

# 1049 W Main St (Route 72)

Sleepy Hollow, IL 60118

## For Lease

MLS #12292130

RETAIL



RETAIL 4,800 SF DIVISIBLE TO 1,200 SF

\$1,950 - \$7,800/MO. \$19.50 SF/YR (GROSS)

### FORMER MARTIAL ARTS STUDIO

4,800 SF

Divisible to 1,200 SF

4,800 SF Former Martial Arts studio ready for tenant with minor work needed. Large sparring area with elevated floor and spectator benches. Open area with epoxy floors, foyer, built in service counter, private office, separate 21'x18' studio, break room, two double stall bathrooms. Space can be divided into 1,200 SF spaces.

Great visibility on Route 72 across from former Springhill Mall with over 20,400 vpd. Lots of natural lighting, ample parking. \$1,950 to \$7,800/mo. Gross.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,489	46,807	148,037
Average HH Income	\$131,500	\$118,213	\$119,252

### Specifications

Description:	Former Martial Arts Studio
Building Size:	16,800 SF
Year Built:	2006
HVAC System:	GFA/ Central Air
Sprinklers:	yes
Washrooms:	2 Multi Stall
Ceiling Height:	11 ft
Parking:	Common
Sewer/Water:	City
Zoning:	B2
Lease Term:	Negotiable
CAM & Taxes	Included in Lease
Electrical:	100 amp
PIN #:	03-21-452-060

