

4 Cedar Ridge Dr.

Lake In The Hills, IL 60156

For Lease

MLS #12366485

OFFICE / RETAIL



OFFICE / RETAIL 907 - 2,973 SF

\$16.00 PSF (NNN)

Retail / Office Space 2,973 SF (divisible)

Units C,D,E: Currently 2,973 SF divisible into three smaller spaces ranging from 907 SF, 1,033 SF, 1,940 or 2,066 SF. (see layout and possible combinations). Space is currently vanilla box, ready for new layout.

Ideal for office, medical or retail uses. Located just off of busy Algonquin Road (Route 62) and just east of the Randal Road intersection.

\$16 psf NNN with \$9.19 psf CAM and Taxes (\$5.09 CAM - \$4.10 Taxes). Tenant responsible for utilities.

Owner is an IL Licensed Real Estate Broker.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	11,432	64,405	143,568
Average HH Income	\$121,414	\$138,654	\$140,120

Specifications

Building Size:	6,200 SF
Year Built:	1999
HVAC System:	GFA/ Central Air
Electrical:	200 Amp
Sprinklers:	Yes
Washrooms:	1 ADA per Unit
Ceiling Height:	9'
Parking:	Common
Sewer/Water:	City
Zoning:	B-2
Taxes:	\$4.10 psf (2024)
CAM:	\$5.09 psf (2024)
Utilities:	Tenant Responsibility
PIN #:	19-29-179-022

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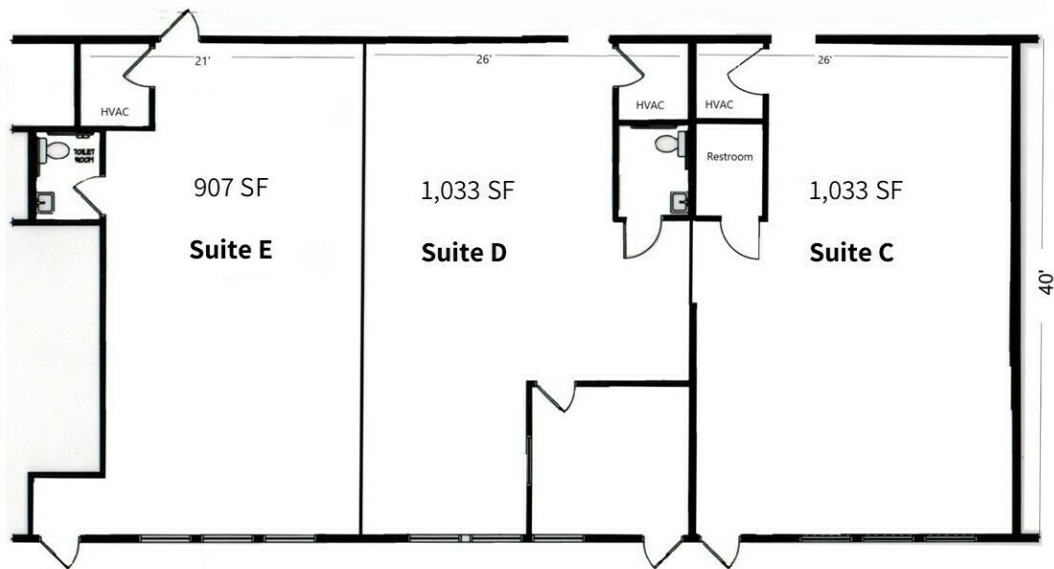


President / Designated Managing Broker
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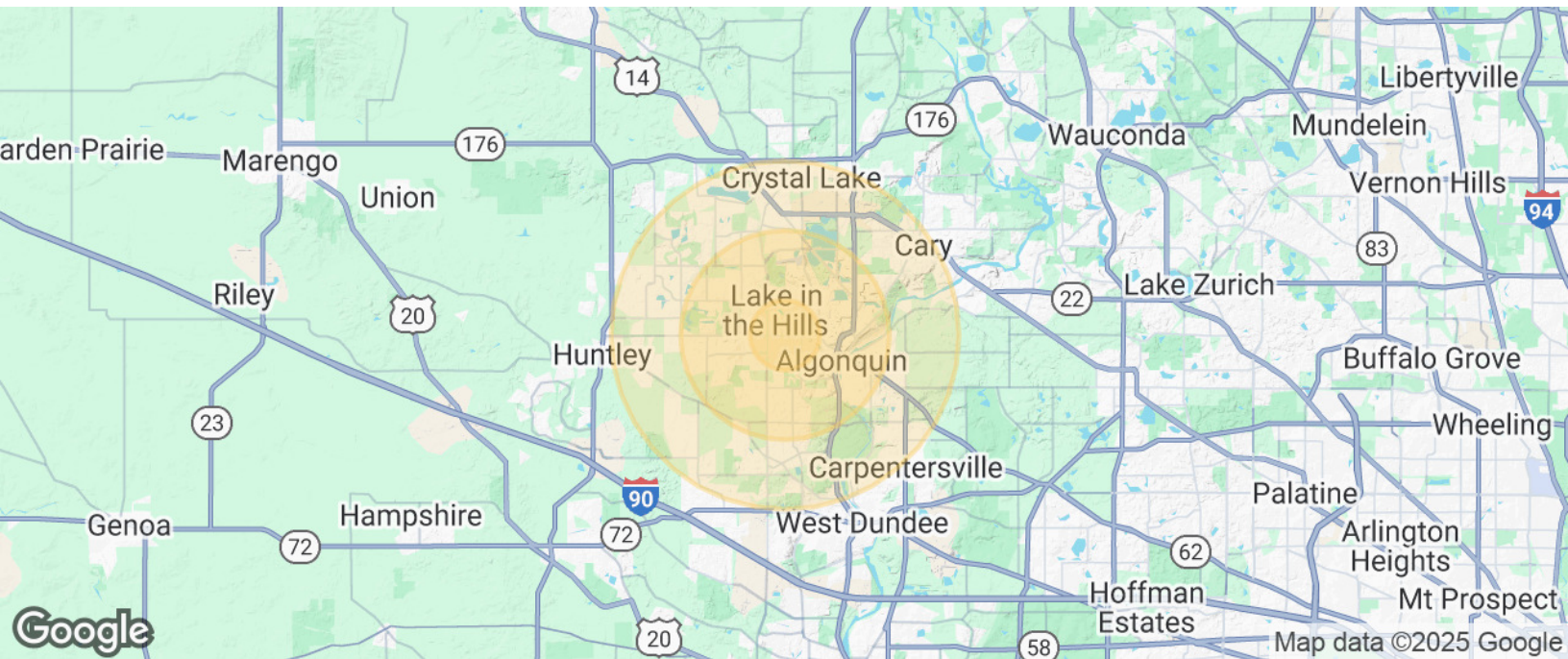
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Population	1 Mile	3 Miles	5 Miles
Total Population	11,432	64,405	143,568
Average Age	41	40	39
Average Age (Male)	40	39	39
Average Age (Female)	42	41	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,322	23,298	50,693
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$121,414	\$138,654	\$140,120
Average House Value	\$303,201	\$322,950	\$323,787

Demographics data derived from AlphaMap

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