

# 150 S Eastwood (Route 47) Unit B

Woodstock, IL 60098

# For Lease

MLS #11691852

**RETAIL**



**RETAIL SPACE 3,800 SF**

**\$6,333/MO. \$16. PSF (NNN)**

**Retail Space  
±3,800 SF**

**Unit B:** 3,800 SF retail space located in busy shopping center with co-tenants including Ortho IL, FasTacos, Holzlager Brewing, Antioch Pizza Shop, and Sofie's Whiskey Wine & Eats.

Can be Turn Key Business. Former pet supply store with FF&E and grooming stations. Existing equipment is available (price to be negotiated). \$6,333/mo. total w/CAM & taxes.

Offering 500' of frontage with 3 access points to Route 47, monument signage and over 13,000 vehicles per day. Located directly across from Jewel-Osco.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	9,291	27,767	33,033
Average HH Income	\$87,379	\$102,201	\$106,409

**Specifications**

Building Size:	22,500 SF
Year Built:	1997-2019
HVAC System:	GFA/ Central Air
Electrical:	200 amp
Sprinklers:	Yes
Washrooms:	1 ADA
Parking:	+100 Common
Sewer/Water:	City
Zoning:	B3
Taxes:	\$1.90 psf (2023)
CAM:	\$2.10 psf
Lease Term:	3-5 Years
PIN #:	13-05-476-010

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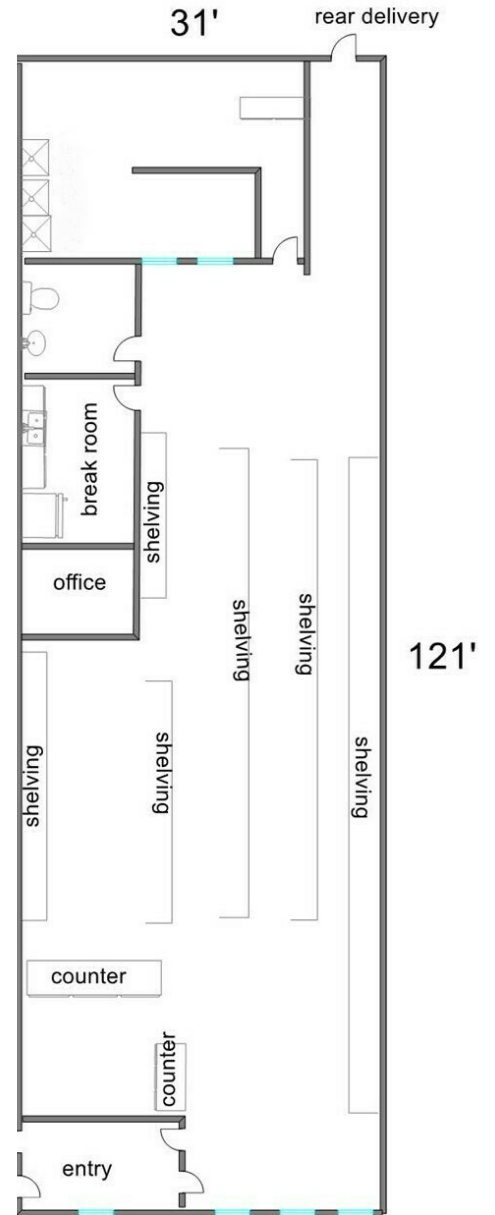
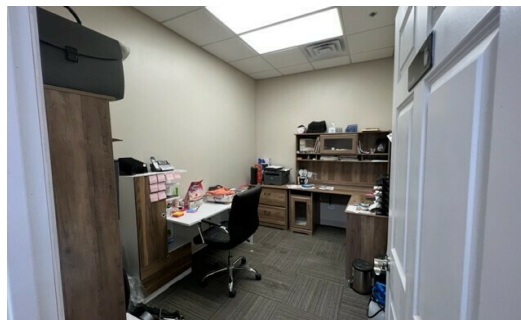
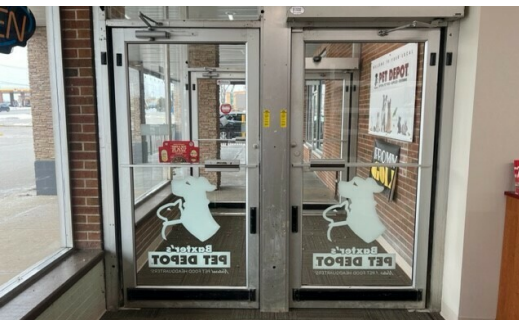
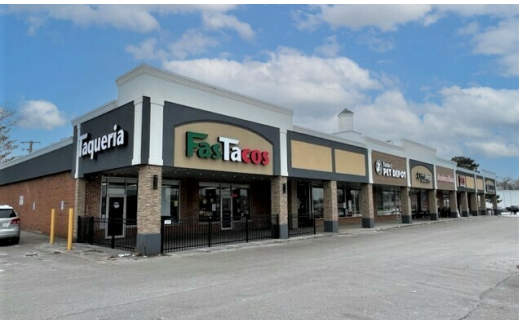
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measurements approximate

