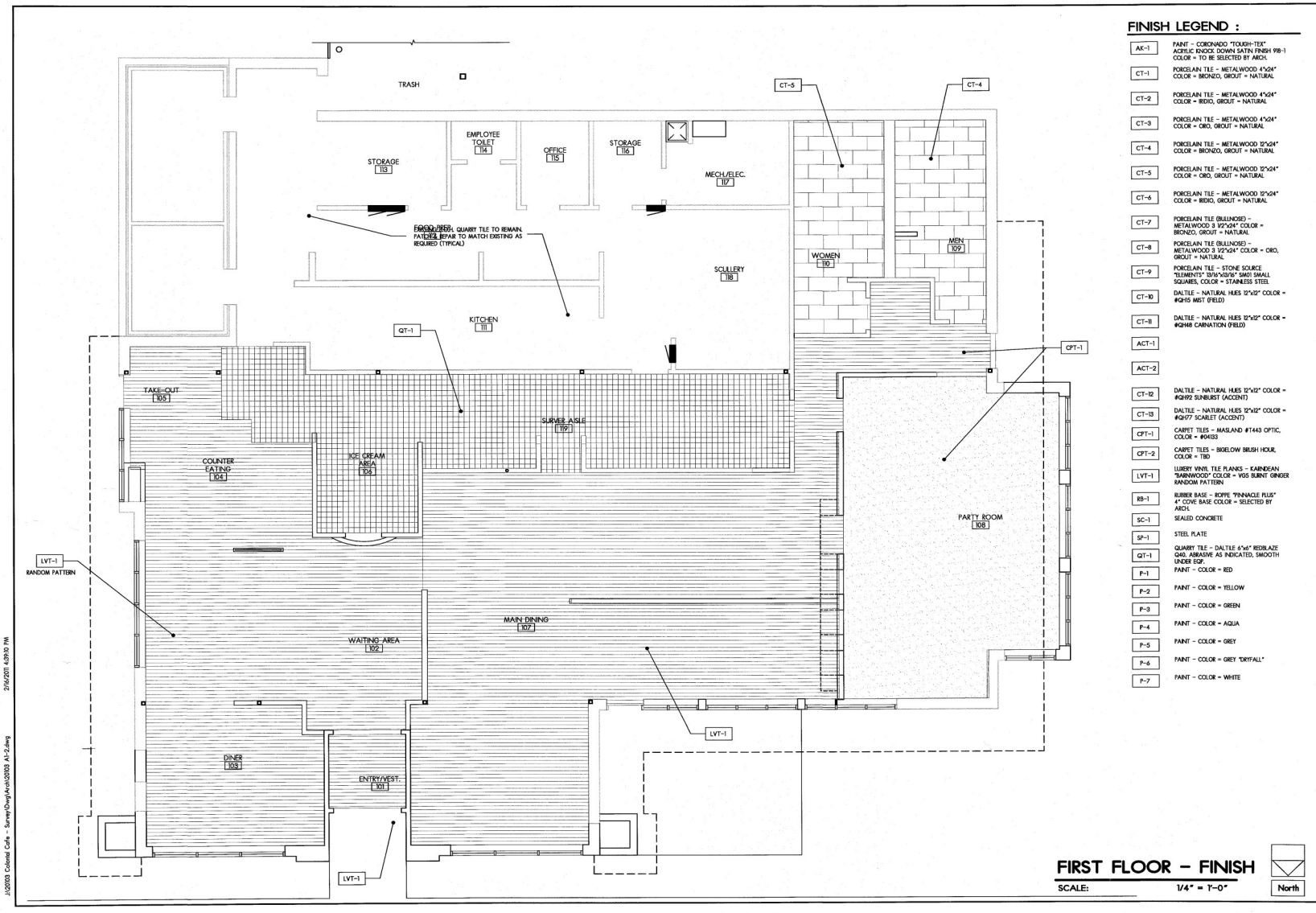
EXISTING FLOOR PLAN



FINISH LEGEND :

