

# 636 East State Road (Route 176)

Island Lake, IL 60042

# For Lease

MLS #11927472

RETAIL



RETAIL 1,300 SF

\$ 1,490/MO. \$13.75 PSF (GROSS)

### RETAIL SPACE

**Unit 636:** Newly remodeled 1,300 SF inline space located in the popular 21,300 SF Westridge Shopping Center on busy Route 176 with over 17,300 vpd.

Current layout features a large 41x21 open area, three back rooms for office, inventory, break room, etc. and one bathroom.

Center allows both wall and monument signage with ample lighted parking.

Current tenants include Sofia's Place Mexican Restaurant, Westridge Banquet Hall, Gentle Dental, Pages Healthy Paws, Full Circle Dance Studio and a Nail Salon.

### Specifications

Building Size:	21,300 SF
Year Built:	1997
HVAC System:	GFA/ Central Air
Electrical:	100 amp
Sprinklers:	Yes
Washrooms:	1
Ceiling Height:	9 ft
Parking:	110 Lighted
Sewer/Water:	City
Zoning:	B2
CAM & Taxes	Included in Rent
PIN #:	09-28-204-011

Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,644	26,970	71,170
Average HH Income	\$80,987	\$106,229	\$120,287

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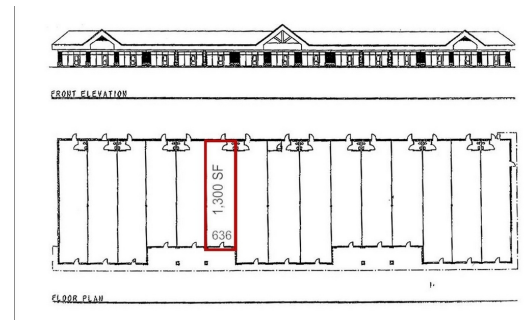
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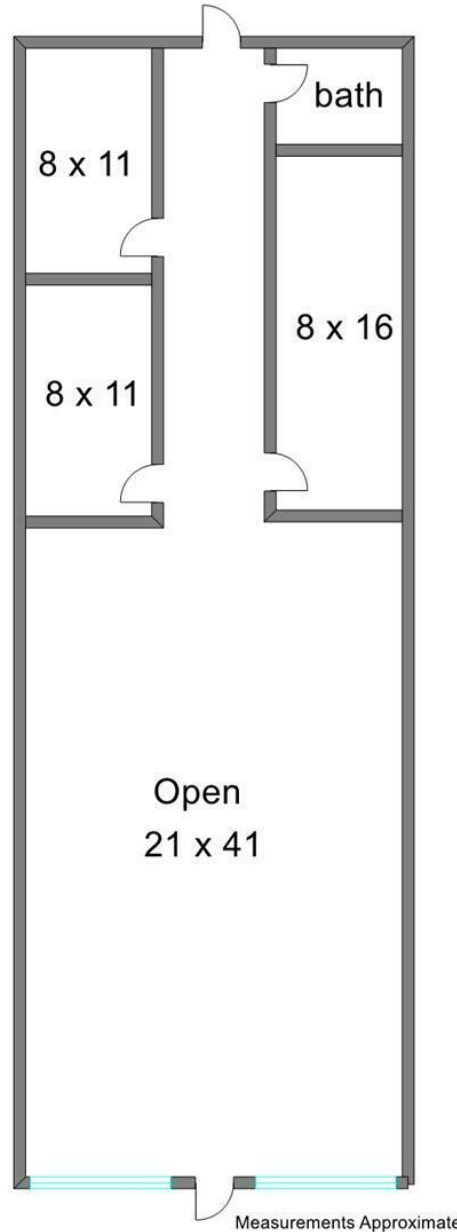
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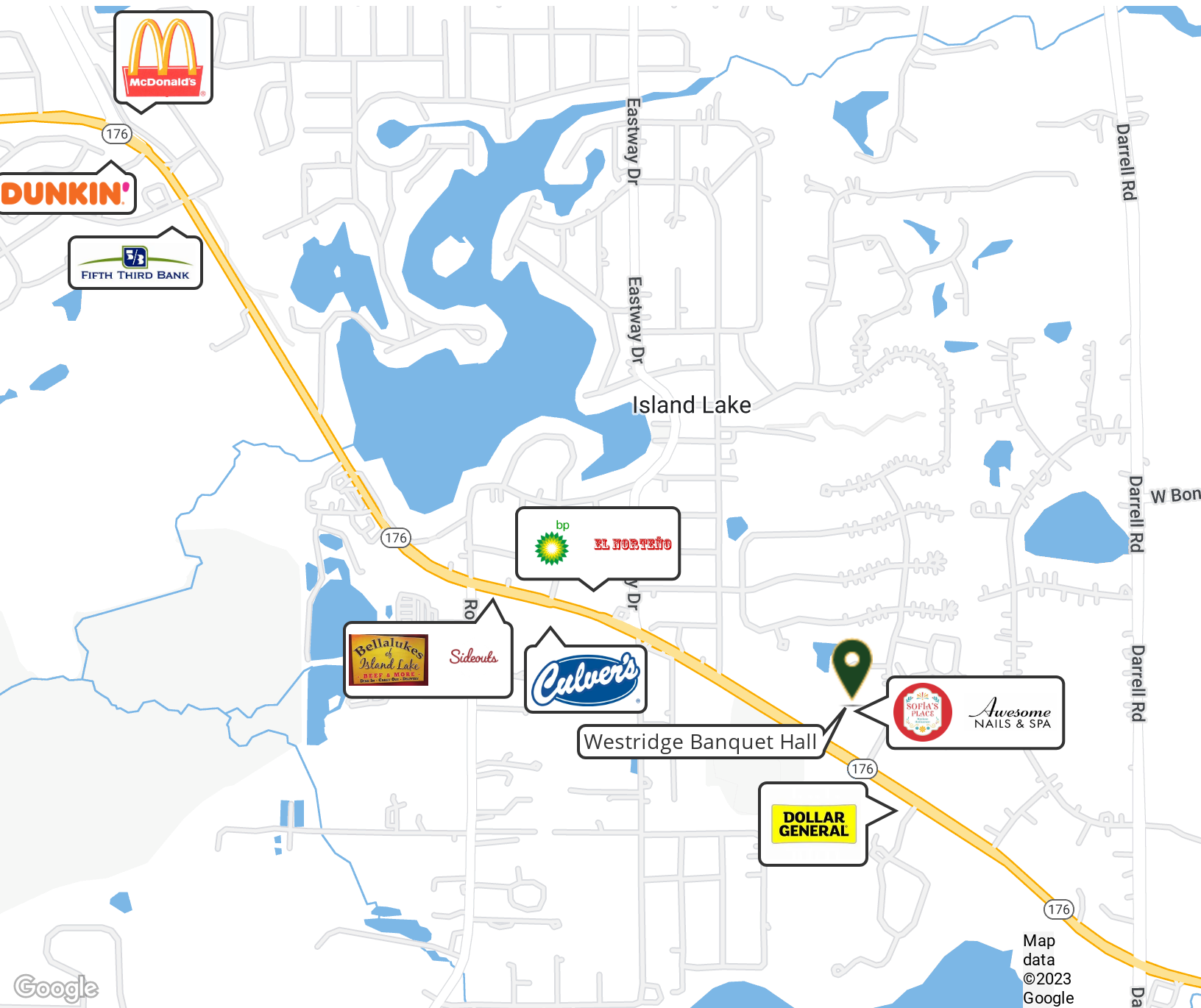
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