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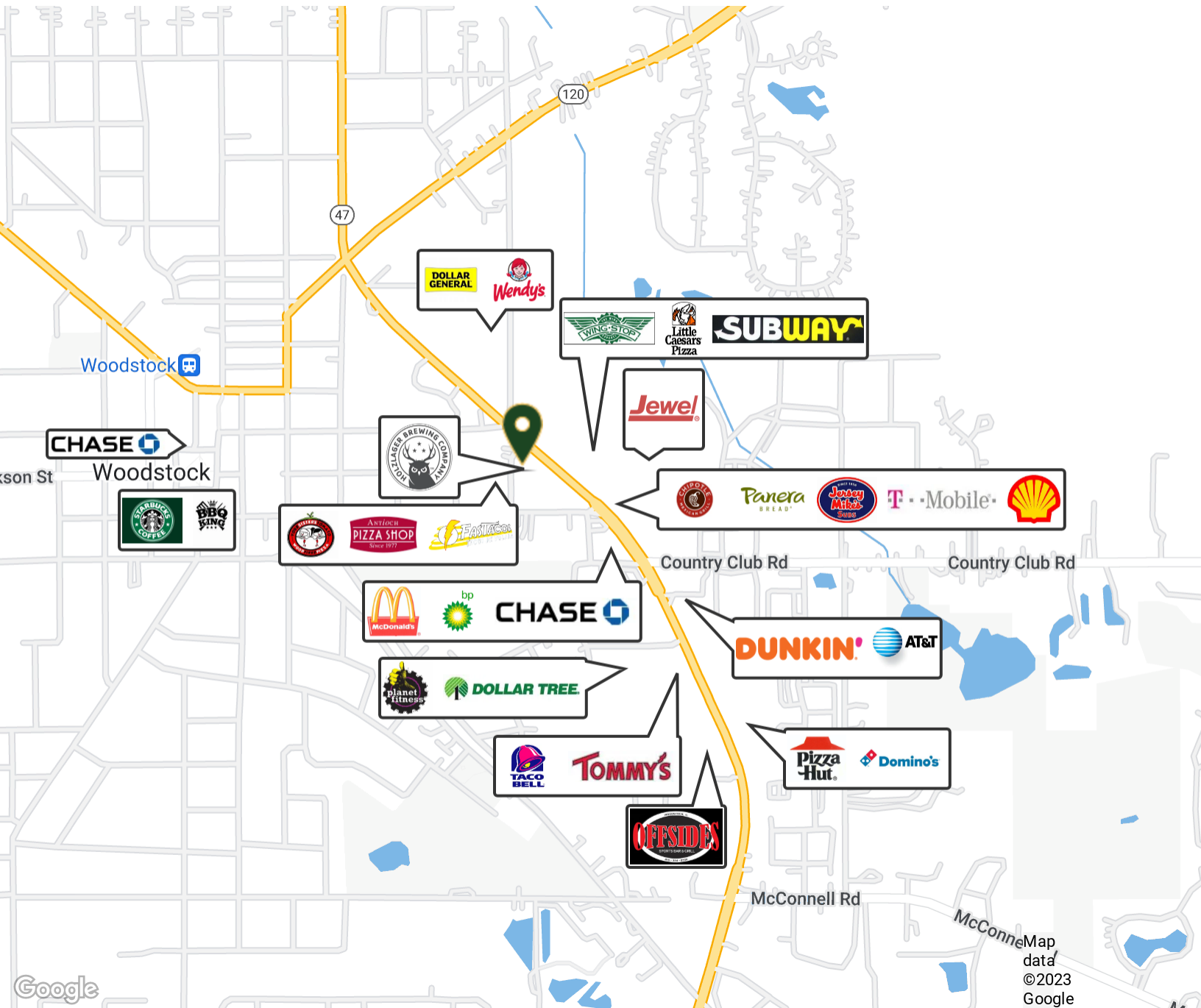
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