

650 E Terra Cotta #100, #101 & #110

Crystal Lake, IL 60014

For Lease

MLS #12162305

RETAIL / OFFICE



END CAP AND INLINE 878 - 3,140 SF

\$15. - \$16 PSF (NNN)

Unit 100: 1,580 SF End Cap space with drive thru window possible. Mostly open floor plan with (1) bath. Can be combined with Unit 101 for 3,140 SF. \$15 PSF NNN. Triple net lease and pass thru costs of \$6.50 psf.

Unit 101: 1,560 SF Inline space (1) bath and open floor plan with upgraded vinyl flooring, architectural ceiling tiles and LED lighting. Can be combined with Unit 100 for 3,140 SF. \$15 PSF NNN. Triple net lease and pass thru costs of \$6.50 psf.

Unit 110: 2,808 SF End Cap with drive thru window for up to ten vehicles. Former office/financial space with 4 private offices, open clerical, kitchen and (2) baths \$16 PSF NNN. Triple net lease and pass thru costs of \$6.50 psf. **Divisibility Options Below:**

Unit 110A: 1,930 SF End Cap with open clerical, private office, kitchen/break room, 1 bath and I.T. room. \$16 psf NNN.

Unit 110B: 878 SF Entrance on side of building, open clerical, 3 private offices and 1 bath. \$16 psf NNN.

Lighted monument signage. Beautiful well positioned neighborhood. Center located at traffic lit intersection with combined traffic counts of over 22,800 vpd. Strong restaurant demand in corridor.

Specifications

Building Size:	16,000 SF
Year Built:	2005
HVAC System:	GFA / Central Air
Electrical:	200 AMP
Sprinklers:	Yes
Washrooms:	Varies Per Unit
Ceiling Height:	12 ft
Parking:	64 (Common)
Sewer/Water:	City
Zoning:	B2P
Taxes:	\$0.00
CAM & Taxes	CAM: \$3.05 psf Taxes: \$3.45 psf
PIN #:	14-33-277-006

