

# 626-632 E. State Rd. (Route 176)

Island Lake, IL 60042

## For Lease

MLS #12551383

FORMER BANQUET



FORMER BANQUET 1,300 - 5,800 SF

\$5,800/MO. \$12. PSF (GROSS)

### Former Banquet Facility

**Unit 626-632:** 5,800 SF banquet facility is available for immediate occupancy. Gross rent is \$5,800/mo (\$12. psf with a minimum three-year lease).

Current seating capacity is 300+ with 40 tables, all positioned on a terrazzo floor.

Space includes a full service bar, stage for band or wedding party, huge dance floor, oversized bathrooms, separate area for coolers and a freezer and several storage /prep areas). All of the furniture, fixtures and equipment are scheduled to be available for the next tenant if the space is leased as another banquet facility.

There is a large electronic message board atop the roadside monument sign that is dedicated primarily for use by this facility and the adjoining restaurant.

This space incorporates 4 retail spaces ranging from 1,300 to 1,500 SF. The entire space can be downsized into any combination of two, three or four units ranging from 1,300 – 4,500 SF.

### Specifications

Building Size:	21,300 SF
Year Built:	1997
HVAC System:	GFA/ Central Air
Electrical:	100 amp
Sprinklers:	Yes
Washrooms:	3
Ceiling Height:	10 ft
Parking:	Common / 110 Spaces
Sewer/Water:	City
Zoning:	B2
Utilities:	Tenant Responsibility
CAM & Taxes	Included
PIN #:	09-28-204-011

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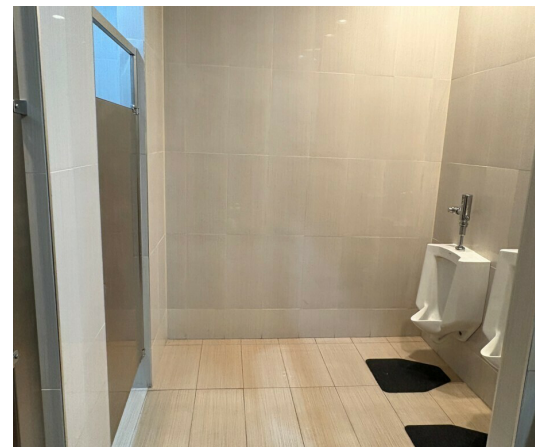
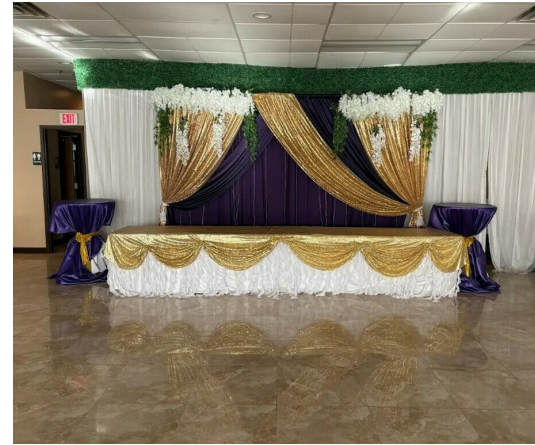
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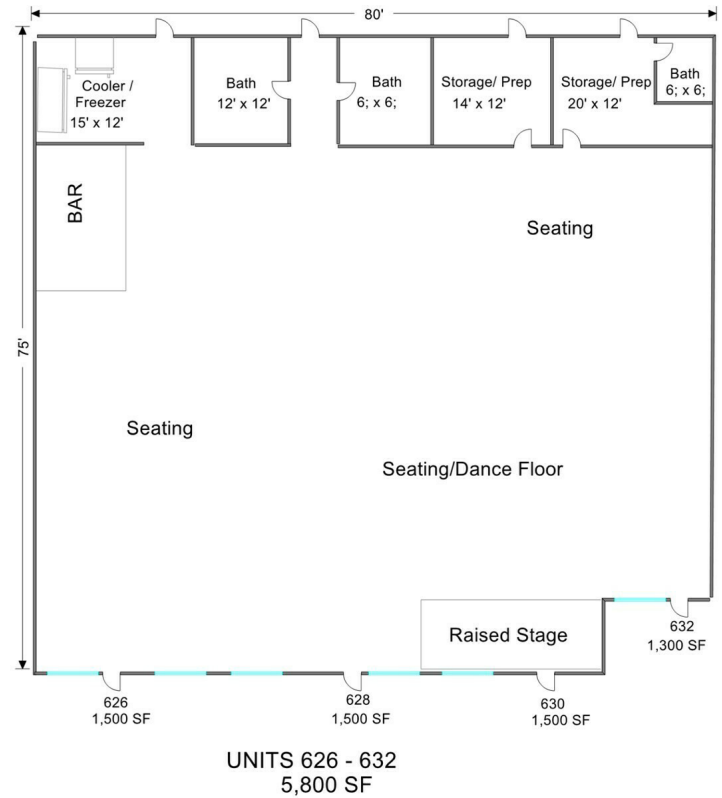
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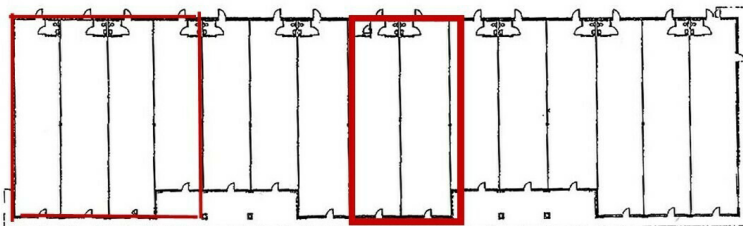
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FRONT ELEVATION



