

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	1 Mile	3 Miles	5 Miles
Total Population	9,670	50,133	117,840
Average HH Income	\$106,468	\$128,418	\$136,856

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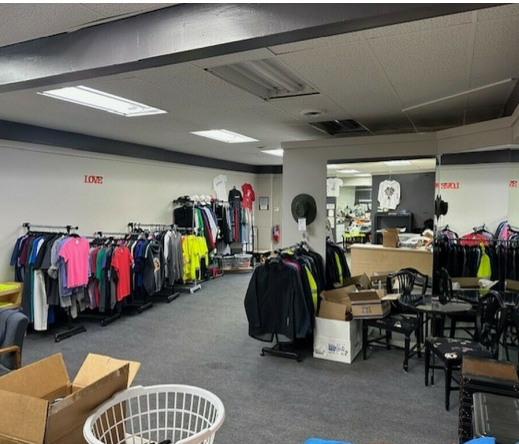


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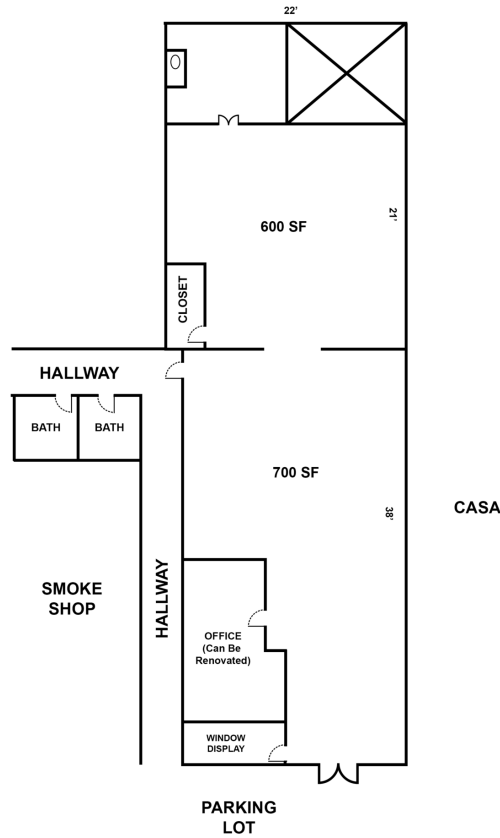
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