

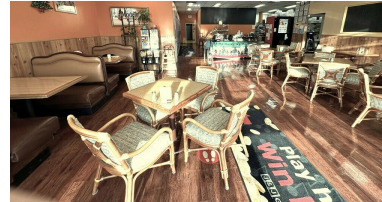
640-642 E State Rd. (Route 176)

Island Lake, IL 60042

For Lease

MLS #12544092

RESTAURANT SPACE



RESTAURANT SPACE 3,000 SF

\$4,700/MO.

\$18.80 PSF (GROSS)

Unit 640-642: Former 3,000 SF Mexican restaurant space available for immediate occupancy. Gross rent is \$4,700/mo. (\$18.80 psf) based on a minimum three-year lease).

Current indoor seating arrangement allows for 60+ dining customers, and the seasonal outdoor patio has 20 more seats.

Space includes a 30+ ft long customer cooler, game room for six slot machines, large food prep area, 16ft long cook line with hood and Ansul system, and a separate room for coolers and a freezer. All of the restaurant's furniture, fixtures and equipment are scheduled to be available for the next tenant.

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

Also available at this center is a 5,800 SF banquet center complete with stage, bar, dance floor, large bathrooms and several storage areas. See separate listing for 626-632 E State Rd.

Specifications

Building Size:	21,300 SF
Year Built:	1997
HVAC System:	GFA/ Central Air
Electrical:	100 amp
Sprinklers:	Yes
Washrooms:	2 ADA
Ceiling Height:	10 ft
Parking:	Common / 110 Spaces
Sewer/Water:	City
Zoning:	B2
Utilities:	Tenant Responsibility
CAM & Taxes	Included in Lease
PIN #:	09-28-204-011

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Senior Broker

Michael Deacon

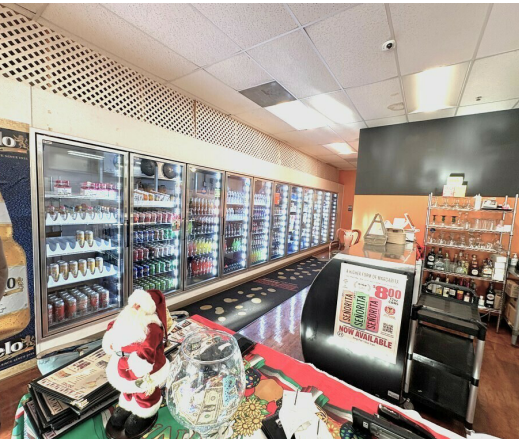
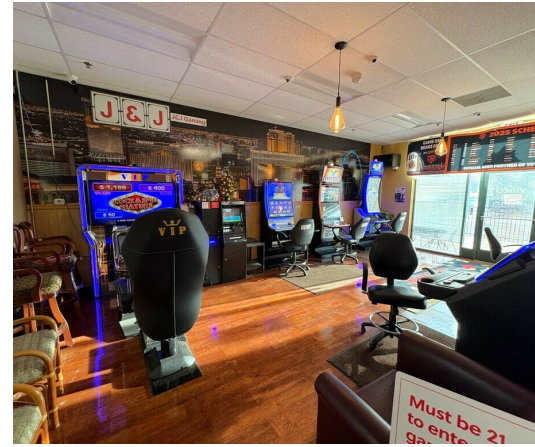
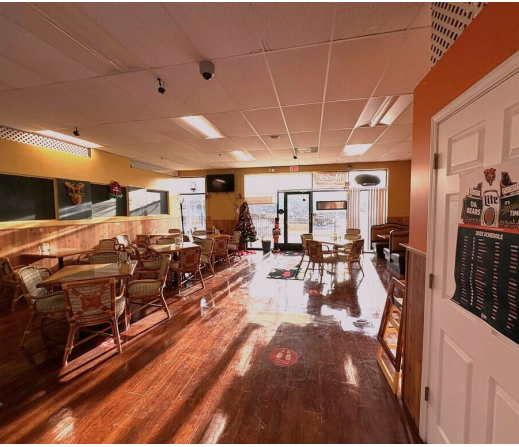
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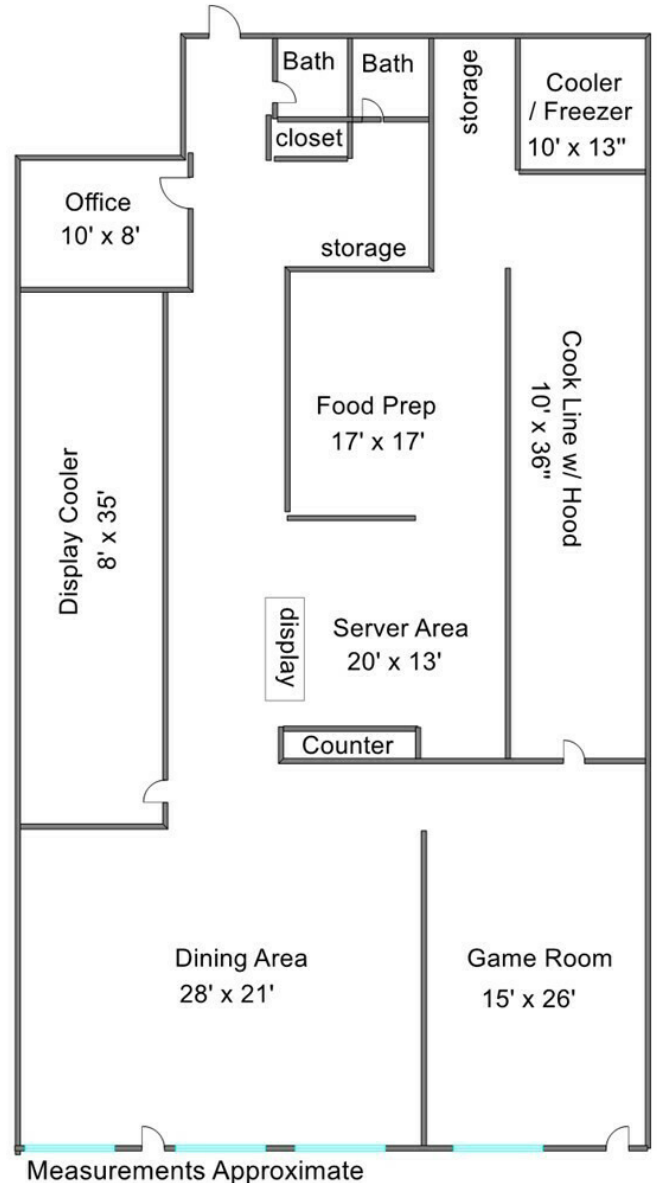
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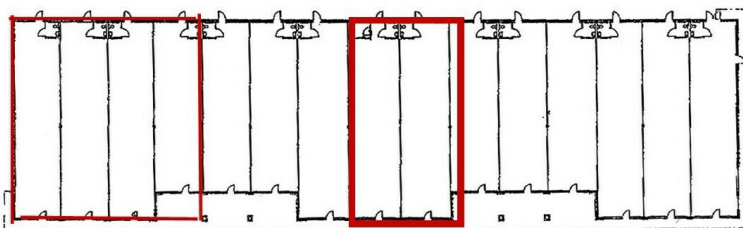
RESTAURANT SPACE



