

Salon Suites

210 N Madison St Woodstock, IL 60098

For Lease

MLS #12410821

SALON SUITES



SALON SUITES

\$1,199 SUITE A & \$799 SUITE F PER MO. (GROSS)

Freshly Renovated Salon Suites

Move In Ready

Madison Salon Suites

Experience the perfect space to grow your spa or salon business in these beautifully updated suites designed with stylists in mind.

Located 1 block from the historic Woodstock Square. Two floors with 2 remaining salon suites are now available, washer and dryer included, offering a bright, modern environment with everything you need to thrive.

Suite A: \$1,199- First floor suite with 1 or 2 styling stations and 1 shampoo bowl.

Suite F: \$799 - second floor suite with 2 styling stations, closet, and common area shampoo bowl.

Gross Rent covers Wi-Fi, electric, water, trash, taxes, lawncare and snow removal. Tenant responsible for janitorial for your suite. See pricing schedule.

Specifications

Building Size:	1,942 SF
Year Built:	1900 / Renovated 2025
HVAC System:	GFA / Central Air
Electrical:	200 Amp
Washrooms:	2
Ceiling Height:	8'
Parking:	Street and City Lot
Sewer/Water:	City
Zoning:	B3
Utilities:	Included in Lease
CAM & Taxes	Included in Lease
PIN #:	13-05-389-007

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Heather Schweitzer
President / Designated Managing Broker
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816



Each suite filled with natural light and features:

- Brand New Styling Chairs and Stations
- New Shampoo Bowls
- Updated Flooring, Fresh Paint and Modern Lighting
- Access to Common Washrooms and Laundry Facilities

FIRST FLOOR SUITES:

SUITE A: 1 or 2 Styling Stations, 1 Shampoo Bowl	\$1,199/mo.
SUITE B: 2 Styling Stations, 1 Shampoo Bowl	LEASED
SUITE C: Private Suite- 1 Styling Station, 1 Shampoo Bowl	LEASED
SUITE D: Private Suite- 1 Styling Station, 1 Shampoo Bowl	LEASED

SECOND FLOOR SUITES:
(With Shared Shampoo Lounge)

SUITE E: 2 or 3 Styling Stations	LEASED
SUITE F: 2 Styling Stations	\$799/mo.
SUITE G: 2 Styling Stations	LEASED

Gross Rent covers: Wi-Fi, electric, water, trash, taxes, lawncare and snow removal. Tenant responsible for janitorial for your suite.

Ideal for:

Hairstylist & Barbers • Estheticians & Waxing Specialist • Lash & Brow Artist • Makeup Artists • Massage Therapist • Permanent Makeup & Microblading Pros • Reiki or Holistic Health Practitioners .

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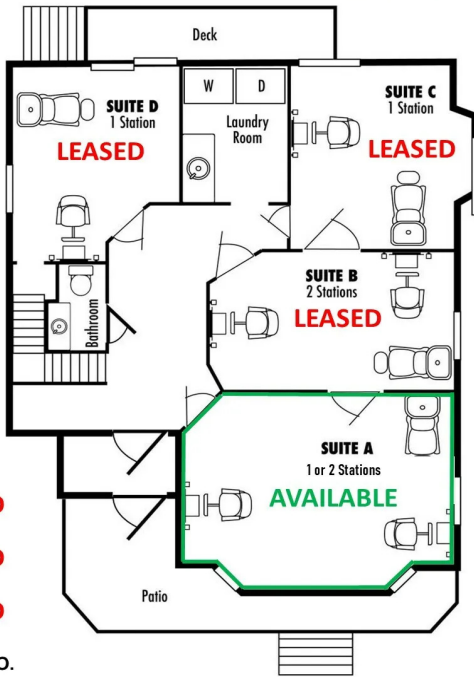
SALON SUITES

