

19 N. Williams St.

Crystal Lake, IL 60014

Executive Summary



KURCHINA & ASSOCIATES INC.

5306 W. Elm St. McHenry, IL 60050

815.344.8900

www.ilrealtyinc.com



OFFERING SUMMARY

Building Size:	2,900 sf
Sale Price:	\$245,000
Price / SF:	\$84.48
Lot Size:	0.07 Acres
Year Built:	1958
Zoning:	B4
PIN #:	14-32-483-031
Taxes:	\$6,022.50

PROPERTY OVERVIEW

Downtown Retail Store, great exposure, across from the Raue Center. 2,900 sf of retail space. The full basement provides additional storage and accessibility to plumbing for any future renovations. Additional parking in alleyway providing convenient delivery access. Previously operated as a boutique bakery/wine shop. Equipment sold separately.

PROPERTY HIGHLIGHTS

- Downtown
- Full Basement
- Additional Parking

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Property Details

SALE PRICE

\$245,000

LOCATION INFORMATION

Street Address	19 N. Williams St.
City, State, Zip	Crystal Lake, IL 60014
County/Township	McHenry/Nunda
Cross Streets	E. Crystal Lake Ave.

BUILDING INFORMATION

Building Size	2,900 SF
Number Of Floors	1
Year Built	1958
Load Factor	Yes
Free Standing	No
Foundation	Block

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Street Retail
Zoning	B4
Lot Size	2,916 SF
APN#	14-32-483-031
Lot Frontage	20
Lot Depth	116
Corner Property	no
Waterfront	No
MLS ID#	09739356

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Security Guard	No
Handicap Access	No
Freight Elevator	No
Centrix Equipped	No
Leed Certified	No
Restrooms	Yes

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Additional Photos



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Wayne Kurchina, CCIM Managing Broker 815.344.8900 wayne@ilrealtyinc.com



