

650 E Terra Cotta #106 & #110
Crystal Lake, IL 60014

For Lease

MLS #12162305

RETAIL



RETAIL/OFFICE SPACE 748 - 2,810 SF

\$16.00 SF/YR (NNN)

Unit 106: 748 SF Inline recently updated space with vinyl flooring and other upgrades. (1) bath and open floor plan \$16 PSF NNN

Unit 110: 2,810 SF End Cap with DRIVE THRU WINDOW. Former office/financial space with 4 private offices, open clerical, kitchen and (2) baths \$16 PSF NNN.

THIS SPACE IS DIVISIBLE.

Unit 110A: 1,807 SF End Cap with open clerical, private office, kitchen/break room, 1 bath and I.T. room. \$16 psf NNN.

Unit 110B: 1,003 SF Entrance on side of building, open clerical, 3 private offices and 1 bath. \$16 psf NNN.

Lighted monument signage. Triple net lease and pass thru costs of \$6 psf. Center is located on north side of Crystal Lake, just minutes from Route 31, Route 14 and downtown business district. Locally owned and operated. Landlord prefers minimum 3 year lease term.

Specifications

Center Size:	16,000 SF
Year Built:	2005
HVAC System:	GFA / Central Air
Electrical:	200 AMP
Sprinklers:	Yes
Washrooms:	Varies Per Unit
Ceiling Height:	12 ft
Parking:	64 (Common)
Sewer/Water:	City
Zoning:	B2P
CAM & Taxes:	CAM: \$2.55 psf Taxes: \$3.45 psf
PIN #:	14-33-277-006

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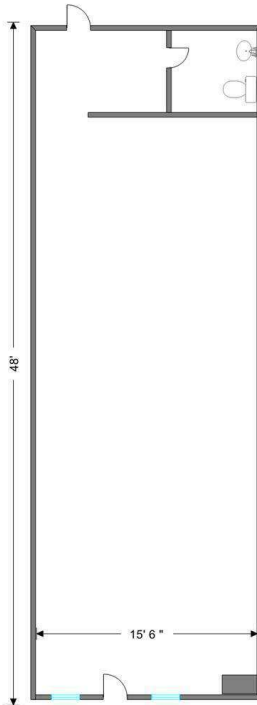
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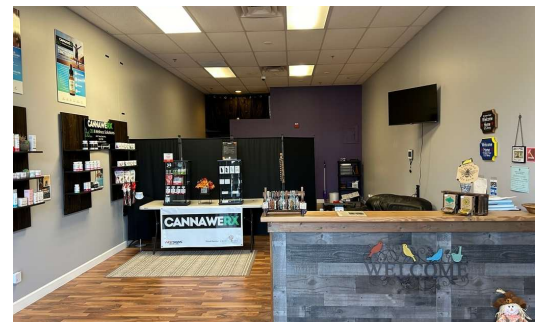
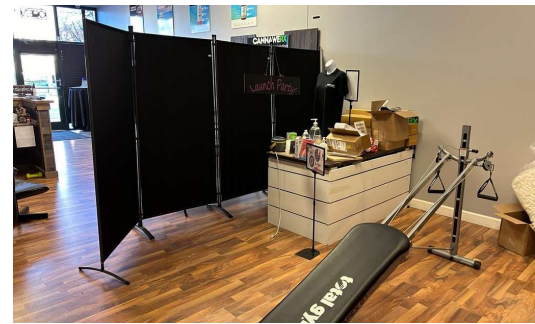
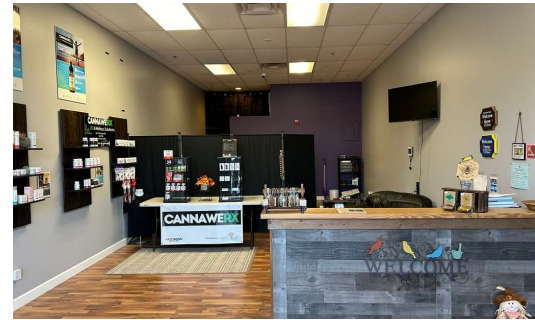
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UNIT 106
748 SF

