

Tartans Crossing
1925-1997 Huntley Road
W Dundee, IL 60118

For Lease

MLS #07092891

RETAIL



RETAIL 1,233 - 4,787 SF

\$16. PSF (NNN) (SEE DESCRIPTION)

4 Retail spaces available(1,233 – 4,787 SF) in brick retail center located on the same side of the street as Home Depot. Join Edward Jones, Eye Care Associates, Allstate, Arctic Wolf Ale House, The Skin Space Salon, Larkin Floral, Wellness & Nutrition Center and Scoo-B-Do's Pet Grooming. Surrounded by several residential and retail developments. Excellent traffic counts of over 14,000 vpd.

Unit 1925: 2,226 SF endcap warm shell space, 1 bath. Multiple entrances possible. **Total monthly rent \$3,735.97**

Unit 1935: 1,328 SF inline space warm shell , 1 bath, ready for buildout. **Total monthly rent \$2,228.83**

Unit 1943: 1,233 SF inline space warm shell, 1 bath, ready for build out. **Total monthly rent \$2,069.38**

Unit 1975: 1,748 SF warm shell, 1 bath, ready for build out. **Total monthly rent \$2,933.73**

Units 1925, 1935 and 1943 can be combined for a total of 4,787 SF. **Total monthly rent \$8,034.18**

Specifications

Center Size:	22,696 SF
Year Built:	2004
HVAC System:	Roof Mounted HVAC
Electrical:	200 AMP, 3 Phase
Sprinklers:	Yes
Washrooms:	Varies per Unit
Ceiling Height:	10 - 13 ft
Parking:	137 Spaces (Common)
Sewer/Water:	City
Zoning:	B2
Lease Term:	Negotiable
CAM & Taxes	CAM: \$1.78 psf (2023) Taxes: \$2.36 psf (2023)
PIN #:	03-21-251-015

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VP / Designated Managing Broker
Heather Schweitzer

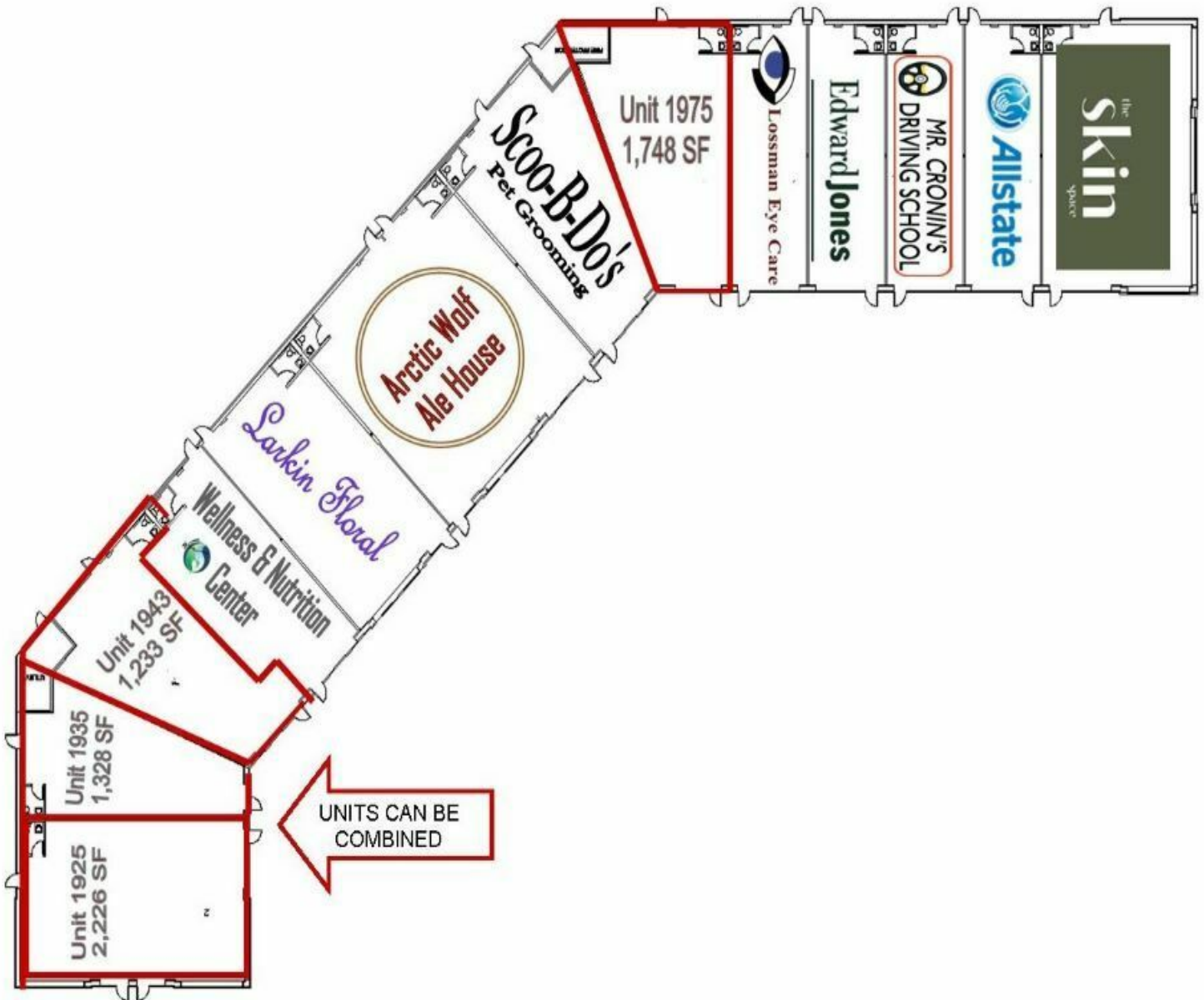
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