

# 2 West Grand Avenue

Fox Lake, IL 60020

## For Lease

MLS #11960277

RETAIL



RETAIL 900 - 1,100 SF (END CAP & INLINE)

\$14.PSF (NNN)

### Retail Spaces Available Fox Lake Commons 900 SF end unit and 1,100 SF inline

Premium retail spaces in Fox Lake Commons at the signalized intersection of Route 12 and Grand Avenue. Ample lighted parking and Monument signage. High traffic counts with 10,250 vpd on Grand Avenue and 21,500 vpd on Route 12.

**Unit 101:** 900 SF end unit, open retail in front and one office, storage, and bath in rear. **\$1,493.25 total monthly including NNN.**

**Unit 107:** 1,100 SF inline former Optical Store. Space can be demised. **\$1,825 total monthly including NNN.**

Join Key West Construction & Adjusters, West Marine, One Main Financial, Rosati's, Carlo's Mexican Grill, Blizz Nails, Hussle Barber Shop and Cloudy Lake Vape & Smoke.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,841	29,949	78,807
Average HH Income	\$88,394	\$110,426	\$119,182

### Specifications

Building Size:	19,829 SF
Year Built:	1986
HVAC System:	GFA/ Central Air
Sprinklers:	yes
Washrooms:	1
Ceiling Height:	10 ft
Parking:	Common / Lighted
Sewer/Water:	City
Zoning:	B3
CAM & Taxes	\$3.37 psf CAM \$2.54 psf Taxes
Utilities:	Tenant Responsibility
PIN #:	05-09-212-020

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Broker Associate  
**Shari Haefner**

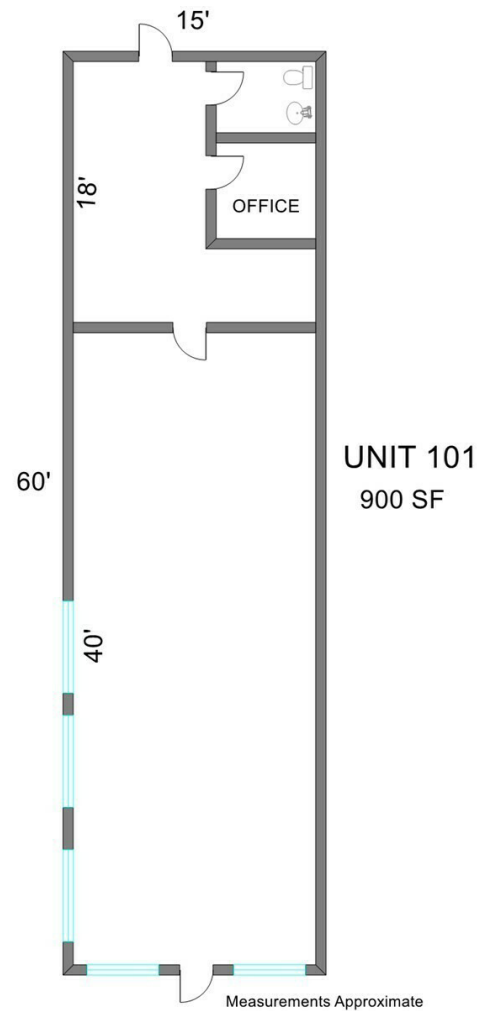
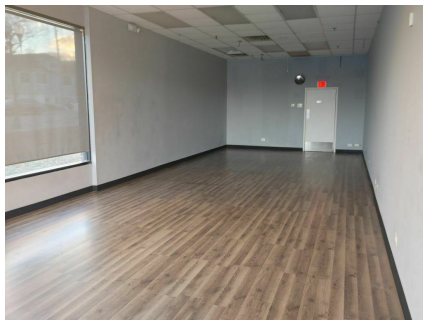
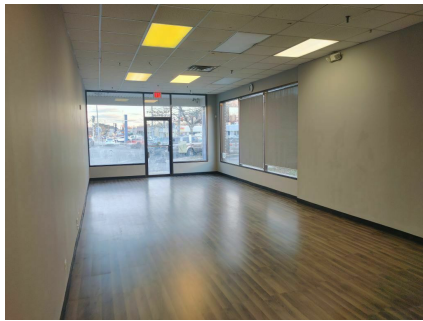
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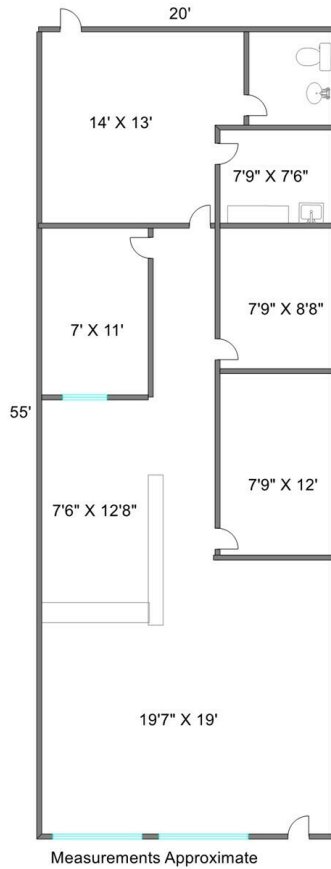
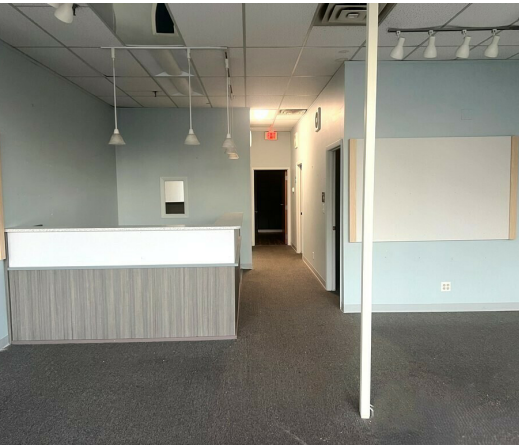
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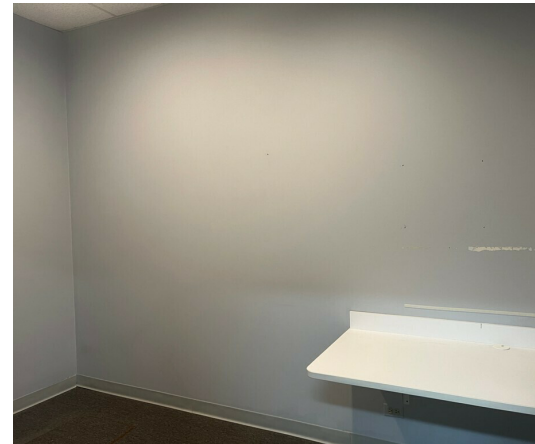
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**UNIT 107**  
1,100 SF



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