Measurements Approximate



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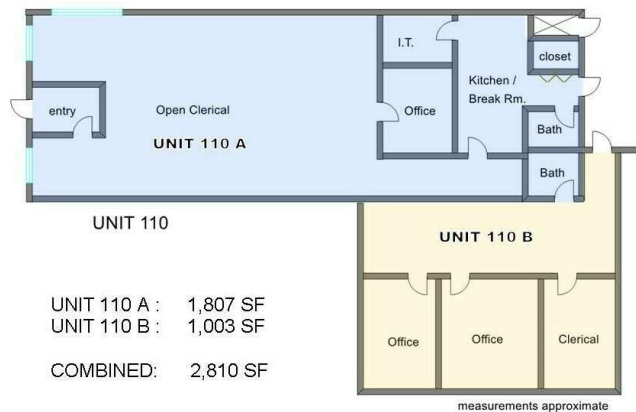
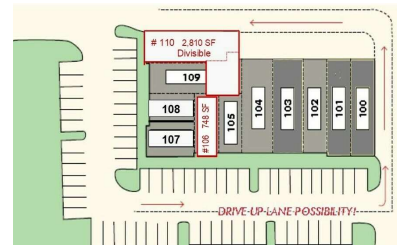
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UNIT 110 A : 1,807 SF
UNIT 110 B : 1,003 SF
COMBINED: 2,810 SF

