

Retail Space

FOR LEASE PROPERTY SPECIFICATIONS

Description:	Strip Center
For Lease:	1,200 SF
Building Size:	16,800 SF
Year Built:	2008
HVAC System:	Gas Forced Air/Central Air
Power:	100 Amp, 3 Phase (200 amp available)
Sprinklered:	Yes
Washrooms:	Existing Men's and Women's Locker Rooms
Ceiling Height:	10'
Parking:	100+
Sewer/Water:	City
Possession:	Immediate
Zoning:	B2 Business
Real Estate Taxes:	\$1.25 PSF
CAM/Insurance:	\$3.50 PSF
Lease Term:	3 Year Minimum
Lease Rate:	\$14.50 PSF



PROPERTY OVERVIEW

Retail Space
1,200 SF

- **Free Rent Available**
- In well-located retail center on Rt. 72 across the street from Jewel, Cinemark Theatre and Spring Hill Mall, which is in the middle of a \$37 million renovation
- Adjacent to HoverPark, LifeZone360 Sports Complex and a proposed used car dealership-Midway Autohaus
- Ideal location for fitness, dance studio, personal training or "Gymboree" type user
- Join Salsa Street Restaurant, Rosati's Pizza, Hair Cuttery, Sunshine Nails, Kyuki Do Martial Arts, Elsie's Gaming, Advanced Auto Parts, Total Fitness and the NEW Dunkin' Donuts

Presented By:

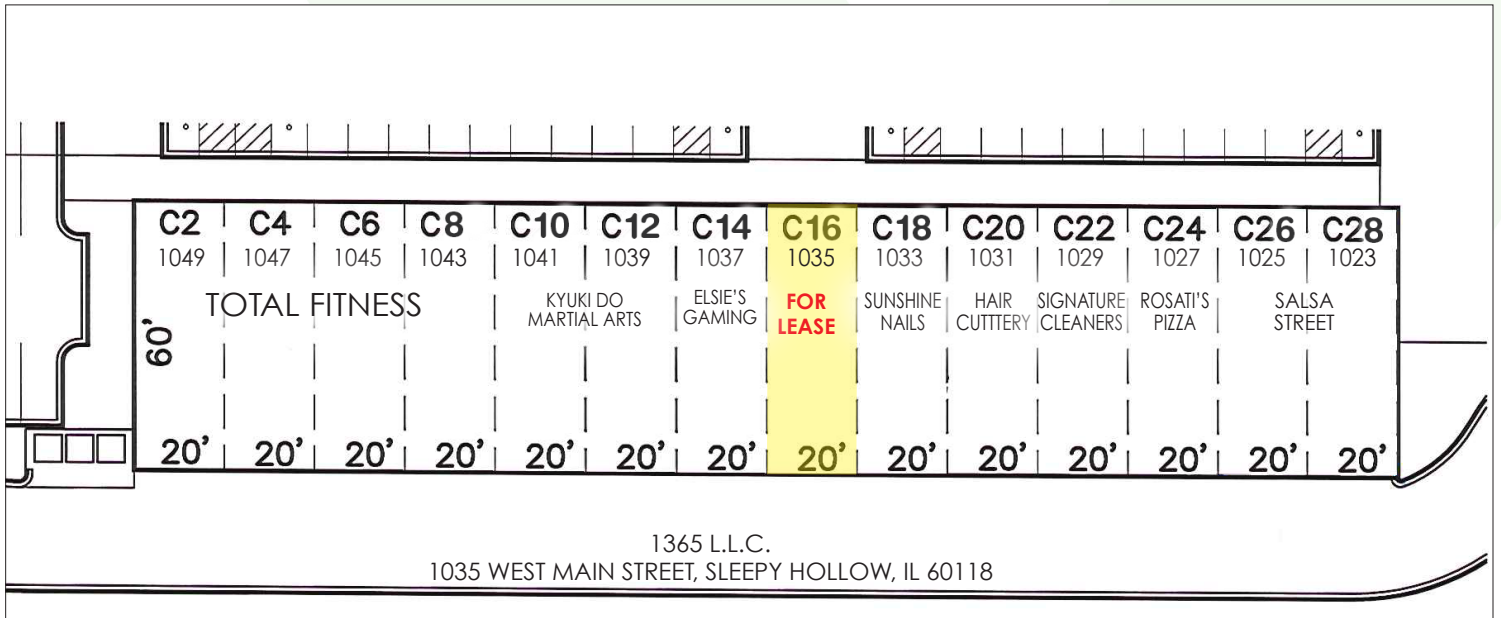
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Realty Metrix Commercial
2390 Esplanade Drive
Suite 201
Algonquin, IL 60102



