

35 BERKSHIRE DR. UNIT 14

CRYSTAL LAKE, IL 60014



\$1,750/MO | \$21 PSF GROSS



PROPERTY DESCRIPTION

COVENTRY PLAZA SHOPPING CENTER RETAIL SPACE 1,000 SF

Come join Birds & Beasts Pet Store, Dairy Queen, Boost Mobile, and Piano Trends in busy Coventry Plaza Shopping Center. Good visibility and demographics.

UNIT 14: Hard to find 1,000 SF inline space with open retail area in front, 1 bath and 1 office or storage room. Slat walls, good for displays. Ideal for retail or office use. \$1,750/mo. Gross. Former tenant was Barbeque Supply. Immediate occupancy.

Tenant can use existing sign on the front of the building. Also available, optional pole signage (landlord charges \$600 for slot).



SPECIFICATIONS

✓ MLS:	#12762546
✓ Building Size:	24,000 SF
✓ Year Built:	1984
✓ HVAC:	GFA / Central Air
✓ Electrical:	200 Amp
✓ Sprinklers:	No
✓ Washrooms:	1 ADA
✓ Ceiling Height:	9'
✓ Parking:	Ample / Lighted
✓ Sewer/Water:	City/City
✓ Zoning:	B-1/PUD
✓ Taxes & CAM:	Included in Rent
✓ Utilities:	Tenant Responsibility
✓ PIN #:	19-08-426-010

DEMOGRAPHICS

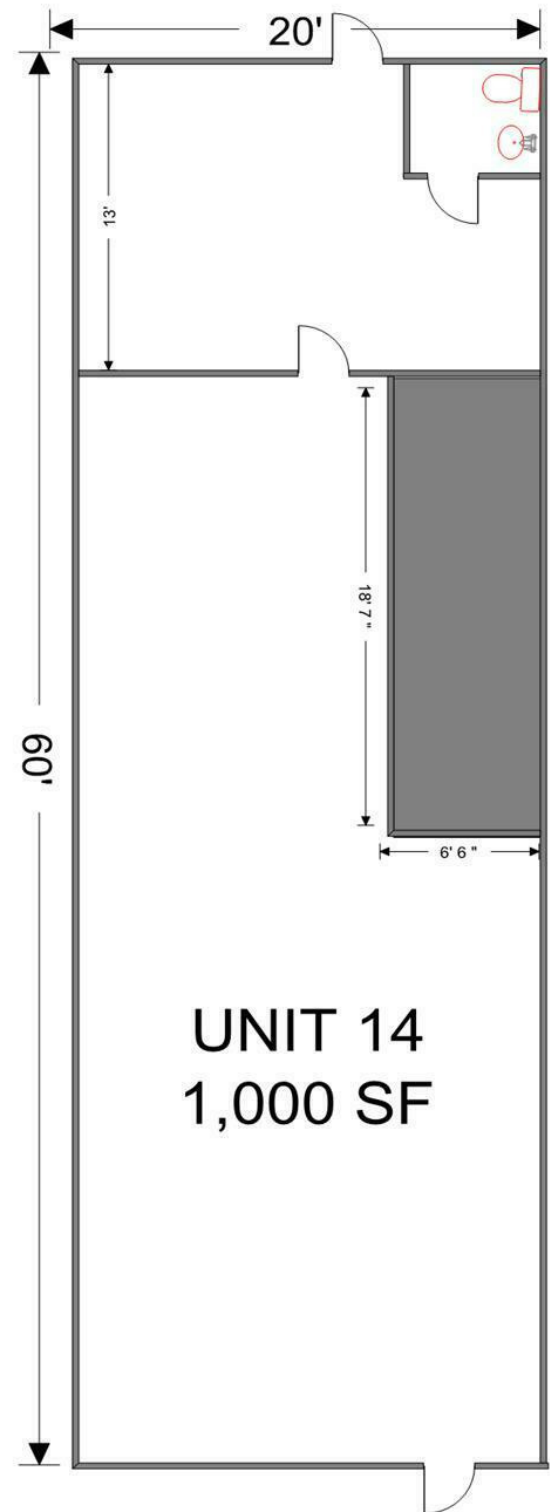
	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	6,462	62,206	135,035
AVERAGE HH INCOME:	\$87,511	\$122,016	\$141,065

BRUCE KAPLAN

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