

FOR LEASE

Retail Space
1,050 SF & 1,400 SF
Can be Combined to 2,450 SF
Located at Signalized Intersection

Special \$1200/mo. Gross Intro Pricing Outstanding exposure for this retail space at a high traffic signalized intersection in Fox Lake. Available monument signage at the intersection plus 181' of frontage on Grand and 145' frontage on Route 12. Custom signage above your space will be seen by 30,000+ cars per day. Just a mile from the Metra station. Great spot for retail, office or any business benefiting from high consumer traffic. Come join Perfect Paws by Tina, Beef Jerky Outlet and Pizza Hut. Contact Joe H for additional information and to schedule a site visit. Visit Premier Commercial Realty website to see all our listings.

PROPERTY SPECIFICATIONS

Description:	Inline Retail Spaces
Building Size:	Unit 2 - 1,050 SF Unit 3/4 - 1,400 SF Combined : 2,450 SF
Year Built:	1989
HVAC System:	GFA/ Central Air
Electric:	101 - 200 amps
Sprinklered:	No
Washrooms:	1 per unit
Ceiling Height:	8'-10'
Possession:	Negotiable
Parking:	20 Spaces (common)
Sewer/Water:	City
Zoning:	D (Downtown Business Dist.)
Real Estate Taxes:	\$2.31 psf (2017)
CAM:	\$5.00 psf
Insurance:	\$0.78 psf
Lease Term:	3+ years
SPECIAL INTRO PRICE	\$16.00 NNN \$1,200/mo. Gross 1st 3 Months



SPECIAL INTRODUCTORY PRICING

MLS: 09911060



Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$62,279	\$79,166	\$84,102
Population	4,406	29,648	81,290

TRAFFIC COUNTS:

22,400 vehicles per day (Route 12) at E. Grand
8,000 vehicles per day (E. Grand) at Route 12



Directions: Route 12 to Grand Ave. SE Corner

PIN: 05-09-200-016,017

January 15, 2019

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal

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www.PremierCommercialRealty.com

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