

1295 N Randall Road 101, #106-108

Crystal Lake, IL 60014

For Lease

MLS #11950315

RETAIL



RETAIL 1,620SF (END CAP) & 3,012 SF

\$18.PSF - 22. PSF (NNN)

RETAIL SPACE

1,620 SF (end cap) and 3,012 SF

Unit 101: 1,620 SF end cap with drive thru service window and 1 bath.

Ideal for coffee or fast food. \$22 psf NNN. **Total monthly including NNN \$4,064.**

Unit 106-108: 3,012 SF former gym has waiting area, open 33' x 33' (can be made 47'x 33') gym space, reception desk, 2 locker rooms, break room, 2 baths and storage area.

Ideal for any fitness use such as martial arts, fitness gym, yoga studio, dance studio, etc. \$18 psf NNN. **Total monthly including NNN \$6,551.**

High traffic/visibility location with over 30,000 vpd near Crystal Lake South H.S and many rooftops. Ample lighted parking and monument signage available.

Come join this busy shopping center with adjacent anchor tenant CVS plus Nancy's Pizza, Salon Mackk and Co., Jalsa Bar and Restaurant, Andy's Burritos, Hair and Art, Starbudz Café & CBD.

Specifications

Center Size:	16,592 SF
Year Built:	2008
HVAC System:	GFA / Central Air
Electrical:	200 amp
Sprinklers:	No
Washrooms:	Varies per Unit
Ceiling Height:	16 ft
Parking:	Common
Sewer/Water:	City
Zoning:	B1
Taxes:	\$3.91 psf (2023)
CAM:	\$4.19 psf (2024)
PIN #:	19-18-282-004

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VP / Designated Managing Broker

Heather Schweitzer

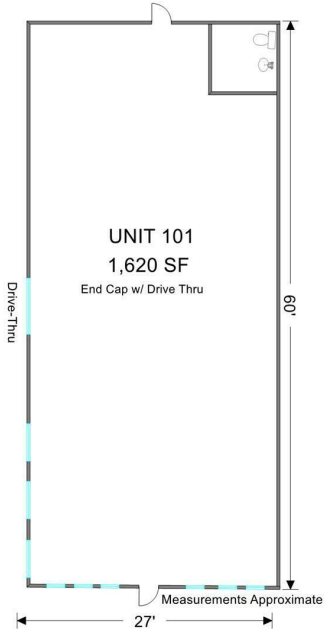
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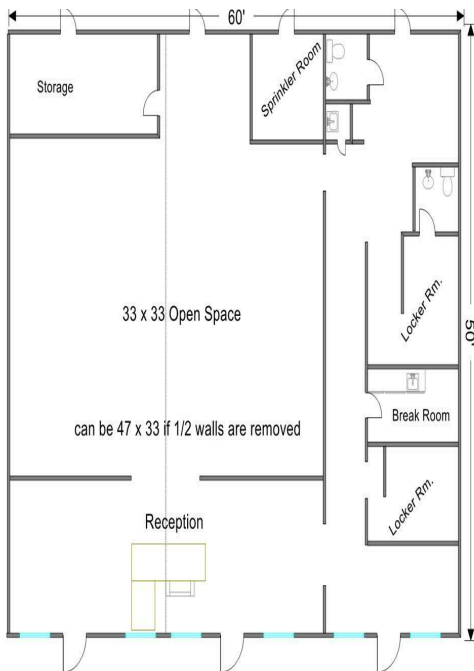
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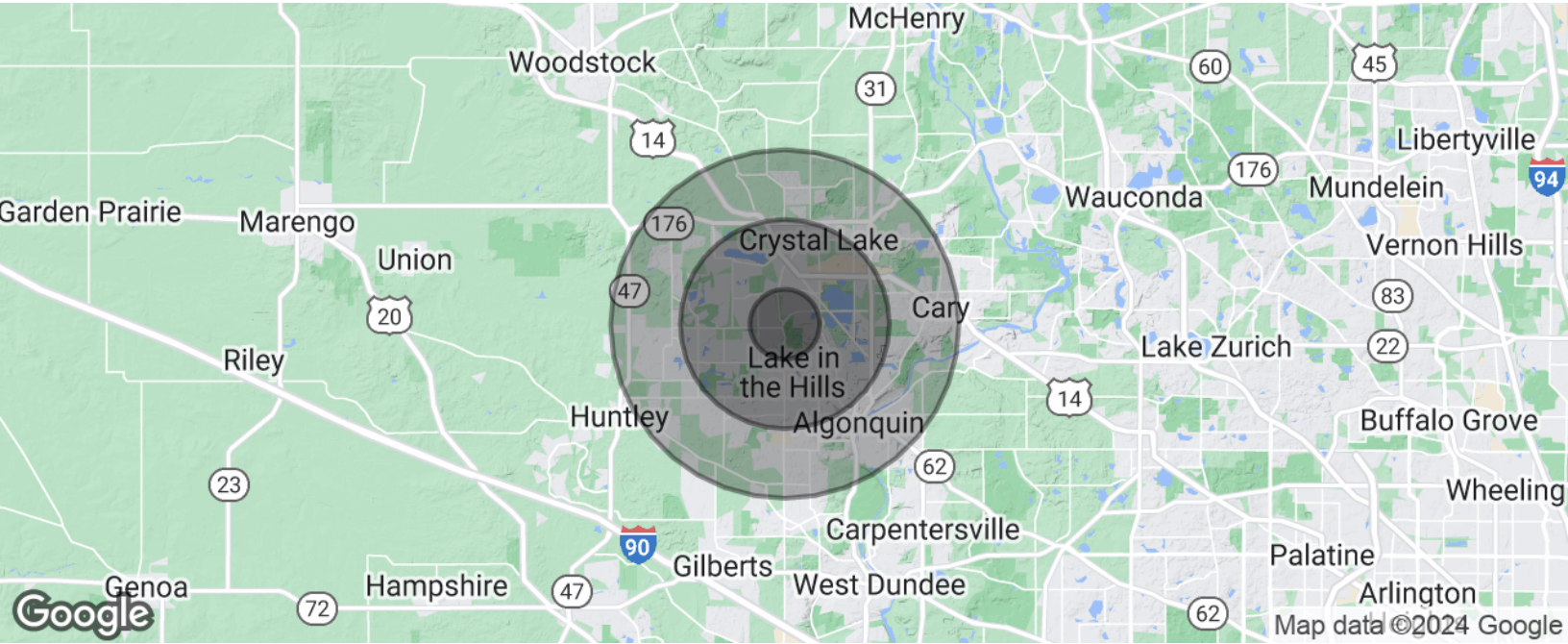
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Population	1 Mile	3 Miles	5 Miles
Total Population	10,667	67,386	146,805
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,011	24,589	52,077
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$109,955	\$131,859	\$143,857
Average House Value	\$293,424	\$317,752	\$331,637

Demographics data derived from AlphaMap

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