

# 13324-13328 Village Green Drive

Huntley, IL 60142

## For Lease

MLS #12071524

RETAIL

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RETAIL 1,200 - 2,400 SF

\$21.00 PSF (NNN)

### Huntley Village Green 1,200 SF - 2,400 SF

Two adjacent 1,200 SF retail spaces are available in the busy Jewel anchored center. Ideally located across from Del Webb Sun City with over 27,400 vehicles per day on busy Route 47.

**UNIT 13324** is a 1,200 SF space currently built out salon with front retail space, waiting area, 7 stations, 2 shampoo bowls, 1 private office, 1 breakroom w/ laundry hookup and 1 bathroom. Equipment negotiable. Potential for other uses. **Total monthly including NNN \$2,898.00**

**UNIT 13328** is a 1,200 SF former sandwich shop with grease trap and 2 baths. **Total monthly including NNN \$2,898.00**

Join Fox Valley Orthopedics Physical Therapy, Millie's Wine Bar, Chiro One, Northwest Podiatry, Huntley Realty, Golden Nail Studio and Four Seasons Cleaners. Just north of I-90 / Route 47 Interchange. Monument signage available

### Specifications

Center Size:	22,200 SF
Year Built:	2004
HVAC System:	GFA/ Central Air
Electrical:	200 amp
Sprinklers:	Yes
Washrooms:	Varies see Layout
Ceiling Height:	9 ft
Parking:	Common
Sewer/Water:	City
Zoning:	C2
Taxes:	\$4.37 psf (2023)
CAM:	\$3.61 psf
PIN #:	02-09-101-067

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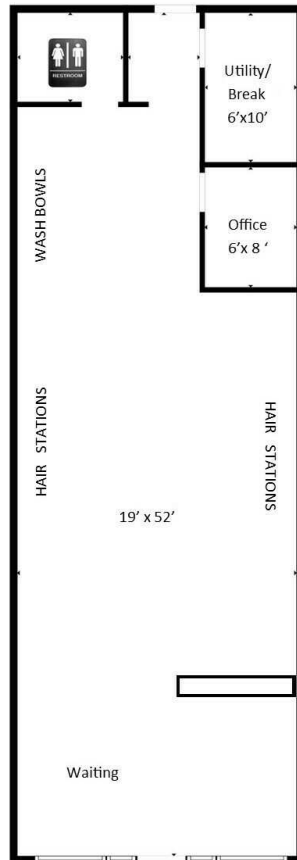
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UNIT 13324  
1,200 SF



