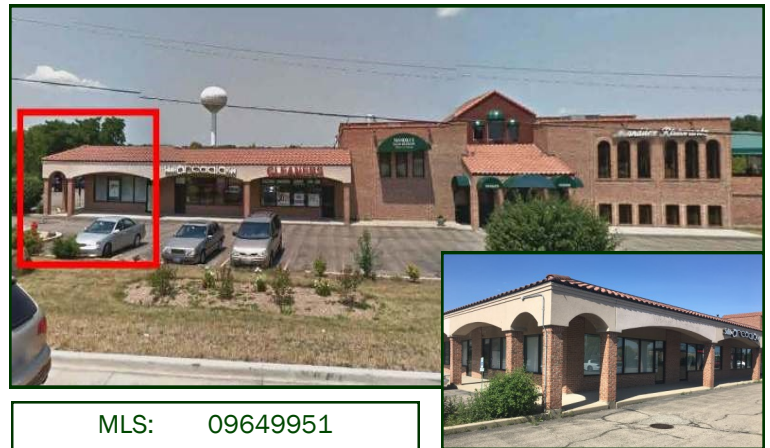


FOR LEASE

End Cap Retail Space 1,500 SF

Fantastic location at the corner of Lake Cook Road and Algonquin Road. Great visibility with over 47,000 vehicles per day. Located in a small shopping center next to Mandile's Restaurant, Arcadia Salon, a dry cleaner and just in front of busy Cardinal Fitness. End Cap with three open sides providing loads of sunlight. Some build out but needs finishing touches. Rent is \$2,000/mo. gross. Make this location the home of your next business venture.



MLS: 09649951

PROPERTY SPECIFICATIONS	
Description:	End Cap Retail Space
Building Size:	15,000 SF
Land Size:	.9 Acre
Year Built:	1999
HVAC System:	GFA / Central Air
Electric:	225 Amps
Sprinklered:	No
Washrooms:	2 (handicap accessible)
Flooring:	Concrete
Ceiling Height:	10'
Possession:	Negotiable
Parking:	Ample / Common
Sewer/Water:	City
Zoning:	B2
Real Estate Taxes:	Included in Rent
CAM:	Included in Rent
Lease Term:	Minimum 2 Years
Lease Price	\$2,000/mo. Gross (\$16 psf)

Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$84,742	\$85,736	\$101,501
Population	9,228	51,955	127,834
TRAFFIC COUNTS: 47,700 Vehicles Per Day			



Directions: Corner of Algonquin Road (Route 62) and Lake Cook Road.

PIN: 19-35-477-055

January 22, 2018

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 without notice. This document is for information purposes only. No offer of sub-agency is being made.

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