measurements approximate

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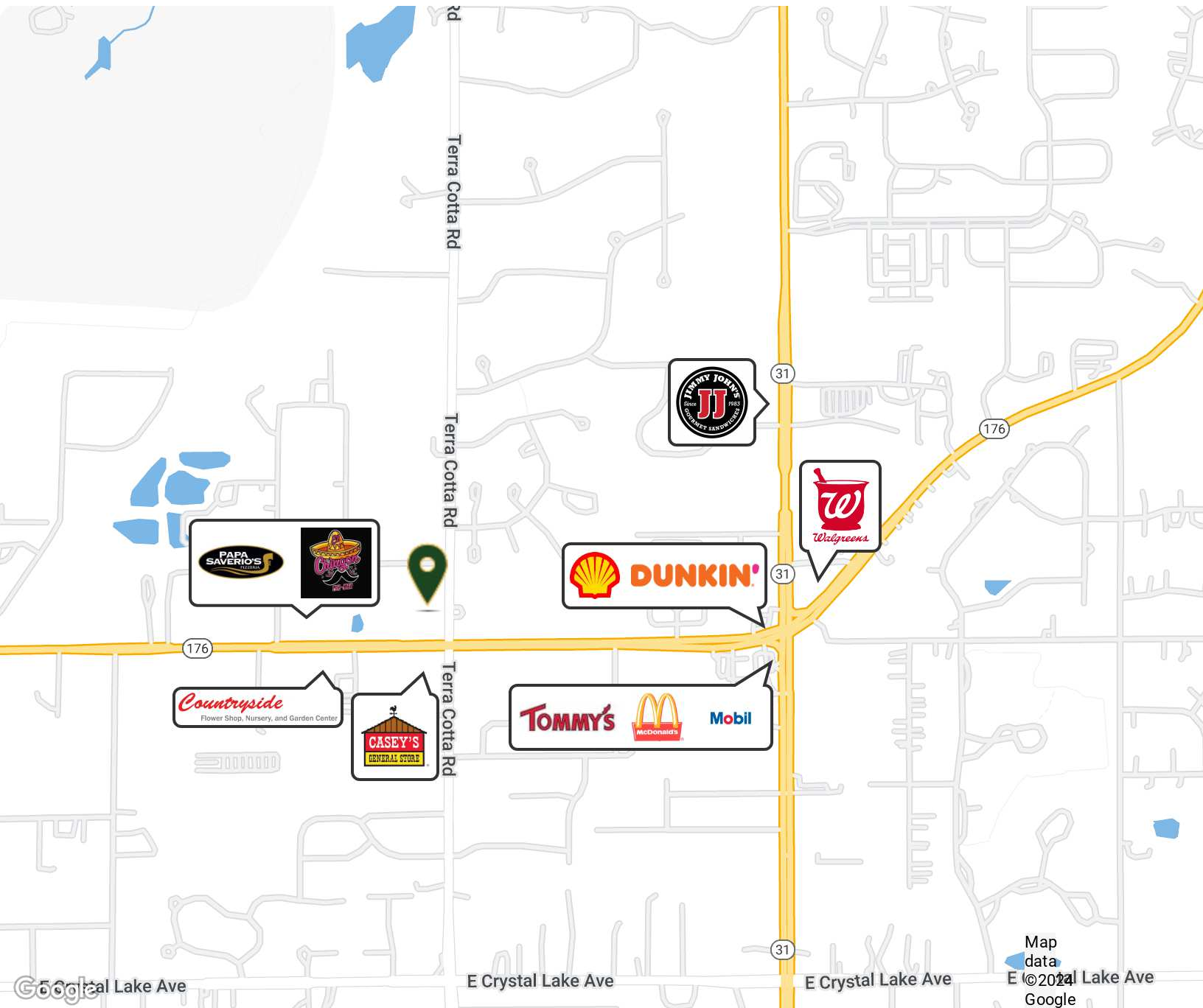
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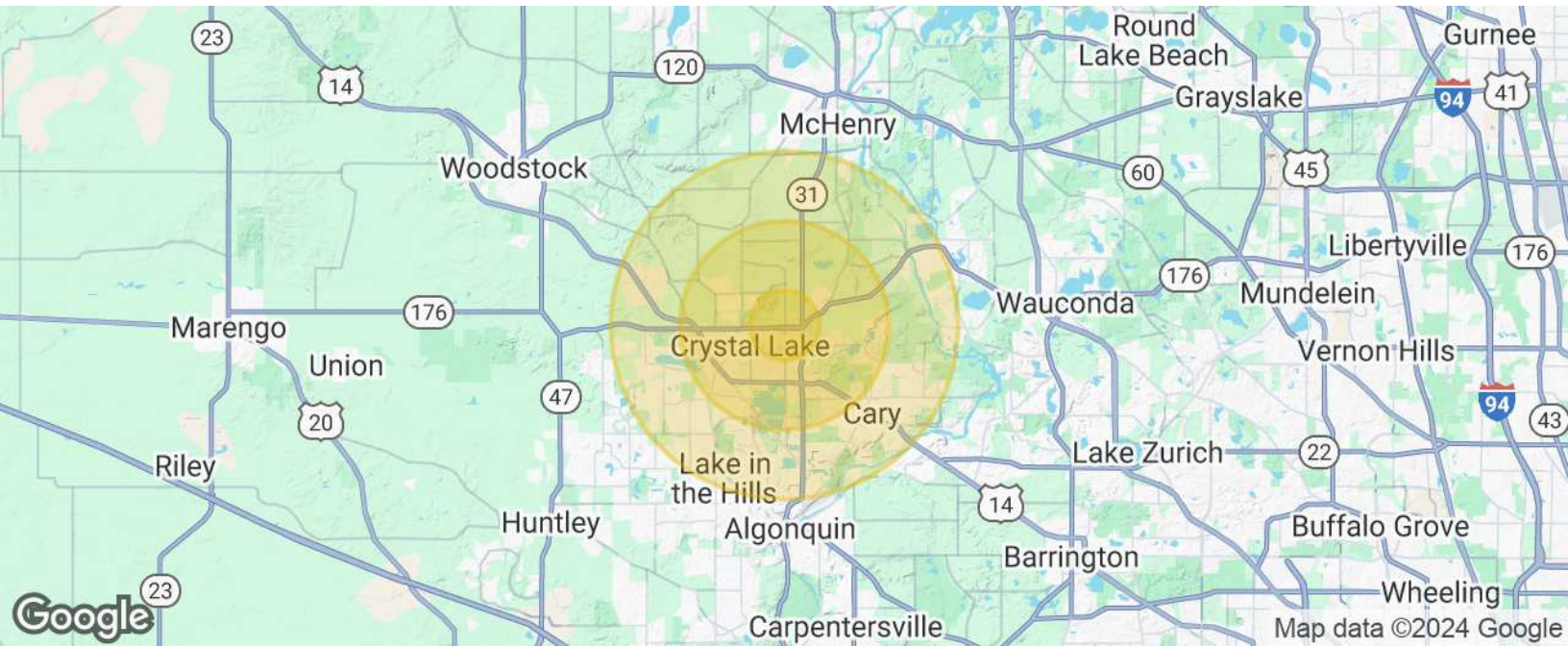
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,580	35,870	100,227
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	43	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,670	13,404	37,418
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$135,542	\$126,873	\$131,334
Average House Value	\$346,250	\$332,878	\$331,696

Demographics data derived from AlphaMap

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