

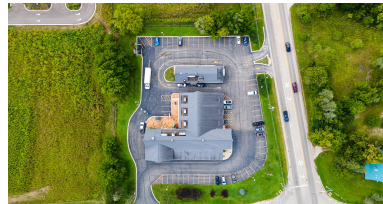
3103 Illinois Route 176

Prairie Grove, IL 60012

For Sale & Lease

MLS #12692207

RETAIL



RETAIL CENTER 12,343 SF

SALE: \$1,399,000 | LEASE: \$14 PSF (NNN)

RETAIL CENTER 12,343 SF

5-unit retail center at signalized intersection. 4 units are vacant and 1768 sf restaurant tenant (with drive thru) on month to month lease (plus basement).

Vacant units of 6731, 1281, 1281, & 1281 sf including a former salon space. 6731 sf space was former car wash and all equipment has been removed. It has 4 drive in doors.

Permitted uses include retail, office, fitness facility. Special uses include automotive sales, service, repair, vet clinic, dog kennels. Good traffic counts of 18700 vpd. Pole signage.

Great parking. Owner open to seller financing.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	2,379	27,049	87,566
Average HH Income	\$166,079	\$142,237	\$133,551

Specifications

Description:	Retail - Street Retail
Size:	12,343 SF
Year Built:	2014
HVAC System:	Gas Forced Air/ Central Ac
Electrical:	800 Amp, 3 Phase
Washrooms:	8
Ceiling Height:	9 - 12 ft
Parking:	55
Sewer/Water:	Septic / Well
Zoning:	B
Taxes:	\$26,056.34 (2025)
CAM:	\$2.00
Lease Term:	Negotiable
PIN #:	14-26-476-015

[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



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

Brian Cowell
Senior Broker
BrianC@PremierCommercialRealty.com
O: 847.854.2300 x26 C: 815.529.7890

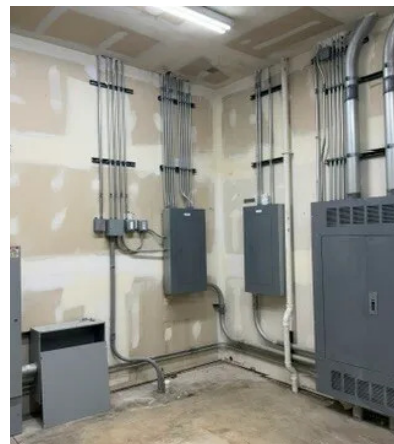
www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

3103 Illinois Route 176

Prairie Grove, IL 60012

For Sale & Lease

RETAIL



[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

PREMIER
COMMERCIAL REALTY

Bruce Kaplan
Senior Broker

BruceK@PremierCommercialRealty.com
O: 847.854.2300 x20 C: 847.507.1759

Brian Cowell
Senior Broker

BrianC@PremierCommercialRealty.com
O: 847.854.2300 x26 C: 815.529.7890

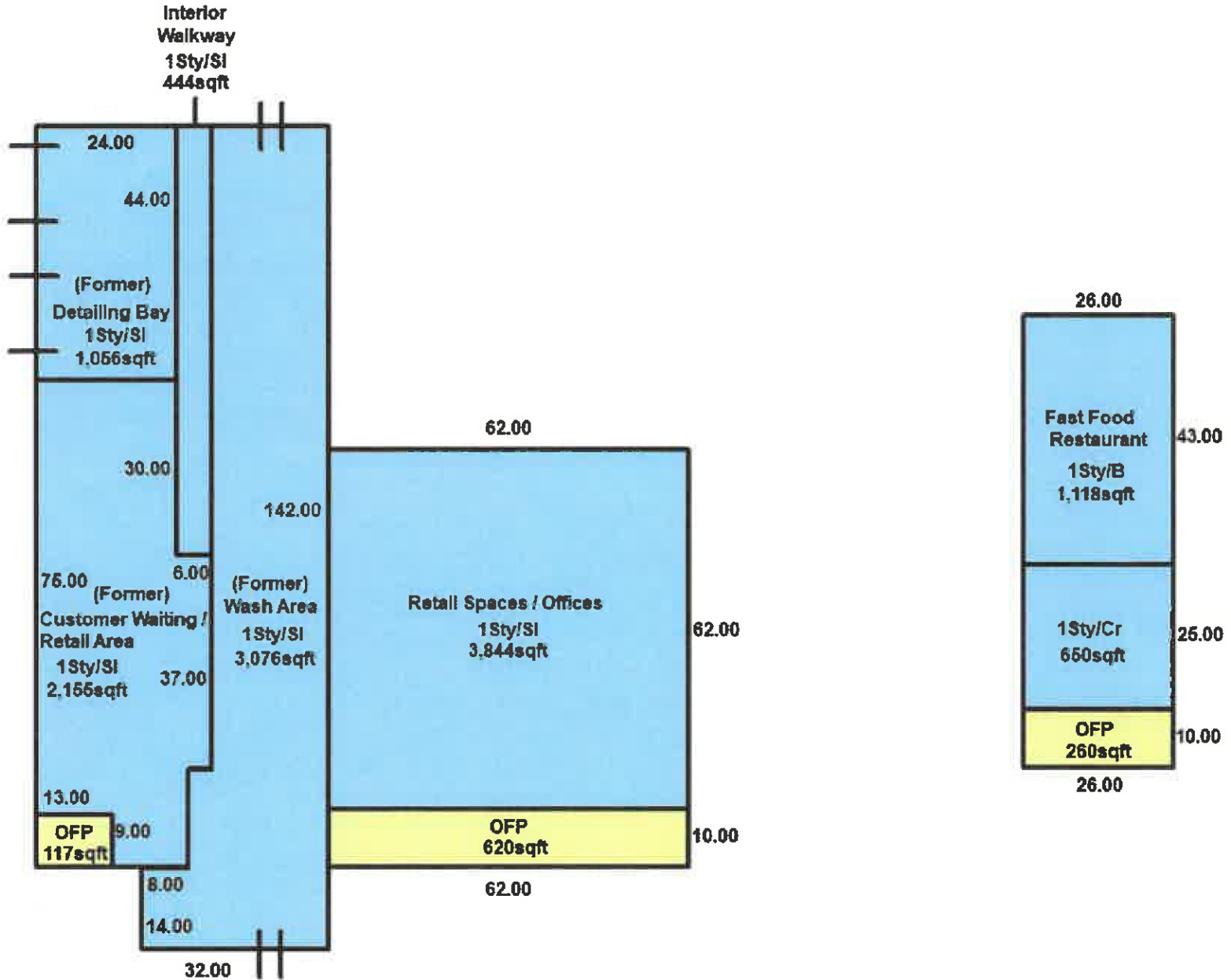
www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

