

384 W. Virginia St.
384 West Virginia Street Crystal Lake, IL 60014

For Lease

MLS #12590006

RETAIL



INLINE RETAIL 1,300 SF

REDUCED: \$17.54 SF/YR (1,900/MO) GROSS

**INLINE RETAIL SPACE
1,300 SF**

1300 sq ft in line retail storefront in I-shaped strip on Rt 14 with pole signage. Space currently occupied by an embroidery firm. 2 shared bathrooms. Shared parking and street parking. Rear break area with sink. High visibility with average traffic counts of 25,600 cpd on busy Rt. 14

Lease is up June 30, 2026.
Gas to be prorated with adjoining tenant.

Specifications

| | |
|-------------------|---|
| Size of Building: | 8,115 SF |
| Year Built: | 1975 |
| HVAC System: | GFA/Central |
| Electrical: | 100 Amp |
| Washrooms: | 2 Shared |
| Ceiling Height: | 9 ft |
| Parking: | 25 Shared Plus Street |
| Sewer/Water: | City/City |
| Zoning: | B-2 |
| Taxes: | Included |
| CAM: | Included |
| Lease Term: | 3-5 Years |
| PIN #: | 19-05-154-013 (Building) 19-05-302-009 (Parking Lot) |

| Demographics | 0.25 Miles | 0.5 Miles | 1 Mile |
|-------------------|------------|-----------|-----------|
| Total Population | 523 | 2,417 | 9,670 |
| Average HH Income | \$123,149 | \$114,853 | \$106,468 |

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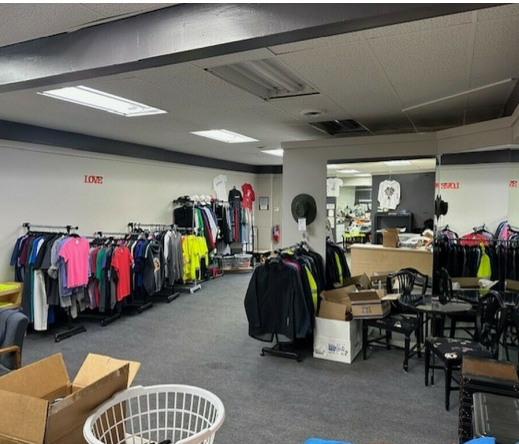


Bruce Kaplan
Senior Broker
BruceK@PremierCommercialRealty.com
O: 847.854.2300 x20 C: 847.507.1759

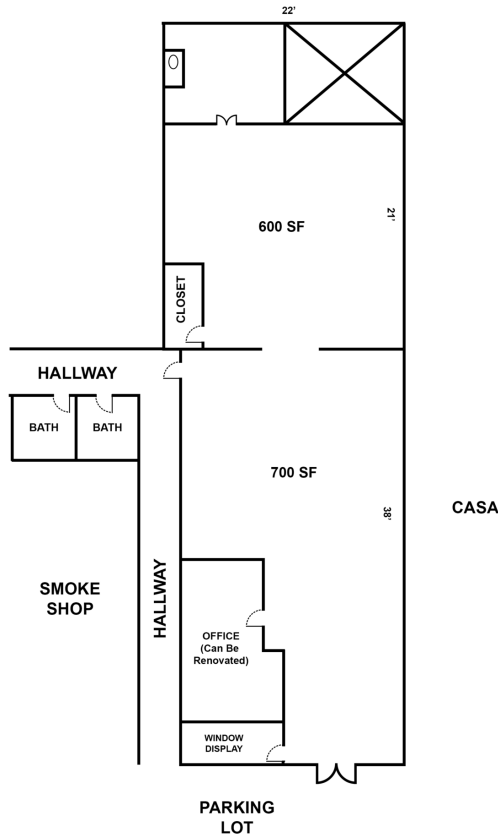
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www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

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