FOR LEASE 1,200 SF



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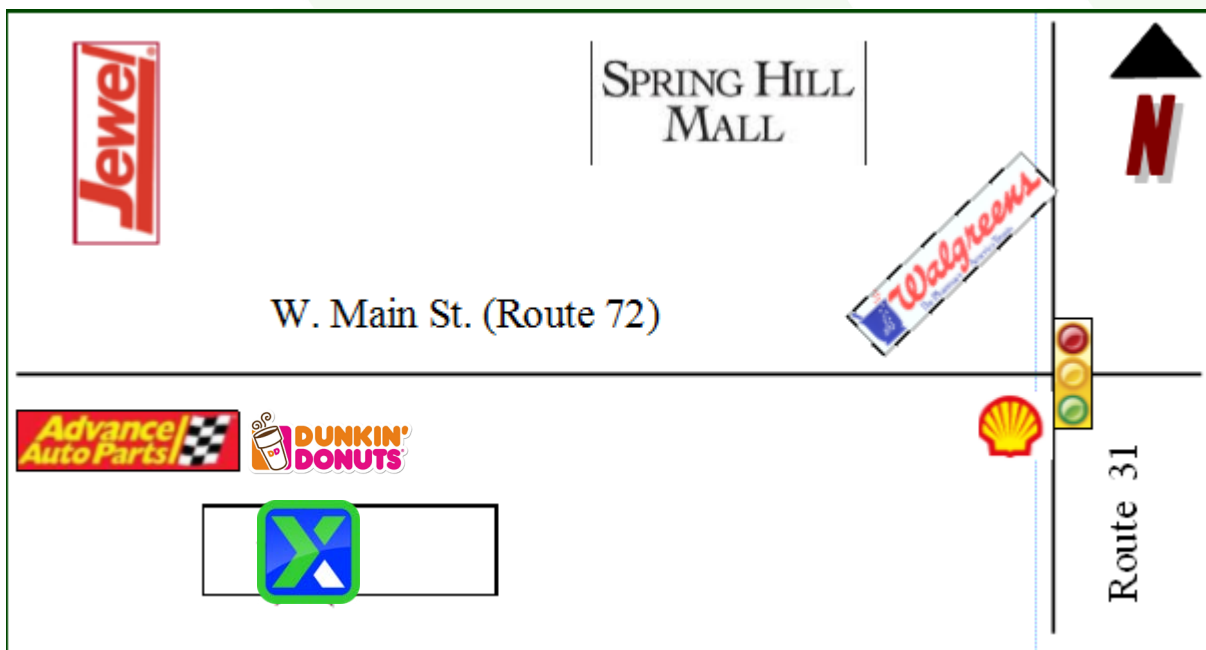
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Demographics	1 mile	3 miles	5 miles
Avg. Household Income	\$110,600	\$96,674	\$89,129
Population	7,400	50,651	160,634
TRAFFIC COUNTS: 30,400 Route 72 (W. Main St.)			



Directions: West of Route 31 across from Jewel parking lot on Main Street (Route 72).