3103 Illinois Route 176

Prairie Grove, IL 60012

For Sale & Lease

RETAIL



[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

PREMIER
COMMERCIAL REALTY

Bruce Kaplan
Senior Broker

BruceK@PremierCommercialRealty.com
O: 847.854.2300 x20 C: 847.507.1759

Brian Cowell
Senior Broker

BrianC@PremierCommercialRealty.com
O: 847.854.2300 x26 C: 815.529.7890

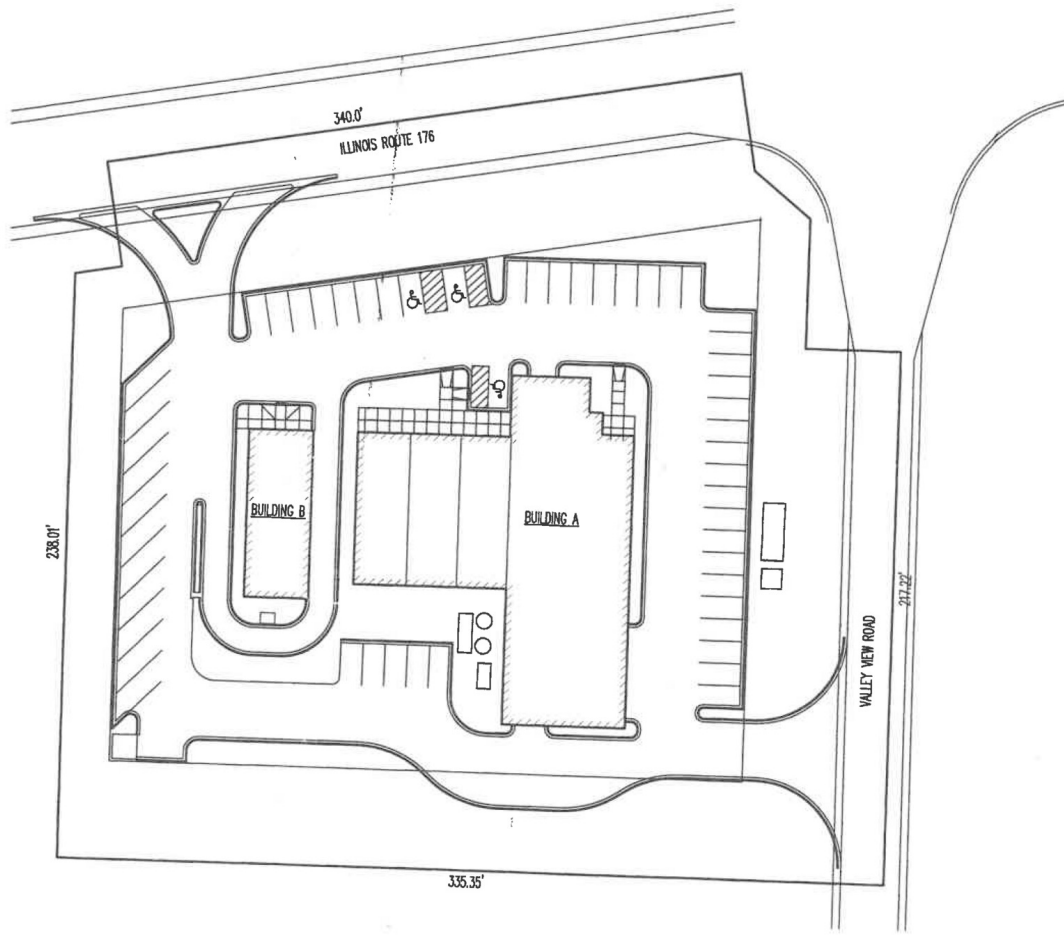
www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

3103 Illinois Route 176

Prairie Grove, IL 60012

For Sale & Lease

RETAIL



SITE PLAN

1"=40'



[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



Bruce Kaplan
Senior Broker

BruceK@PremierCommercialRealty.com
O: 847.854.2300 x20 C: 847.507.1759

Brian Cowell
Senior Broker

BrianC@PremierCommercialRealty.com
O: 847.854.2300 x26 C: 815.529.7890