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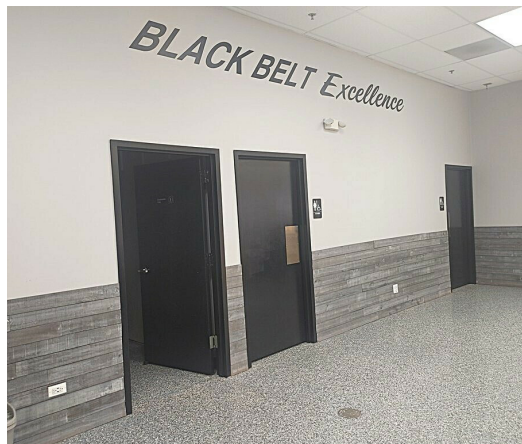
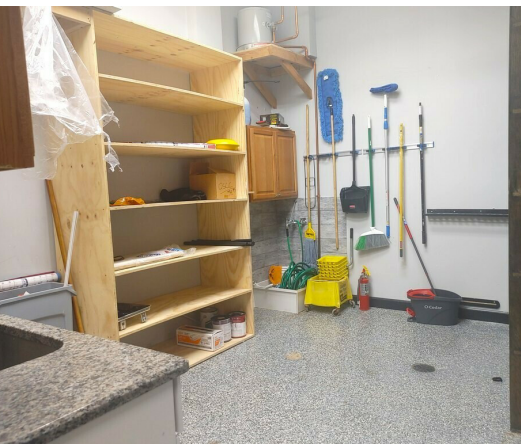
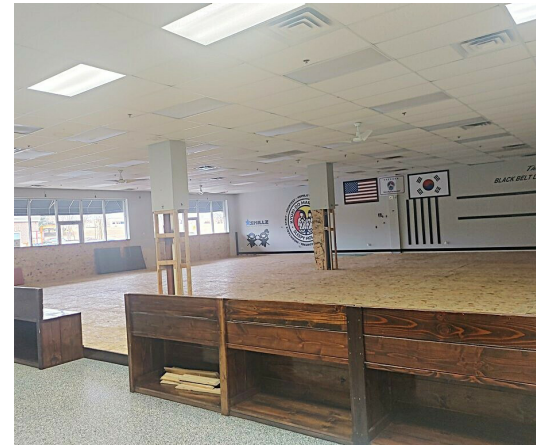
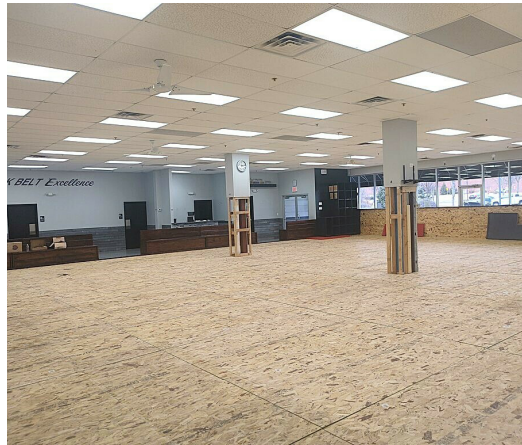
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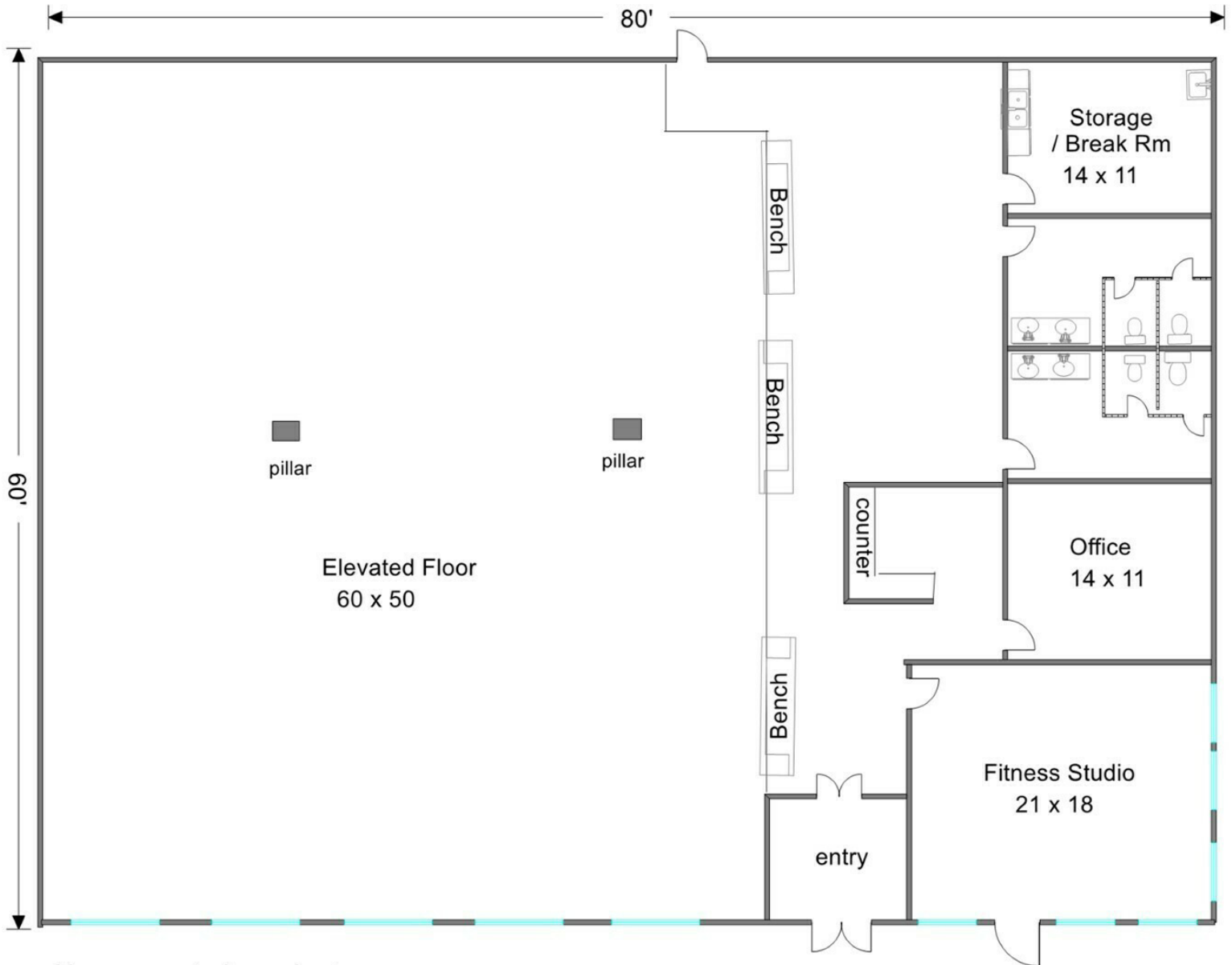
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Measurements Approximate

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