

3103 Route 176
Crystal Lake, IL 60014

For Lease

MLS #11893571

RETAIL



RETAIL 2,400 SF

\$3,866/MO. \$15.PSF (NNN)
SEE SPECIAL INCENTIVE FOR 3+ YEAR LEASE

Salon / Spa Retail Space
2,400 SF
Special Incentive on 3+ Year Lease

Units C&D: 2,400 SF of retail space currently built out as a salon/spa and nail salon with many of the amenities already there.

Current layout has a reception desk, 4 styling stations (room for more), 2 hair sinks (w/ hookup for a 3rd), nail station area that can accommodate 4-6 (stations not included), 4 hookups for pedicure chairs (chairs not included), 4 private rooms 2 with sinks, 2 bathrooms, break area and washer dryer hookup (washer & dryer not included).

Monument signage and lighted facade signage available. Currently built out for a salon, this space can be used for other retail or office uses that fit within Prairie Grove's B zoning uses.

Total monthly rent \$3,866 (includes CAM & Taxes).

Special incentive of 3 FREE months plus 3 months at ½ price on a 3+ year lease.

Specifications

Description:	Retail - Street Retail
Building Size:	12,015 SF
Year Built:	2014
HVAC System:	GFA
Electrical:	100 amp
Sprinklers:	Alarm / Fire Ext.
Washrooms:	2
Ceiling Height:	10 ft
Parking:	Common
Sewer/Water:	Well/Septic
Zoning:	B
Lease Term:	Incentive for 3+ Yr.
CAM & Taxes	CAM \$1.18 Taxes \$3.15
PIN #:	14-26-476-015

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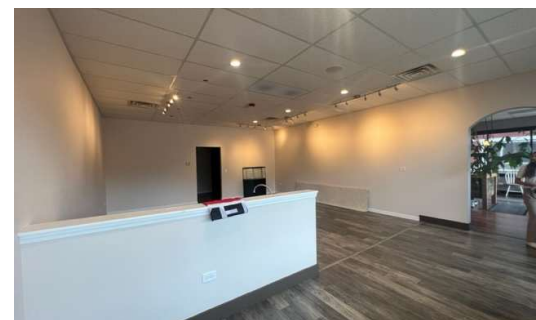
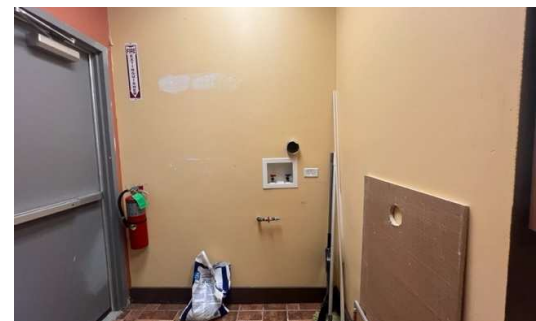
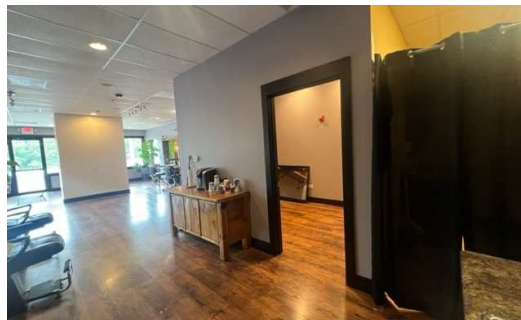
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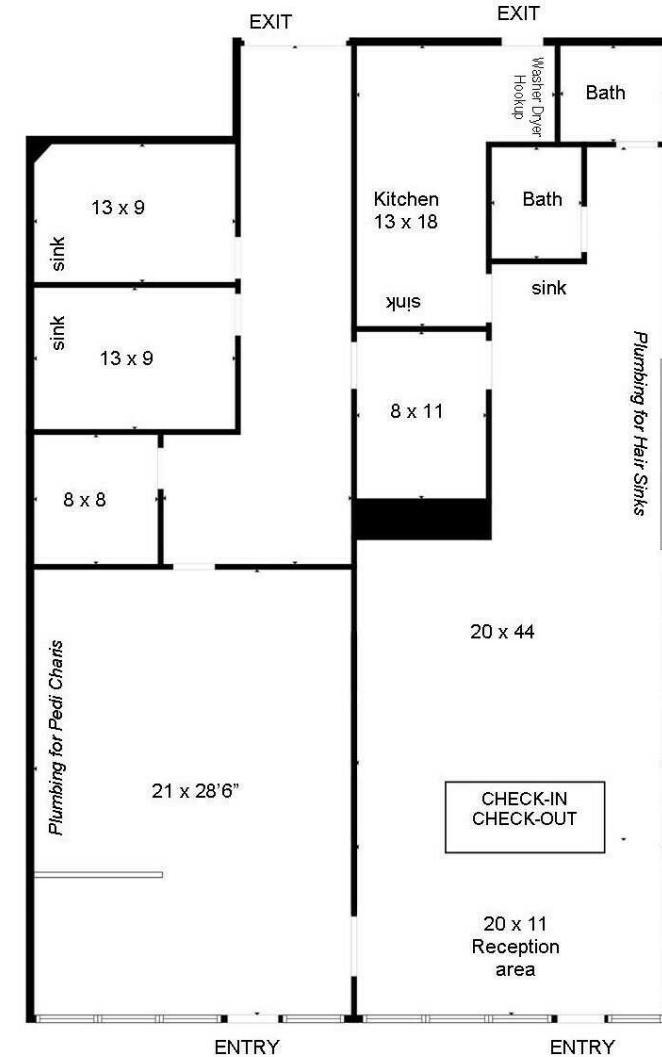
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UNITS C & D 2,400 SF