626 - 632  
5,800 SF  
Banquet

640-642  
3,000 SF  
Restaurant

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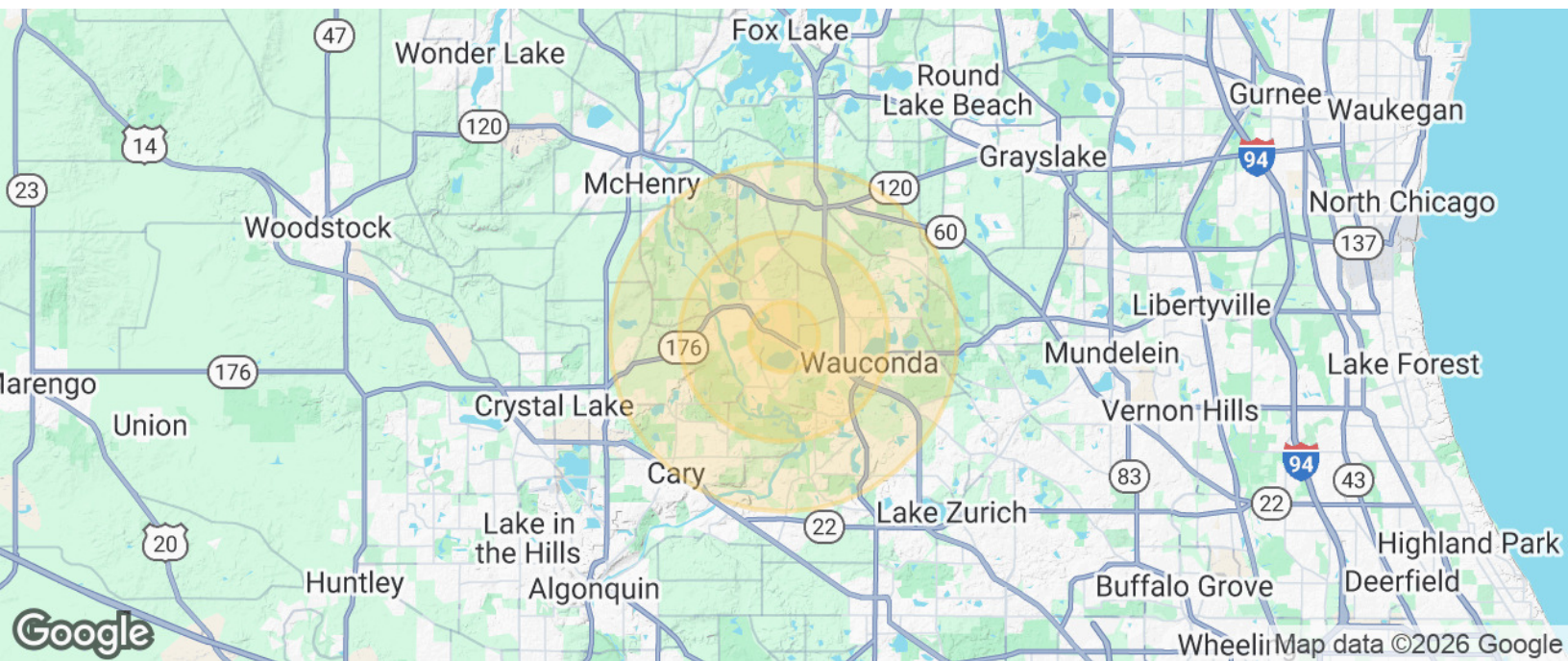


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Population	1 Mile	3 Miles	5 Miles
Total Population	3,644	24,683	72,141
Average Age	41	42	42
Average Age (Male)	41	41	41
Average Age (Female)	41	43	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,397	9,637	27,245
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$112,477	\$122,616	\$138,521
Average House Value	\$342,572	\$335,980	\$367,167

Demographics data derived from AlphaMap

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