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Location Maps

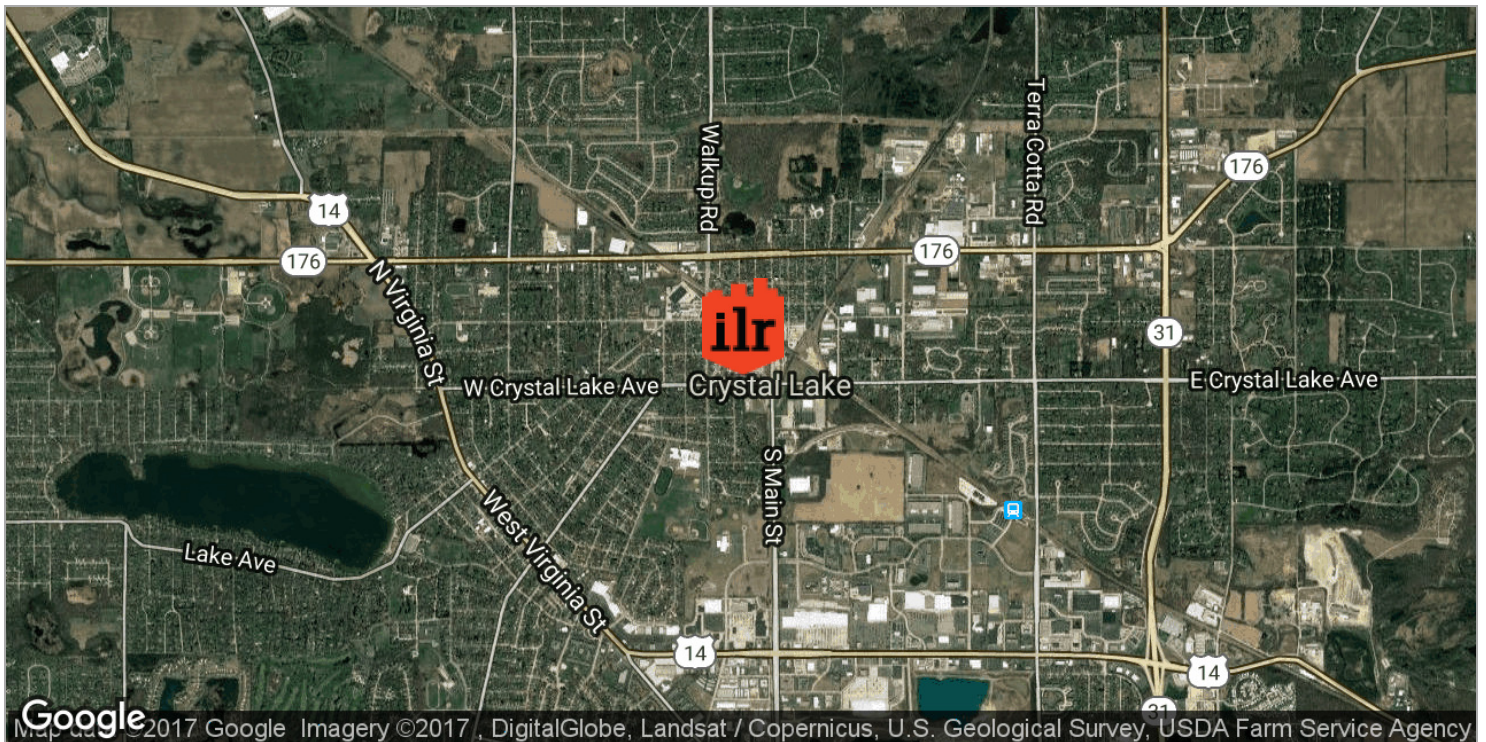


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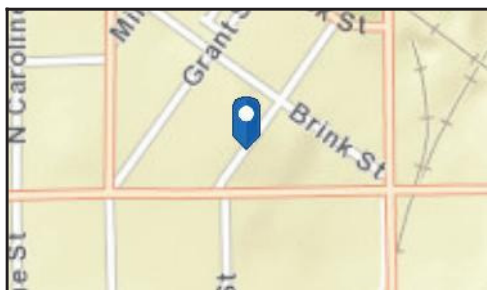
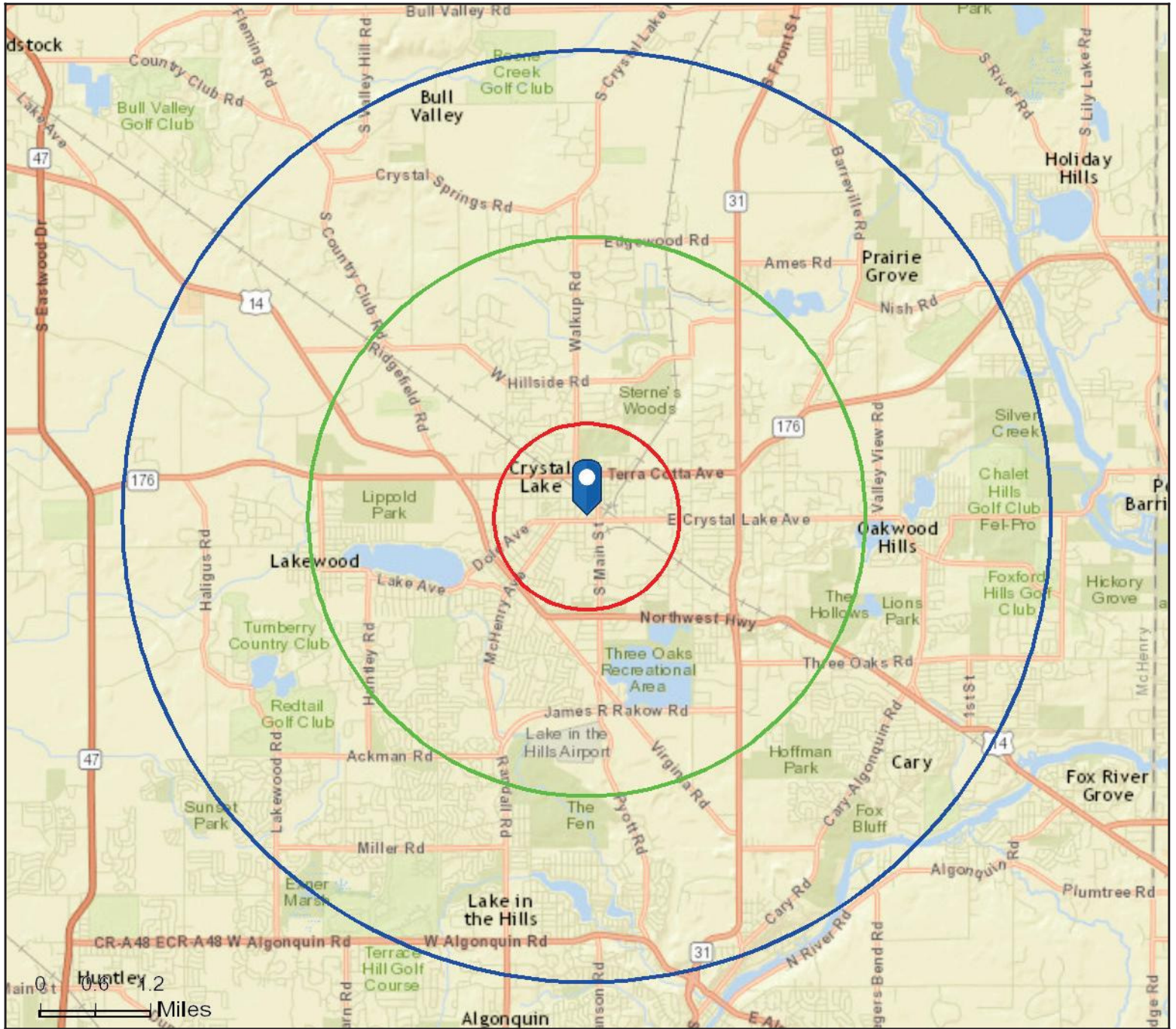