AK-1	PAINT - CORONADO "TOUGH-TEX" ACRYLIC KNOCK DOWN SATIN FINISH 918-1 COLOR = TO BE SELECTED BY ARCH.
CT-1	PORCELAIN TILE - METALWOOD 4"x24" COLOR = BRONZO, GROUT = NATURAL
CT-2	PORCELAIN TILE - METALWOOD 4"x24" COLOR = IRIDIO, GROUT = NATURAL
CT-3	PORCELAIN TILE - METALWOOD 4"x24" COLOR = ORO, GROUT = NATURAL
CT-4	PORCELAIN TILE - METALWOOD 12"x24" COLOR = BRONZO, GROUT = NATURAL
CT-5	PORCELAIN TILE - METALWOOD 12"x24" COLOR = ORO, GROUT = NATURAL
CT-6	PORCELAIN TILE - METALWOOD 12"x24" COLOR = IRIDIO, GROUT = NATURAL
CT-7	PORCELAIN TILE (BULLNOSE) - METALWOOD 3 1/2"x24" COLOR = BRONZO, GROUT = NATURAL
CT-8	PORCELAIN TILE (BULLNOSE) - METALWOOD 3 1/2"x24" COLOR = ORO, GROUT = NATURAL
CT-9	PORCELAIN TILE - STONE SOURCE "ELEMENTS" 13/16"x13/16" SM01 SMALL SQUARES, COLOR = STAINLESS STEEL
CT-10	DALTILE - NATURAL HUES 12"x12" COLOR = #QH15 MIST (FIELD)
CT-11	DALTILE - NATURAL HUES 12"x12" COLOR = #QH48 CARNATION (FIELD)
ACT-1	
ACT-2	
CT-12	DALTILE - NATURAL HUES 12"x12" COLOR = #QH92 SUNBURST (ACCENT)
CT-13	DALTILE - NATURAL HUES 12"x12" COLOR = #QH77 SCARLET (ACCENT)
CPT-1	CARPET TILES - MASLAND #T443 OPTIC, COLOR = #04133
CPT-2	CARPET TILES - BIGELOW BRUSH HOUR, COLOR = TBD
LVT-1	LUXERY VINYL TILE PLANKS - KAINDEAN "BARNWOOD" COLOR = VGS BURNT GINGER RANDOM PATTERN
RB-1	RUBBER BASE - ROPPE "PINNACLE PLUS" 4" COVE BASE COLOR = SELECTED BY ARCH.
SC-1	SEALED CONCRETE
SP-1	STEEL PLATE
QT-1	QUARRY TILE - DALTILE 6"x6" REDBLAZE Q40, ABRASIVE AS INDICATED, SMOOTH UNDER EQP.
P-1	PAINT - COLOR = RED
P-2	PAINT - COLOR = YELLOW
P-3	PAINT - COLOR = GREEN
P-4	PAINT - COLOR = AQUA
P-5	PAINT - COLOR = GREY
P-6	PAINT - COLOR = GREY "DRYFALL"
P-7	PAINT - COLOR = WHITE

FIRST FLOOR - FINISH

SCALE: 1/4" = 1'-0"

North

J:\2010\3 Colonial Cafe - Survey\Dwg\A-ckt\2010 A1-2.dwg 2/16/2011 4:39:10 PM

Larson & Darby Group
Architects Engineers Planners

ISSUED FOR CONST.
Not For Construction
Date: 2-16-2011
LARSON & DARBY GROUP
architects • engineers • planners

A REMODEL FOR
COLONIAL CAFE
CRYSTAL LAKE, ILLINOIS

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ISSUED FOR: DATE
DRAWN BSA
APPROVED -

