



## RETAIL SPACE FOR LEASE

### PROPERTY SPECIFICATIONS

<b>Description:</b>	Retail Space
<b>For Lease:</b>	1,397 SF
<b>Center Size:</b>	24,512 SF
<b>Year Built:</b>	2000
<b>HVAC System:</b>	5 Ton Gas Forced Air
<b>Electric:</b>	200 Amp, three phase
<b>Ceiling:</b>	Open ceiling - landlord will drop to 10'
<b>Parking:</b>	137 stalls
<b>Sewer/Water:</b>	Village
<b>Zoning:</b>	Commercial
<b>Real Estate Taxes:</b>	\$4.35 PSF (2021)
<b>CAM &amp; Insurance:</b>	\$5.46 PSF (2022)
<b>Lease Term:</b>	<b>5 Years Minimum</b>
<b>Lease Price:</b>	<b>\$21.00 PSF, NNN</b>

### PROPERTY OVERVIEW

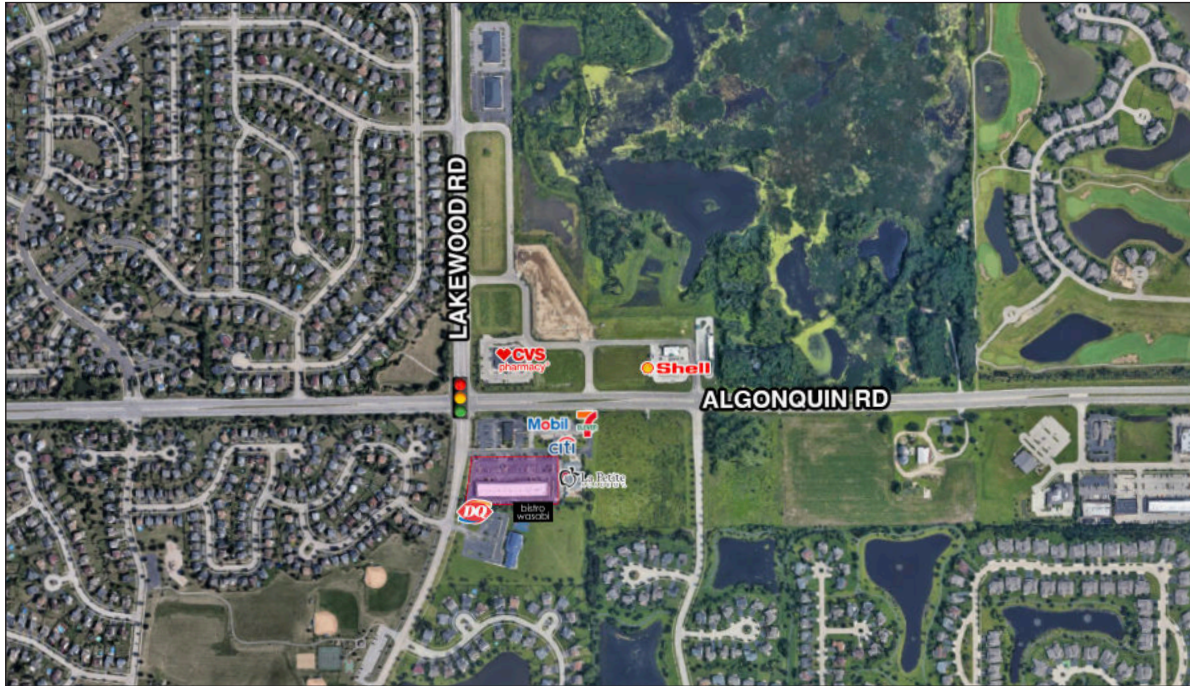
#### 1,397 SF AVAILABLE

- Landlord will deliver a vanilla box finish
- Prime exposure to Algonquin Rd retail corridor - 28,500 VPD on Algonquin rd.
- Join Bistro Wasabi, Dairy Queen, The Dental Shoppe, State Farm, Butcher on the Block, Chiropractor, Hometown Eye Care, MC Salon & Spa, El Cochino Cantina, Alfredo's Pizza, Pasta & Gaming, and La Petite Academy.
- **Gaming not allowed based on size of unit, per village code.**
- Across the street from CVS Pharmacy
- Close proximity to Northwestern Huntley Hospital
- PIN: 19-32-351-025

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