UNITS 640 - 642
3,000 SF



FRONT ELEVATION



626 - 632
5,800 SF
Banquet

640-642
3,000 SF
Restaurant

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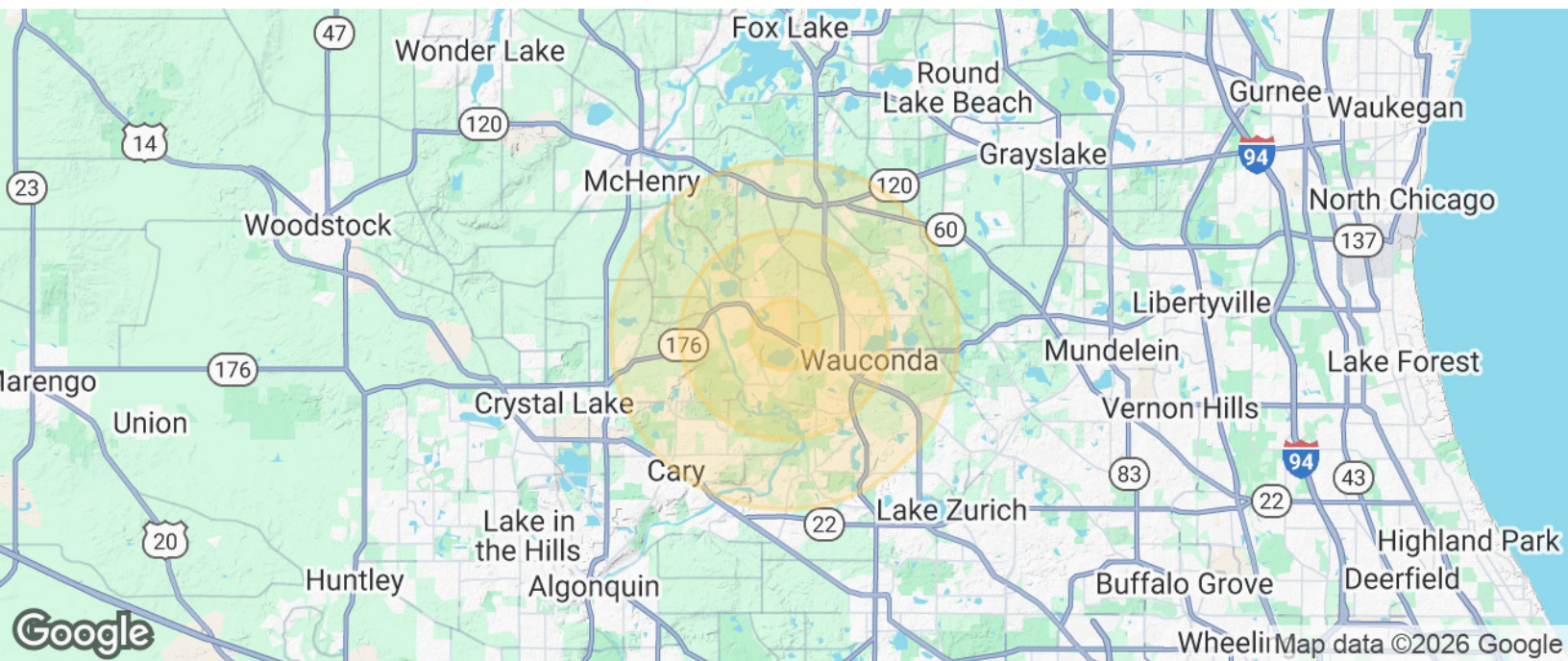
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RESTAURANT SPACE



Population	1 Mile	3 Miles	5 Miles
Total Population	3,720	24,679	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	1,429	9,635	27,245
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$112,274	\$122,614	\$138,521
Average House Value	\$341,638	\$335,971	\$367,167

Demographics data derived from AlphaMap

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