

# 35 Berkshire Dr Unit 2

Crystal Lake, IL 60014

# For Lease

MLS #12127122

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1,200 SF

\$1,950/MO (GROSS) \$19.50 PSF

### Retail Space

1,200 SF retail space available in popular Coventry Plaza. Come join Birds & Beasts Pet Store, Dairy Queen, Boost Mobile, Piano Trends and Blue Smoke Barbecue Supply store.

Good visibility and demographics. New parking lot and new pole signage available at tenant expense.

**Unit 2:** 1,200 SF former cleaners and owner will “vanilla box” the space for new tenant. \$1,950/mo. Gross.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,462	62,206	135,035
Average HH Income	\$87,511	\$122,016	\$141,065

### Specifications

Description:	Retail - Strip Center
Size:	24,000 SF
Year Built:	1985
HVAC System:	GFA/ Central Air
Electrical:	200 amp
Sprinklers:	No
Washrooms:	1
Ceiling Height:	12 ft
Parking:	Common / Lighted
Sewer/Water:	City
Zoning:	B1 PUD
CAM & Taxes	Included in Rent
PIN #:	19-08-426-010

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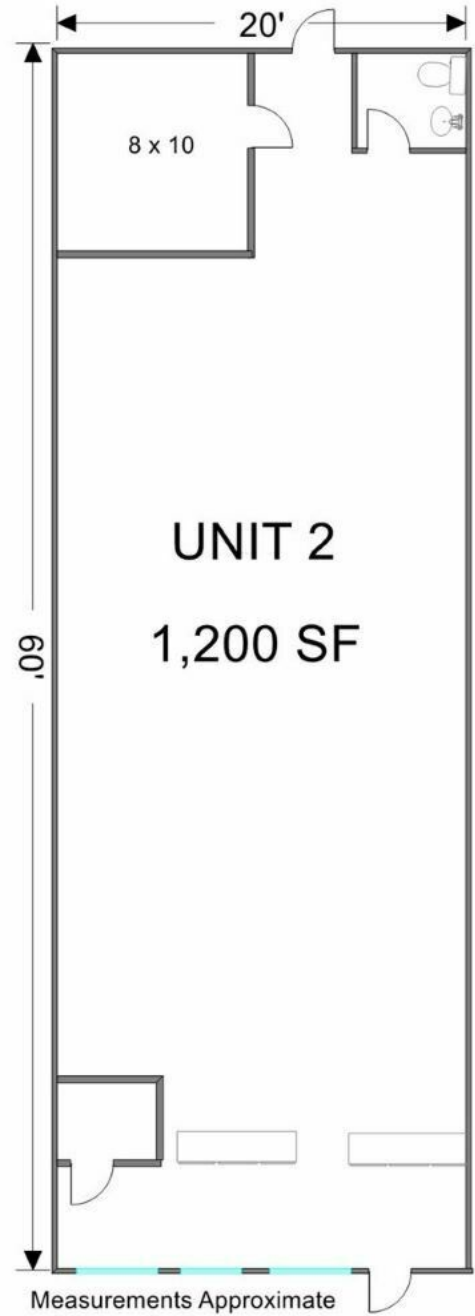
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