

# 2 West Grand Avenue

Fox Lake, IL 60020

# For Lease

MLS #11960277

RETAIL



RETAIL 870 - 1,100 SF

\$14.00 PSF (NNN)

Premium retail space in Fox Lake Commons at the signalized intersection of Route 12 and Grand Avenue. Ample lighted parking and Monument signage. High traffic counts with 10,250 vpd on Grand Avenue and 21,500 vpd on Route 12.

**Unit 101:** 870 SF end unit, former smoke shop with open retail in front and one office and bath in rear.

**Unit 112:** 1,100 SF inline former deli with 200 amp power, 10' ceilings in front area and 11'6" ceilings in rear storage area. 1 bath.

Join Key West Construction & Adjusters, West Marine, One Main Financial, Rosati's, Carlo's Mexican Grill, Blizz Nails and Hussle Barber Shop.

Demographics	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,261	4,314	8,888
Average HH Income	\$57,797	\$61,113	\$68,517

## Specifications

Building Size:	19,829 SF
Year Built:	1986
HVAC System:	GFA/ Central Air
Electrical:	110 Amp and 200 amp (#112)
Sprinklers:	yes
Washrooms:	1 per Unit
Ceiling Height:	10 ft
Parking:	Ample, Lighted
Sewer/Water:	City
Zoning:	B3
Taxes:	\$3.00 / SF
CAM:	\$2.75 / SF
PIN #:	05-09-212-020

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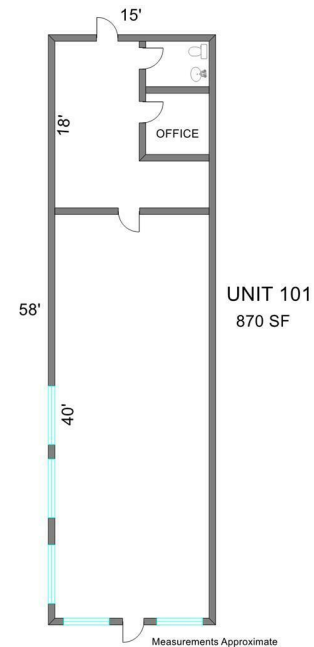
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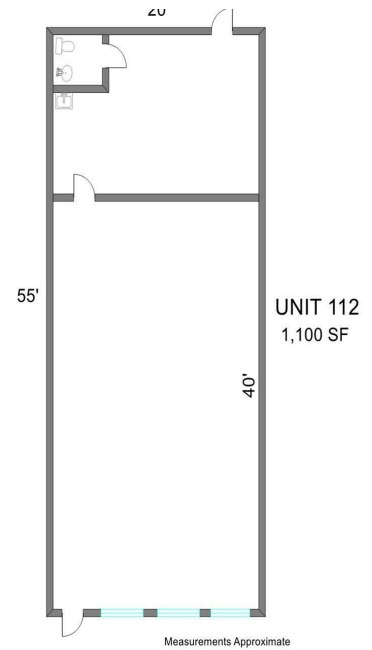
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