

2400 Lake Shore Dr
Woodstock, IL 60098

For Lease

MLS #11799660

RESTAURANT / RETAIL / OFFICE



RESTAURANT / RETAIL / OFFICE 2,130 - 4,500 SF

\$13.50 - \$15.00 PSF (GROSS)

**FORMER RESTAURANT SPACE
RETAIL OR OFFICE USE
2,130 SF - 4,500 SF**

4,500 SF End cap - former Craft Brewery restaurant space with hood and great Route 14 visibility and monument signage. Located at the signalized intersection of Lake Shore and Route 14 with over 15,000 vehicles per day.

Restaurant alternative use of office or retail. Space can be divided into a 2,130 SF space and a 2,370 SF space. See layout.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	1,003	13,770	51,244
Average HH Income	\$70,268	\$87,139	\$102,090

Specifications

Description:	Strip Center End Cap
Building Size:	17,600 SF
Year Built:	2006
HVAC System:	GFA/ Central Air
Electrical:	400 amp
Sprinklers:	Yes
Washrooms:	2 or 1 per/unit if Divided
Ceiling Height:	10 ft
Parking:	98 Common Front and Rear
Sewer/Water:	City
Zoning:	B3
CAM & Taxes	included
PIN #:	13-22-106-001

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Senior Broker
Michael Deacon
MichaelD@PremierCommercialRealty.com
O: 847.854.2300 xx28 C: 815.814.6500

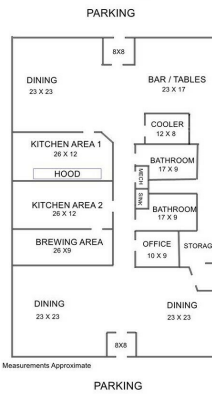
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Current Layout



Potential Layout



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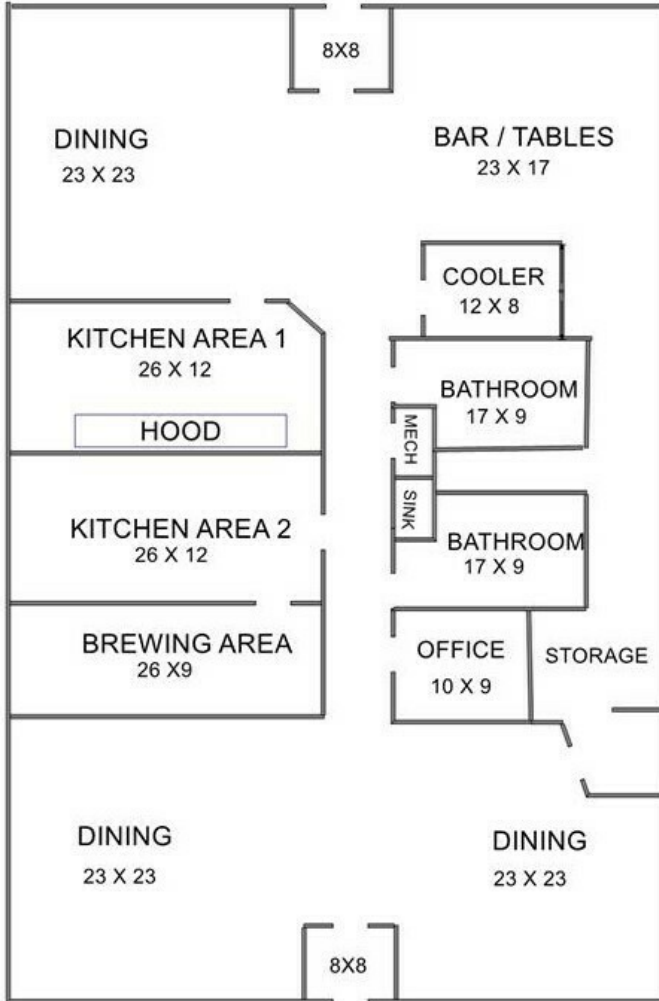
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Current Layout

PARKING

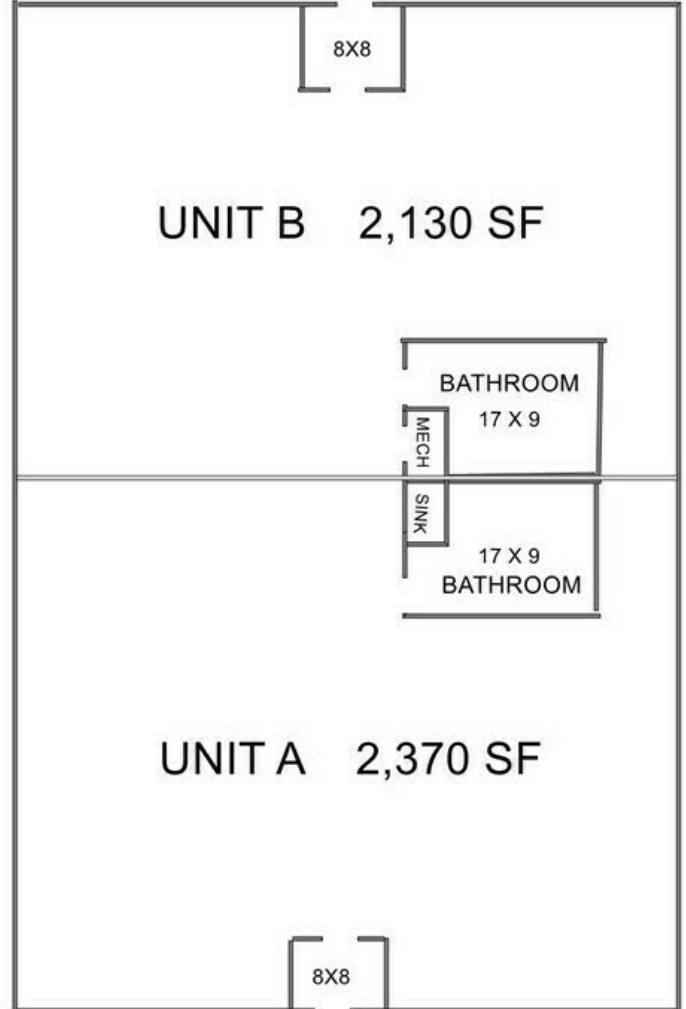


Measurements Approximate

PARKING

Potential Layout

PARKING



Measurements Approximate

PARKING

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