DATE:
PROJECT NUMBER 20103
SHEET NUMBER A1.2

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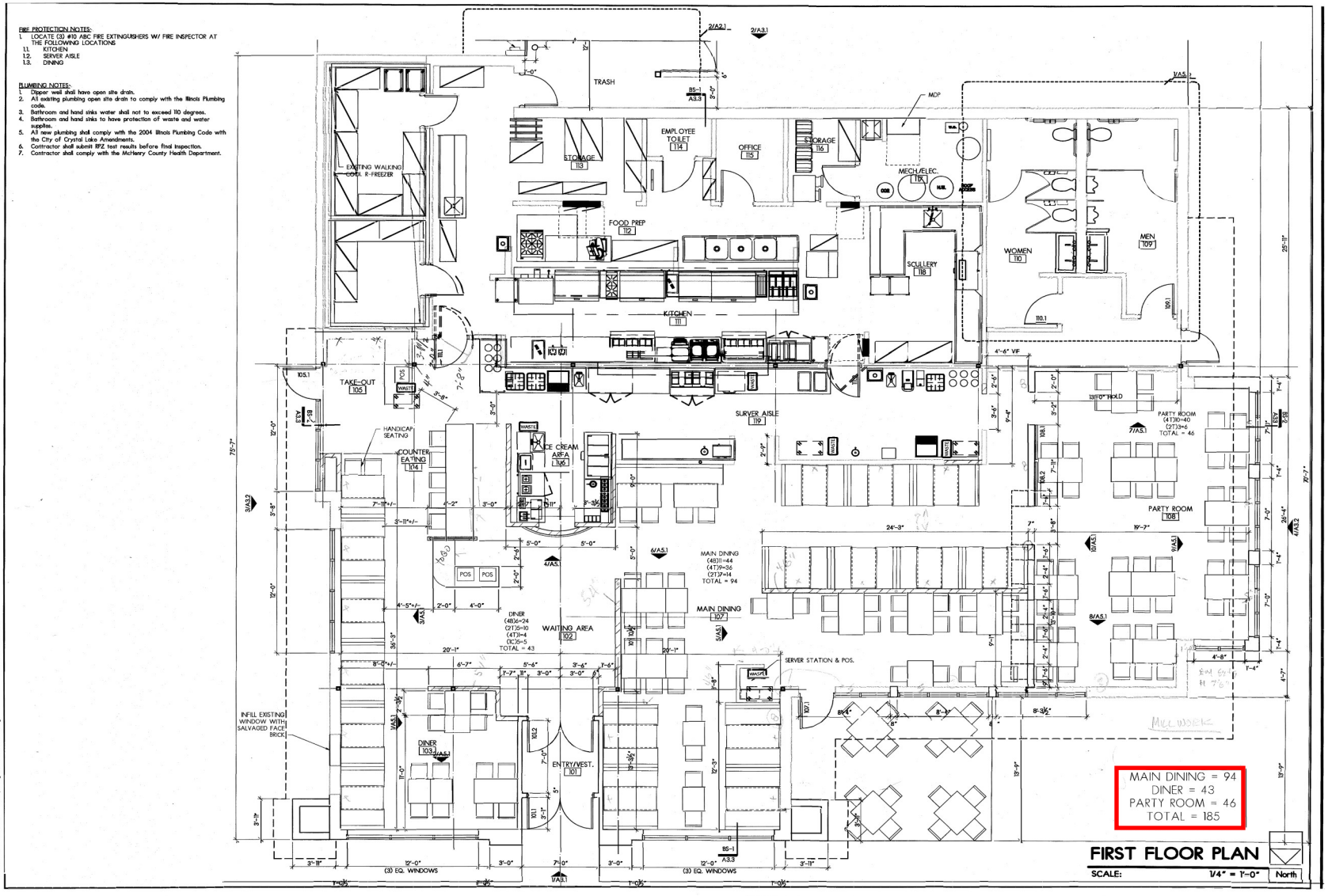
EXISTING SEATING PLAN



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CRYSTAL LAKE MARKET SUMMARY

Crystal Lake is located 50 miles northwest of Chicago, a short drive from O'Hare International Airport, near several major highways and interstates. The Union Pacific rail line provides easy access to Chicago. As a result, Crystal Lake residents enjoy employment, and cultural and recreational opportunities of a major metro city yet live in a pleasant, friendly, small-town atmosphere.

Beginning in the 1970's, Crystal Lake experienced significant changes in both its residential and business population. The population has grown from 14,000 in the early 1970's to over 38,000 today.

The local job market is expanding rapidly; and with this expansion, citizens have access to excellent educational, recreational and cultural activities. Crystal Lake boasts two of the very best public school systems in the region; Elementary School District 47 and Community High School District 155. Citizens are also served by the parochial grade schools of Saint Thomas and Immanuel Lutheran, and Faith Lutheran High School of McHenry County. Ever-expanding McHenry County College is on Crystal Lake's northern border.

Crystal Lake is truly a great place to live and work and it's also a great place to play! One of Crystal Lake's greatest attractions is its public parks system. There are over 1,600 acres of parks and open space, as well as 230-acre Crystal Lake for fishing, boating, swimming and skating in the winter; it's truly year-round fun! The Crystal Lake park district sponsors many of the recreational programs held throughout the city and maintains much of the open space.

Crystal Lake is a leader in the region in the areas of planning, growth management and municipal services. Crystal Lake offers residents a variety of excellent, high-quality programs and services at one of the lowest municipal tax rates in the area. The city staff and elected officials are dedicated to continuing to make Crystal Lake one of the premier communities in northern Illinois.

Crystal Lake's vibrant, historic downtown is home to over 170 businesses, including specialty stores, restaurants, and services which can be found within easy walking distance of each other. Readers of the Northwest Herald have voted Crystal Lake as the "Best Downtown Shopping District in McHenry County". Downtown Crystal Lake is host to many popular family- oriented events, including the lunch with the Easter Bunny, A Garden Party, Farmers Market, Johnny Appleseed Festival, Halloween Handout, Festival of Lights Parade, Breakfast with Santa, and Santa House Visits.

