

1295 North Randall Road #106-108

Crystal Lake, IL 60014

For Lease

MLS #11950315

RETAIL



RETAIL SPACE 3,012 SF

\$18.00 PSF (NNN)

RETAIL SPACE

Unit 106-108: 3,012 SF former gym has waiting area, open 33' x 33' (can be made 47' x 33') gym space, reception desk, 2 locker rooms, break room, 2 baths and storage area.

Ideal for any fitness use such as martial arts, fitness gym, yoga studio, dance studio, etc.

Ideal location with over 30,000 vpd near Crystal Lake South H.S and many rooftops. Ample lighted parking and monument signage available.

Come join this busy shopping center with adjacent anchor tenant CVS plus Nancy's Pizza, Salon Mackk and Co., Jalsa Bar and Restaurant, Andy's Burritos, Hair and Art, Starbudz Café & CBD and PC Sales and Service.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	10,773	66,579	138,829
Average HH Income	\$88,589	\$106,279	\$113,771

Specifications

Center Size:	16,592 SF
Year Built:	2008
HVAC System:	GFA / Central Air
Electrical:	200 amp
Sprinklers:	No
Washrooms:	2 ADA
Ceiling Height:	16 ft
Parking:	Common
Sewer/Water:	City
Zoning:	B1
CAM & Taxes:	Taxes: \$3.91 psf / CAM: \$4.19 psf
PIN #:	19-18-282-004

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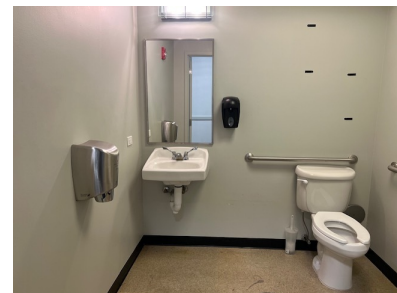
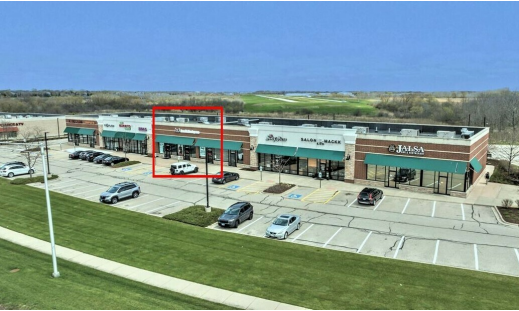
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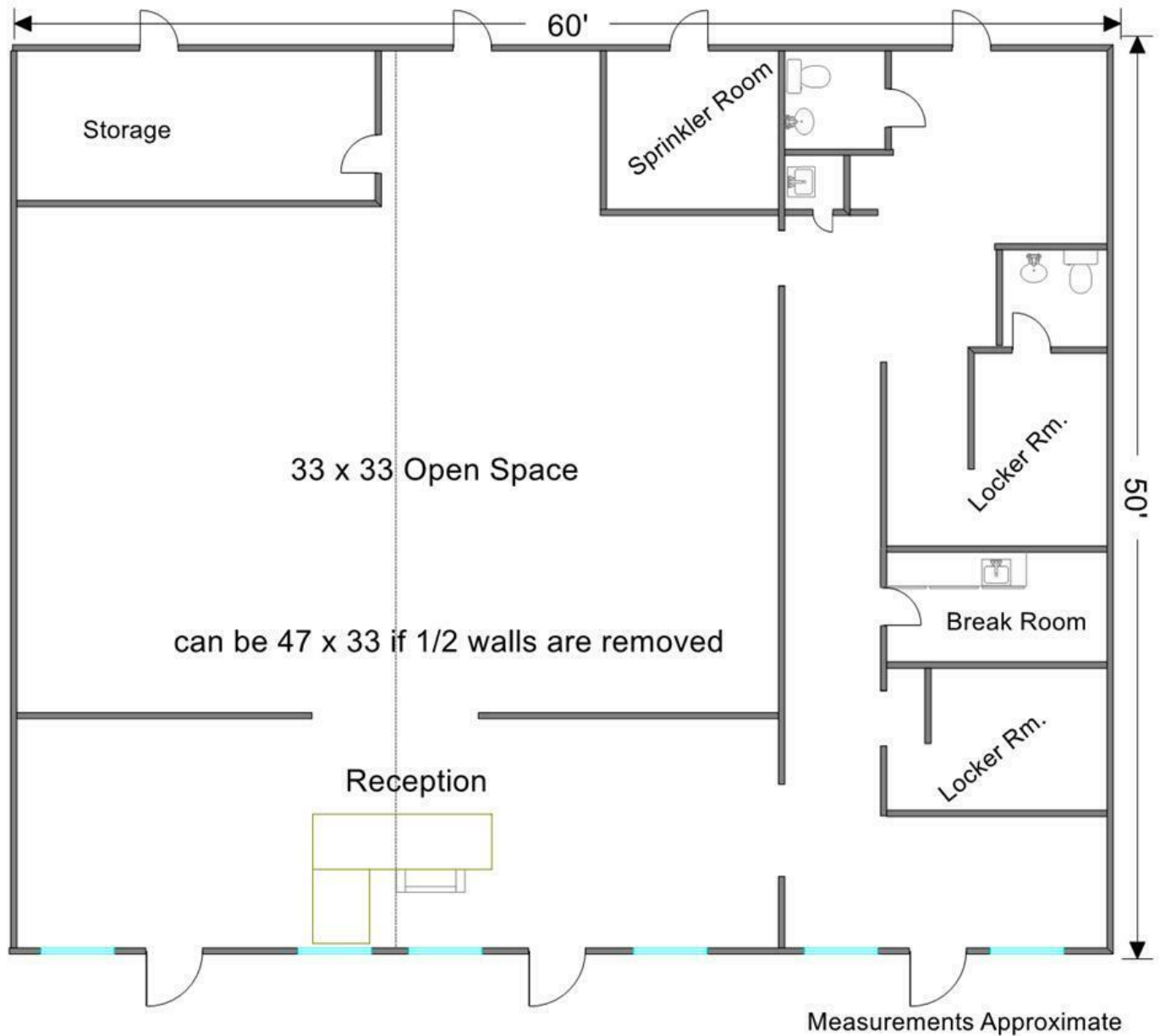
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