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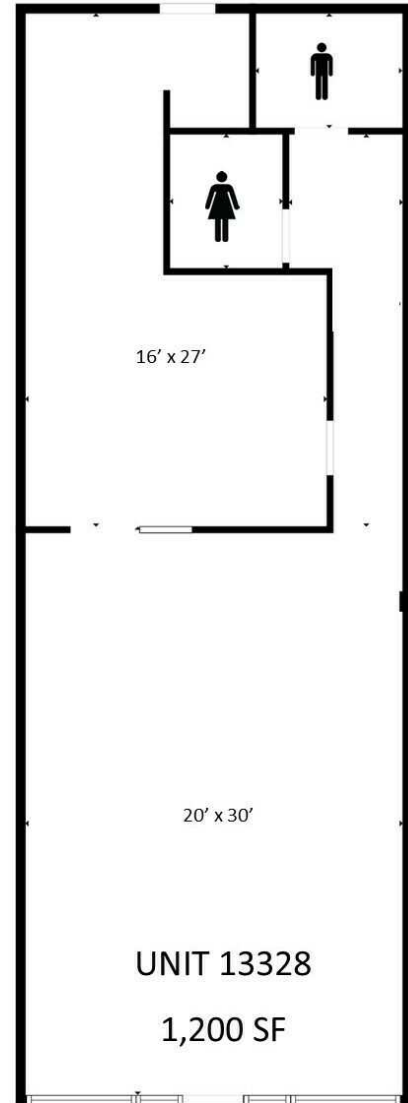
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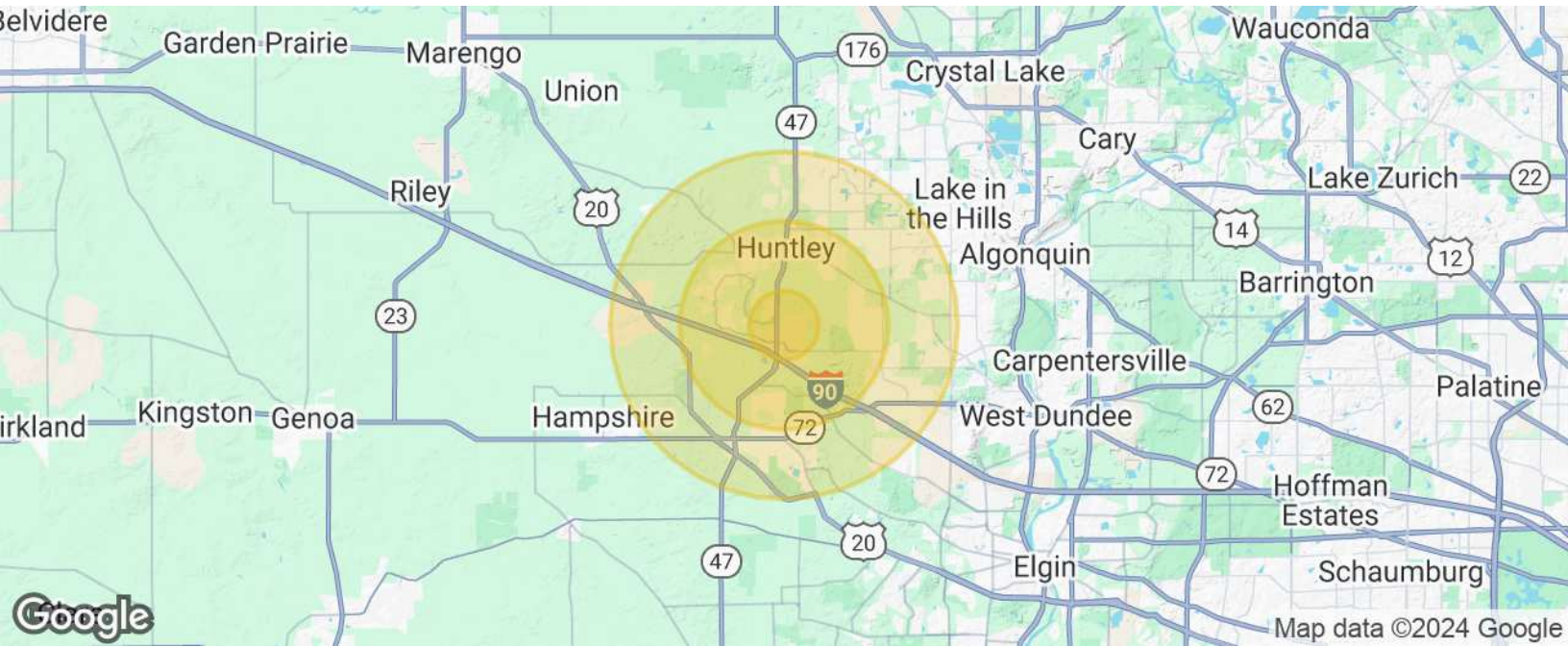
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Population	1 Mile	3 Miles	5 Miles
Total Population	1,496	23,809	75,798
Average Age	71	52	42
Average Age (Male)	71	52	41
Average Age (Female)	72	53	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	862	10,335	27,262
# of Persons per HH	1.7	2.3	2.8
Average HH Income	\$75,971	\$116,967	\$148,028
Average House Value	\$365,986	\$350,596	\$357,561

Demographics data derived from AlphaMap

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