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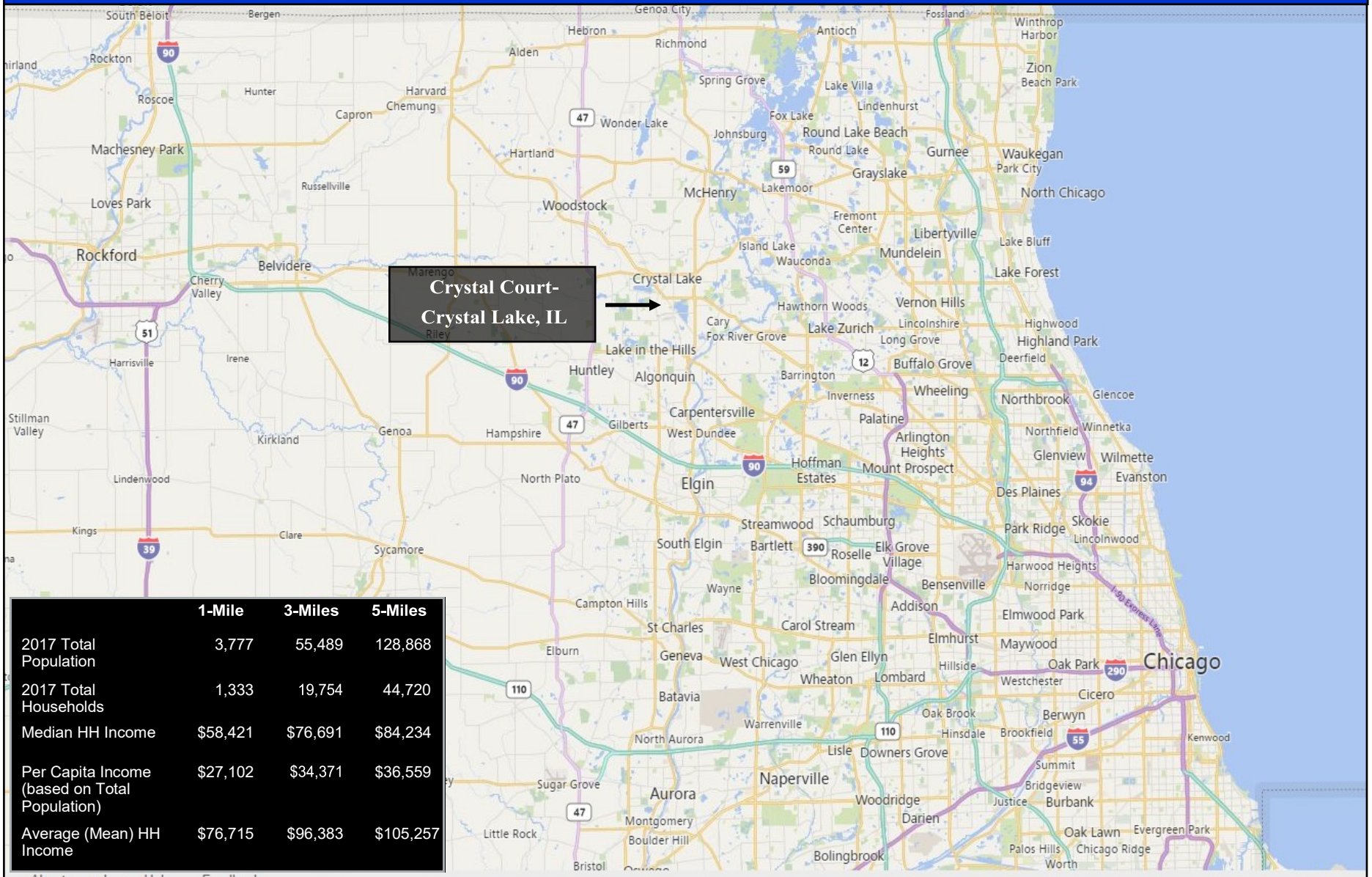
STREET MAP & DEMOGRAPHICS



	1-Mile	3-Miles	5-Miles
2017 Total Population	3,777	55,489	128,868
2017 Total Households	1,333	19,754	44,720
Median HH Income	$58,421	$76,691	$84,234
Per Capita Income (based on Total Population)	$27,102	$34,371	$36,559
Average (Mean) HH Income	$76,715	$96,383	$105,257

Disclaimer: Blue Chip Commercial Real Estate, LLC is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of this information contained herein. The information has been obtained through sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale or lease.