ALL MEASUREMENTS APPROXIMATE

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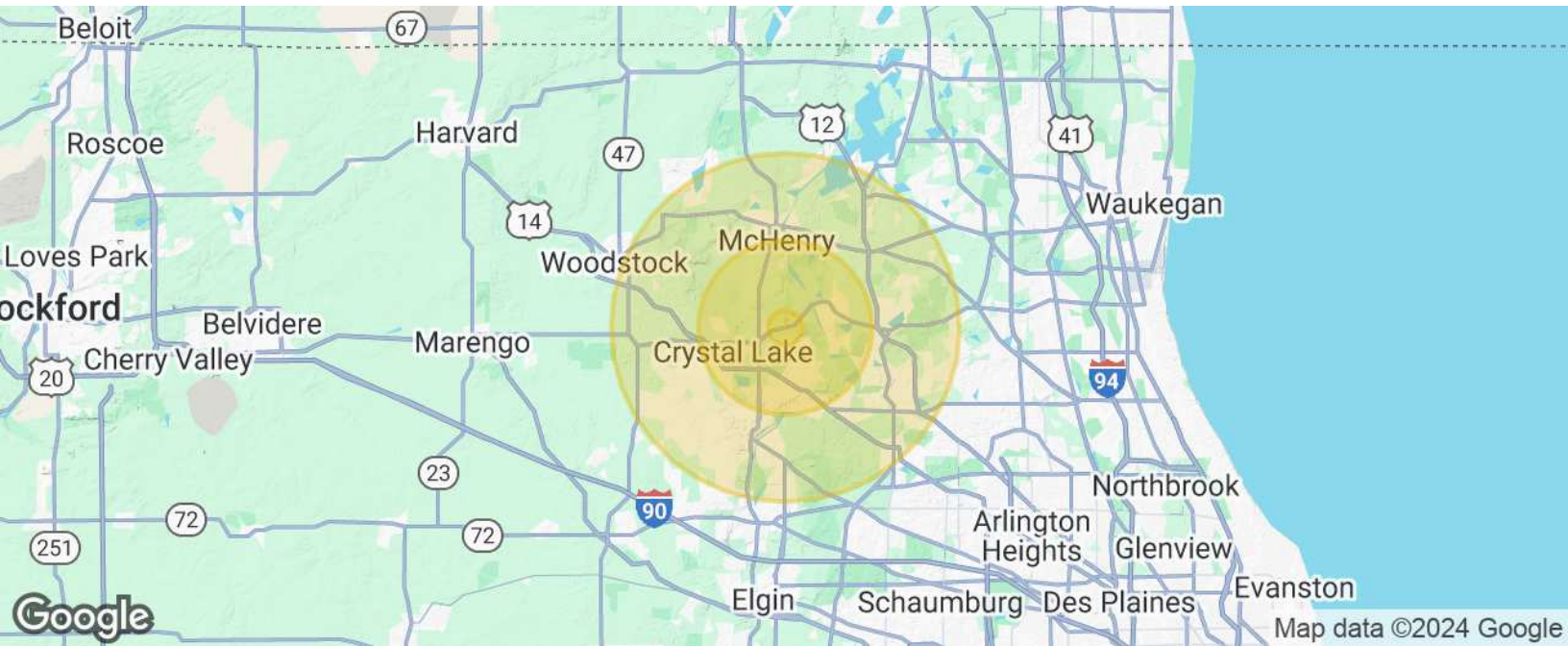


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Population	1 Mile	5 Miles	10 Miles
Total Population	1,617	81,527	356,168
Average Age	44	41	40
Average Age (Male)	42	41	40
Average Age (Female)	45	42	41

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	594	30,608	130,173
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$149,048	\$131,153	\$133,802
Average House Value	\$434,824	\$338,324	\$338,015

Demographics data derived from AlphaMap

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