FLOOR #1



KEY

- Chair & Mirror
- Wash Station
- Sink
- Toilet



- SUITE D: **LEASED**
- SUITE C: **LEASED**
- SUITE B: **LEASED**
- SUITE A: **\$1,199/MO.**

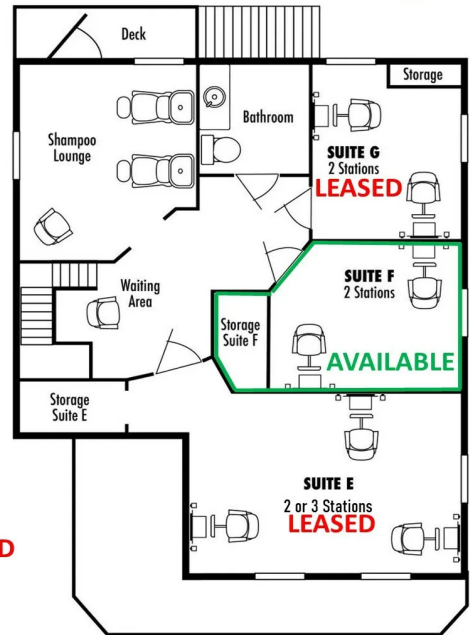
210 MADISON ST. WOODSTOCK IL

FLOOR #2



KEY

- Chair
- Chair & Mirror
- Wash Station
- Sink
- Toilet



- SUITE G: **LEASED**
- SUITE F: **\$799**
- SUITE E: **LEASED**

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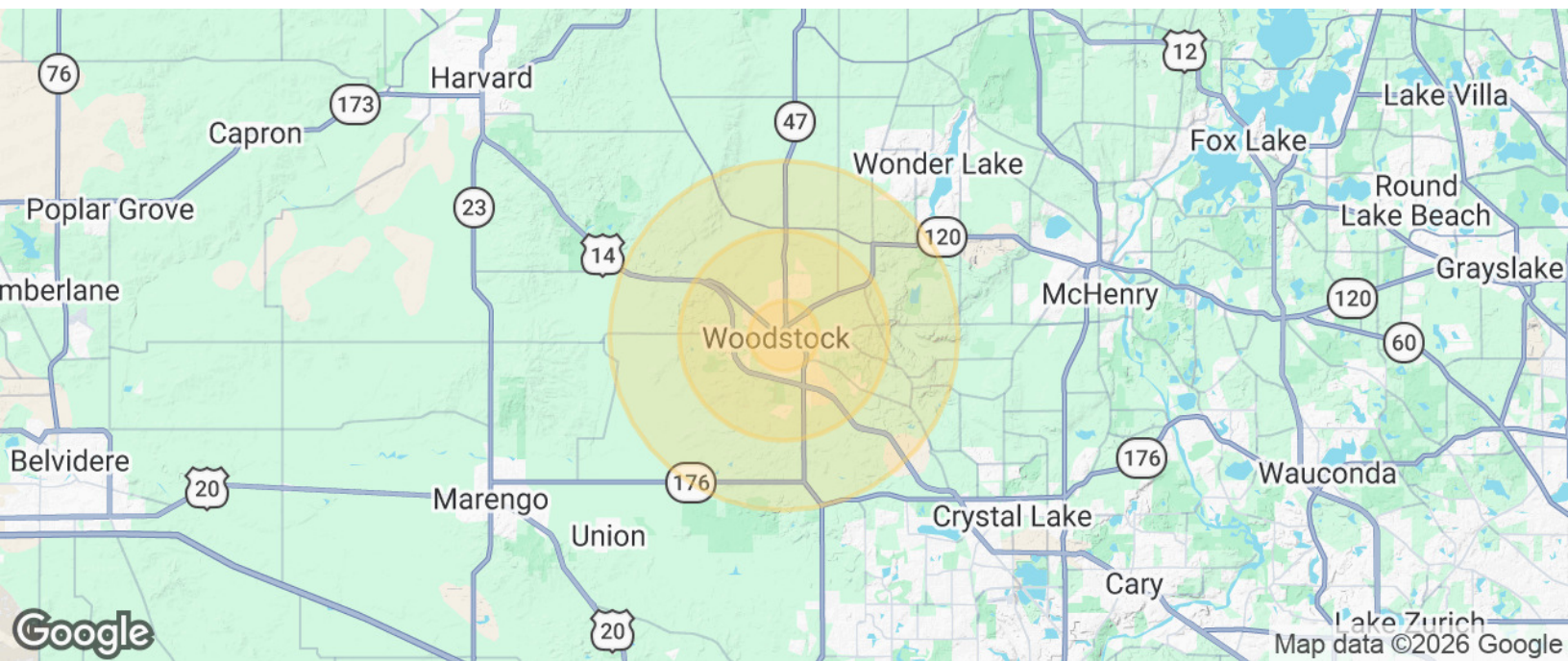
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Population	1 Mile	3 Miles	5 Miles
Total Population	10,503	27,676	32,949
Average Age	41	41	41
Average Age (Male)	40	39	40
Average Age (Female)	42	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,362	10,677	12,608
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$88,263	\$102,020	\$105,424
Average House Value	\$229,306	\$268,572	\$282,051

2020 American Community Survey (ACS)

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