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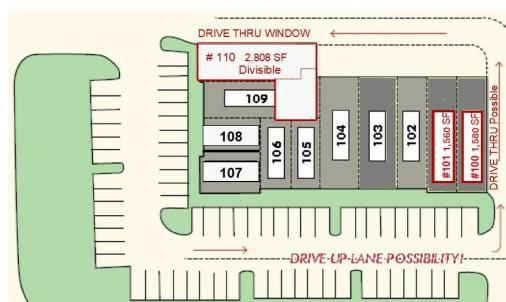
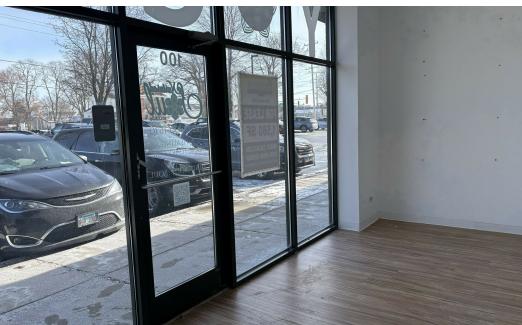
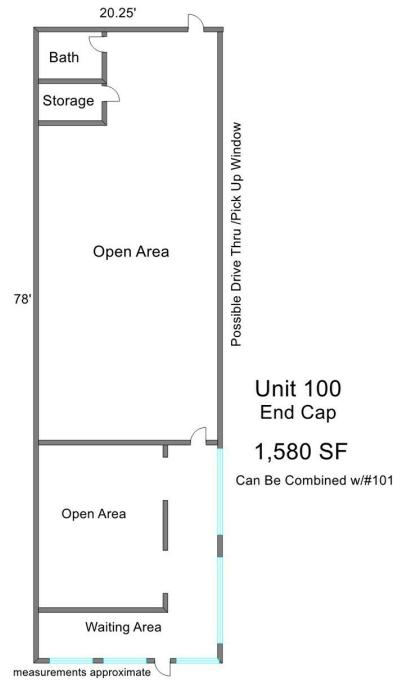
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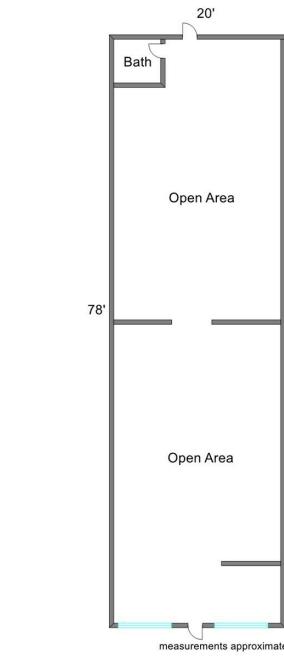
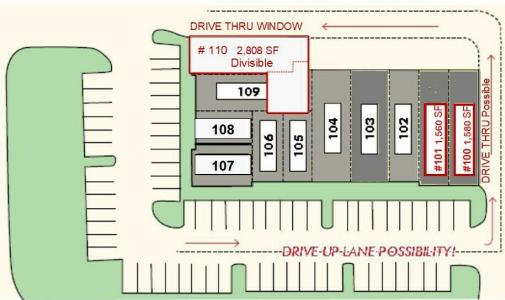
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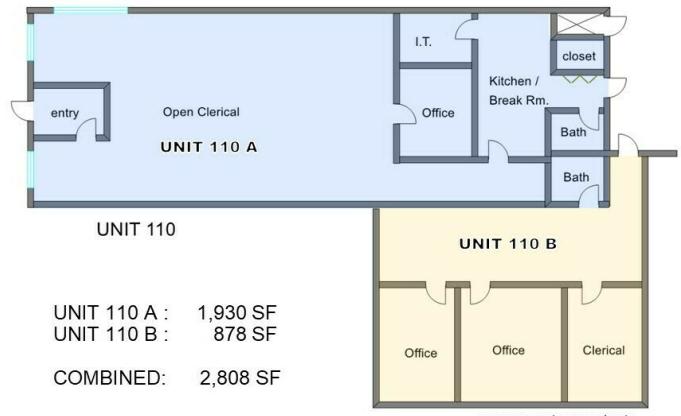
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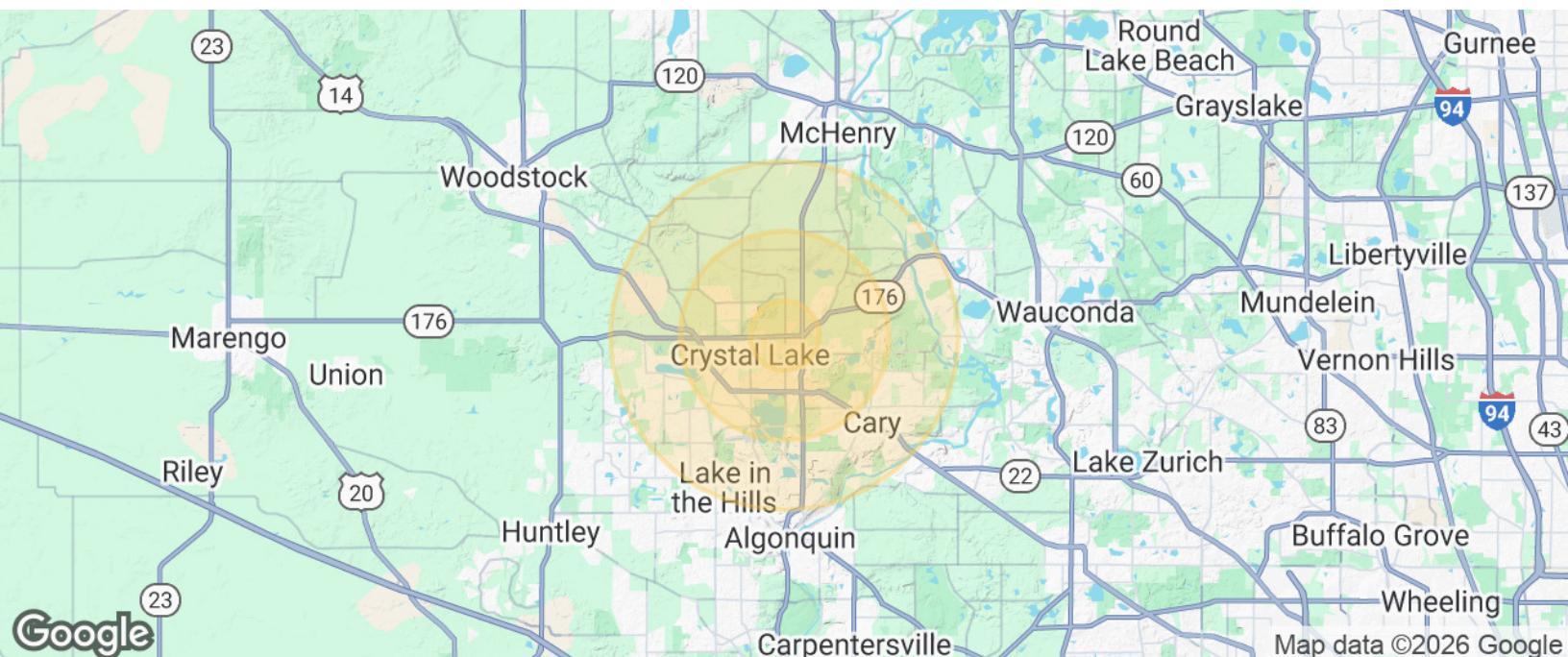
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,580	35,870	100,227
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	43	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,670	13,404	37,418
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$135,542	\$126,873	\$131,334
Average House Value	\$346,250	\$332,878	\$331,696

Demographics data derived from AlphaMap

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