

# 661 S Eastwood Dr. (Route 47)

Woodstock, IL 60098

## For Lease

MLS #12403041



RETAIL / OFFICE

1,750 SF

\$3,164.58/MO TOTAL

\$15.PSF(NNN)

### RETAIL OR OFFICE SPACE

Prime location on busy Route 47 between Route 120 and Route 14 with traffic counts of 13,200 vpd.

1,750 SF open space with 2 ADA bathrooms, utility room, storage closet, walk in cooler and stand alone cooler (both can stay or go).

Ideal location for retail, office or café. New lighted monument signage available. \$3,164.58 total monthly, including NNN. Come join Family Dentistry of Woodstock, Pizza Hut, Pro-Nails, AutoTech, PawStock and more.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,066	27,797	34,532
Average HH Income	\$88,349	\$102,310	\$108,395

### Specifications

Center Size:	7,400 SF
Year Built:	1993
HVAC System:	GFA / Central Air
Electrical:	200 amp
Washrooms:	2 ADA
Ceiling Height:	12 ft
Parking:	Common
Sewer/Water:	City
Zoning:	B3
CAM & Taxes	CAM: \$2.82 psf Taxes: \$3.88 psf
PIN #:	13-09-103-001

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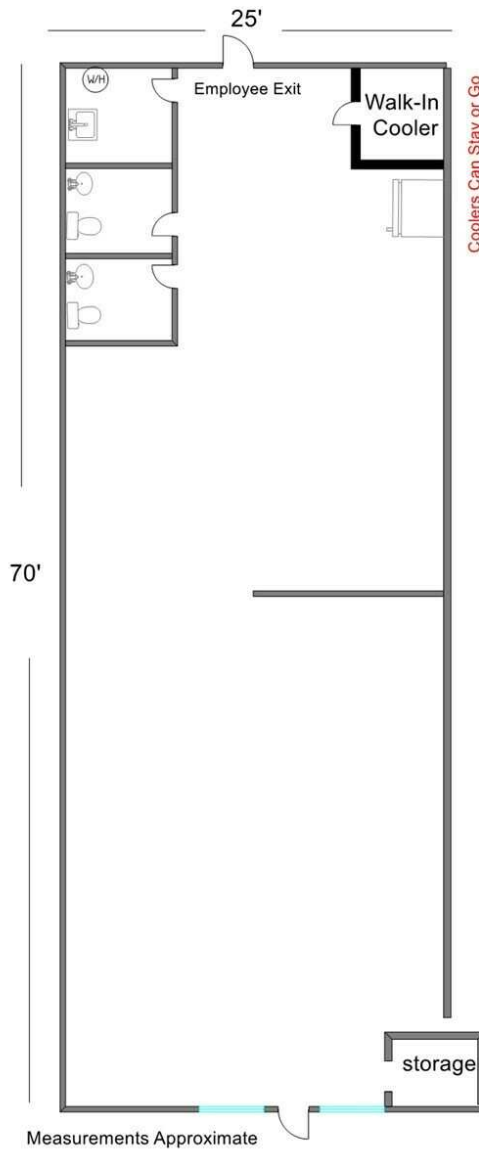
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