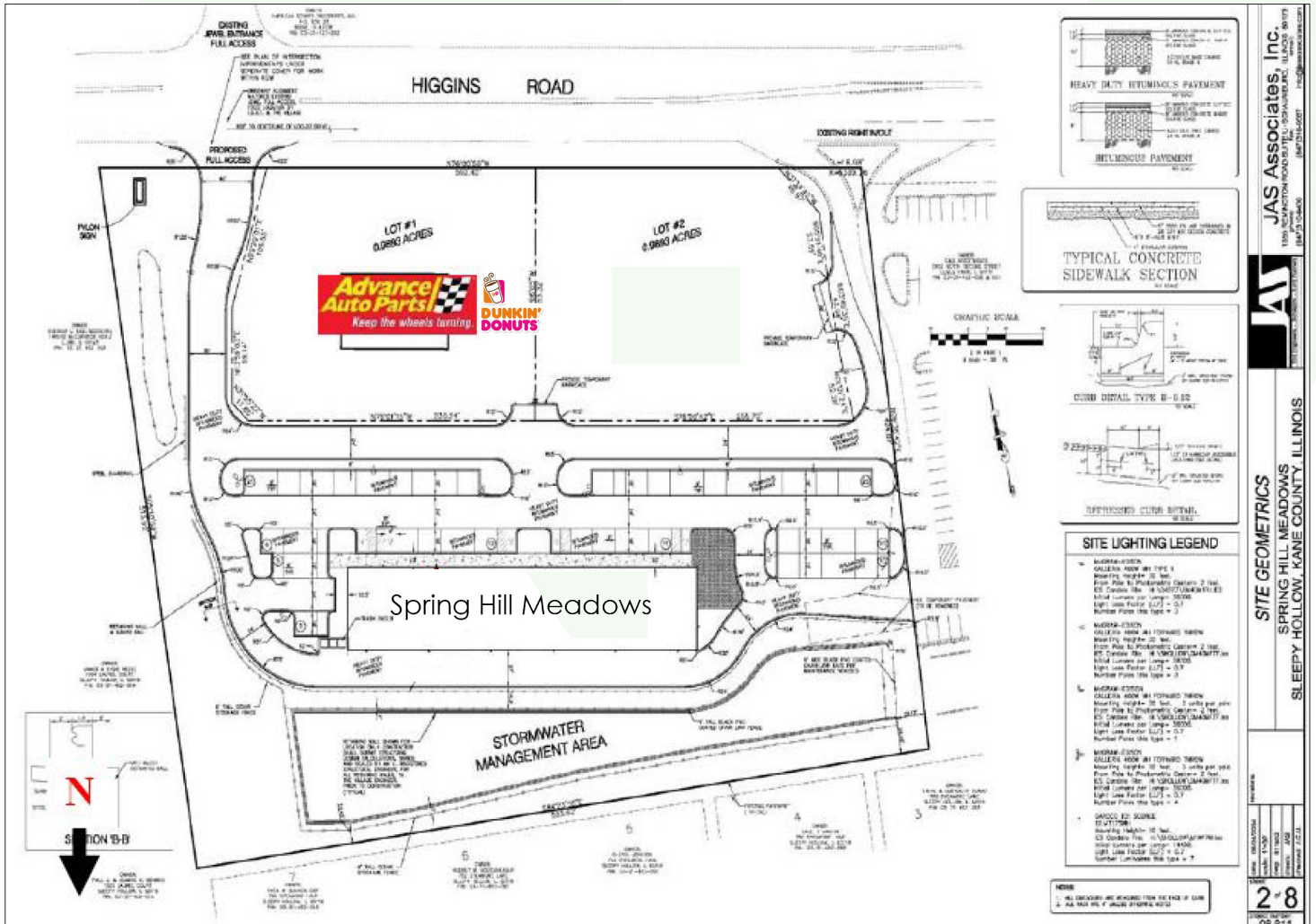
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