

11609 Catalpa Ln.
Woodstock, IL 60098

For Lease

MLS #12032067

RETAIL



RETAIL / OFFICE 1,400 SF

\$16.00 PSF (NNN)

Retail / Office Space
1,400 SF
Vanilla Box

UNIT 11609: 1,400 SF vanilla box with 1 ADA bath.

Visible from Route 14 (Northwest Highway), near Walmart, Menards, Kohl's and Blain's Farm & Fleet. Traffic counts of 13,600 vpd.

Come join Anytime Fitness, Great Clips, Lucky Bernie's and Benjamin Edwards & Co.

2 Monument signs (front and rear).

Demographics	1 Mile	3 Miles	5 Miles
Total Population	2,284	22,965	40,020
Average HH Income	\$94,368	\$83,000	\$94,467

Specifications

Building Size:	15,515 SF
Year Built:	2007
HVAC System:	GFA / Central Air
Electrical:	100 AMP
Sprinklers:	Yes
Washrooms:	1 ADA
Ceiling Height:	9'
Parking:	77 (Common)
Sewer/Water:	City
Zoning:	B3 PUD
Lease Term:	3-5 Years
CAM & Taxes	Cam: \$3.00 psf Taxes: \$2.95 psf
PIN #:	13-16-177-004

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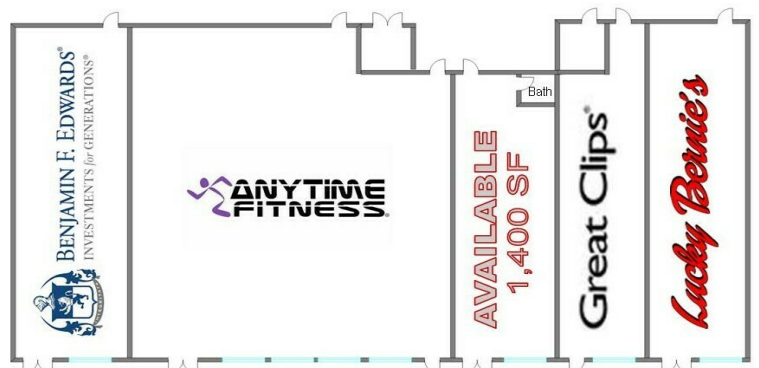
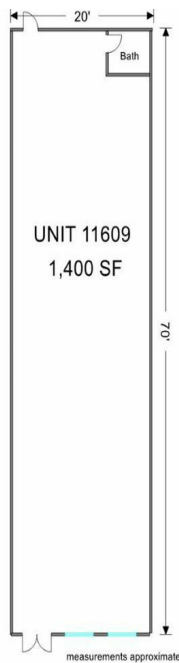
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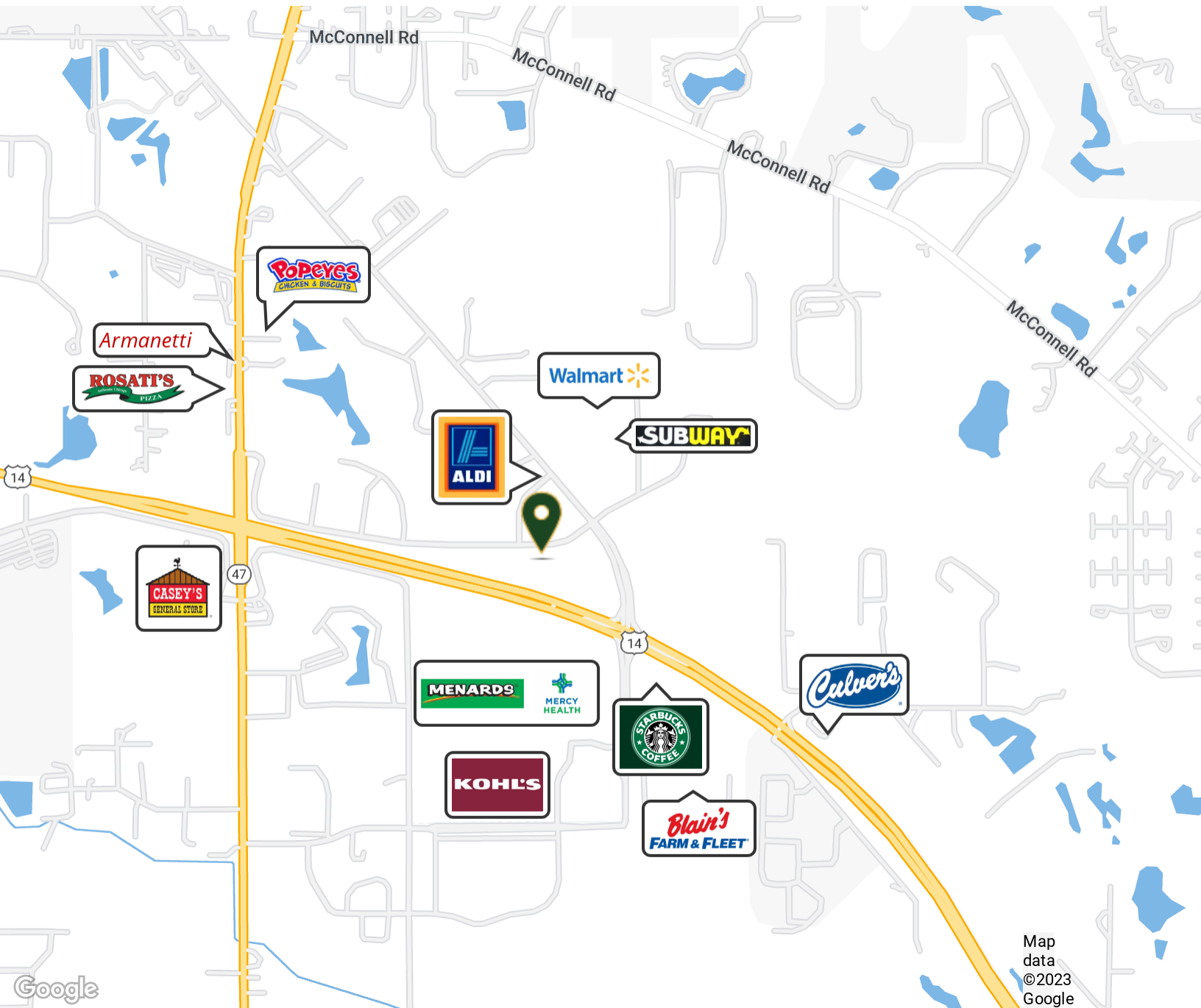
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