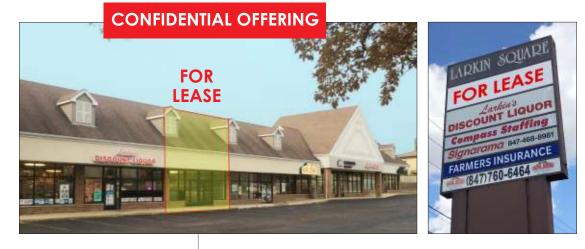
# Realty Metrix Commercial

Larkin Square 1821 Larkin Avenue Elgin, IL 60123

### RETAIL/OFFICE FOR LEASE 2,598 SF



#### **PROPERTY SPECIFICATIONS**

Year Built:	1993				
Building Size:	12,500 SF				
Available:	2,598 SF Divisible				
HVAC System:	Gas Forced Air				
Power:	150 amp 3-phase				
Ceiling Height:	10'				
Parking:	87 spaces (common)				
Washrooms:	1				
Sprinklered:	No				
Floors:	New ceramic tile				
Possession:	Lease Execution				
Zoning:	AB (Area Business)				
Real Estate Taxes:	\$3.46 PSF (2021)				
CAM & Insurance:	\$3.48 PSF (2021)				
Lease Rate:	\$14.00 PSF, NNN				

#### **PROPERTY OVERVIEW**

#### CONFIDENTIAL - DO NOT TALK TO EMPLOYEES

- Tenant is relocating
- Space suitable for retail, medical or office
- Monument signage available
- Join Papa John's Pizza, Larkin's Discount Liquor, Signarama, Farmers Insurance, Compass Staffing and Sahara Home Care
- Area draws include St. Joseph's Hospital, Jewel, Walgreens, Dunkin Donuts, McDonald's and Larkin High School
- Easy access and great signage on busy Larkin Avenue, ¼ mile east of Randall Road

1817 Larkin	1821 Larkin	1825 Larkin	1831 Larkin	1833 Larkin	1835 Larkin	1837 Larkin
2,268 SF	2,598 SF	1,587 SF	1,406 SF	1,406 SF	1,406 SF	1,700 SF
Larkin Discount	FOR LEASE	Papa John's Pizza	Farmers Insurance	Sign-A- Rama	Compass Staffing	Sahara Health Care

LINDA KOST

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Demographics	1 mile	3 miles	5 míles	
Avg, Household Income	\$74,668	\$73,819	\$84,949	
Population	11,662	88,765	168,044	

Traffic Counts: 9,700 cars per day Larkin Ave



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