Site Map

19 N Williams St, Crystal Lake, Illinois, 60014
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.24170
Longitude: -88.31855



September 05, 2017



Executive Summary

19 N Williams St, Crystal Lake, Illinois, 60014
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.24170
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	1 mile	3 miles	5 miles
Population			
2000 Population	6,972	40,608	98,061
2010 Population	7,352	42,391	108,586
2017 Population	7,334	42,250	108,073
2022 Population	7,325	42,195	107,854
2000-2010 Annual Rate	0.53%	0.43%	1.02%
2010-2017 Annual Rate	-0.03%	-0.05%	-0.07%
2017-2022 Annual Rate	-0.02%	-0.03%	-0.04%
2017 Male Population	49.1%	49.6%	49.7%
2017 Female Population	50.9%	50.4%	50.3%
2017 Median Age	38.8	40.0	38.3

In the identified area, the current year population is 108,073. In 2010, the Census count in the area was 108,586. The rate of change since 2010 was -0.07% annually. The five-year projection for the population in the area is 107,854 representing a change of -0.04% annually from 2017 to 2022. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 38.8, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	88.1%	88.5%	88.4%
2017 Black Alone	1.4%	1.4%	1.6%
2017 American Indian/Alaska Native Alone	0.6%	0.4%	0.3%
2017 Asian Alone	2.2%	2.4%	3.5%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	5.9%	5.2%	4.0%
2017 Two or More Races	1.8%	2.1%	2.1%
2017 Hispanic Origin (Any Race)	16.2%	14.0%	11.8%

Persons of Hispanic origin represent 11.8% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 38.0 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,590	14,199	32,954
2010 Households	2,718	15,205	37,555
2017 Total Households	2,730	15,270	37,642
2022 Total Households	2,732	15,282	37,655
2000-2010 Annual Rate	0.48%	0.69%	1.32%
2010-2017 Annual Rate	0.06%	0.06%	0.03%
2017-2022 Annual Rate	0.01%	0.02%	0.01%
2017 Average Household Size	2.66	2.75	2.86

The household count in this area has changed from 37,555 in 2010 to 37,642 in the current year, a change of 0.03% annually. The five-year projection of households is 37,655, a change of 0.01% annually from the current year total. Average household size is currently 2.86, compared to 2.88 in the year 2010. The number of families in the current year is 28,772 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



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Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$72,953	\$79,977	\$89,189
2022 Median Household Income	\$79,152	\$87,389	\$98,694
2017-2022 Annual Rate	1.64%	1.79%	2.05%
Average Household Income			
2017 Average Household Income	\$90,014	\$102,862	\$109,803
2022 Average Household Income	\$101,675	\$115,016	\$122,917
2017-2022 Annual Rate	2.47%	2.26%	2.28%
Per Capita Income			
2017 Per Capita Income	\$33,103	\$37,412	\$38,265
2022 Per Capita Income	\$37,422	\$41,899	\$42,922
2017-2022 Annual Rate	2.48%	2.29%	2.32%

Households by Income
Current median household income is \$89,189 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$98,694 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$109,803 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$122,917 in five years, compared to \$91,585 for all U.S. households

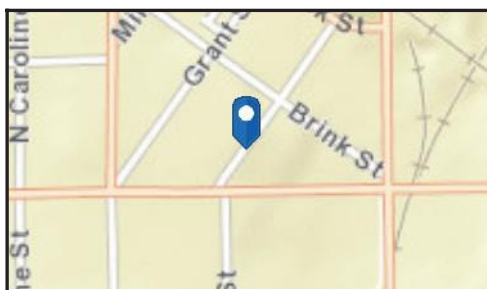
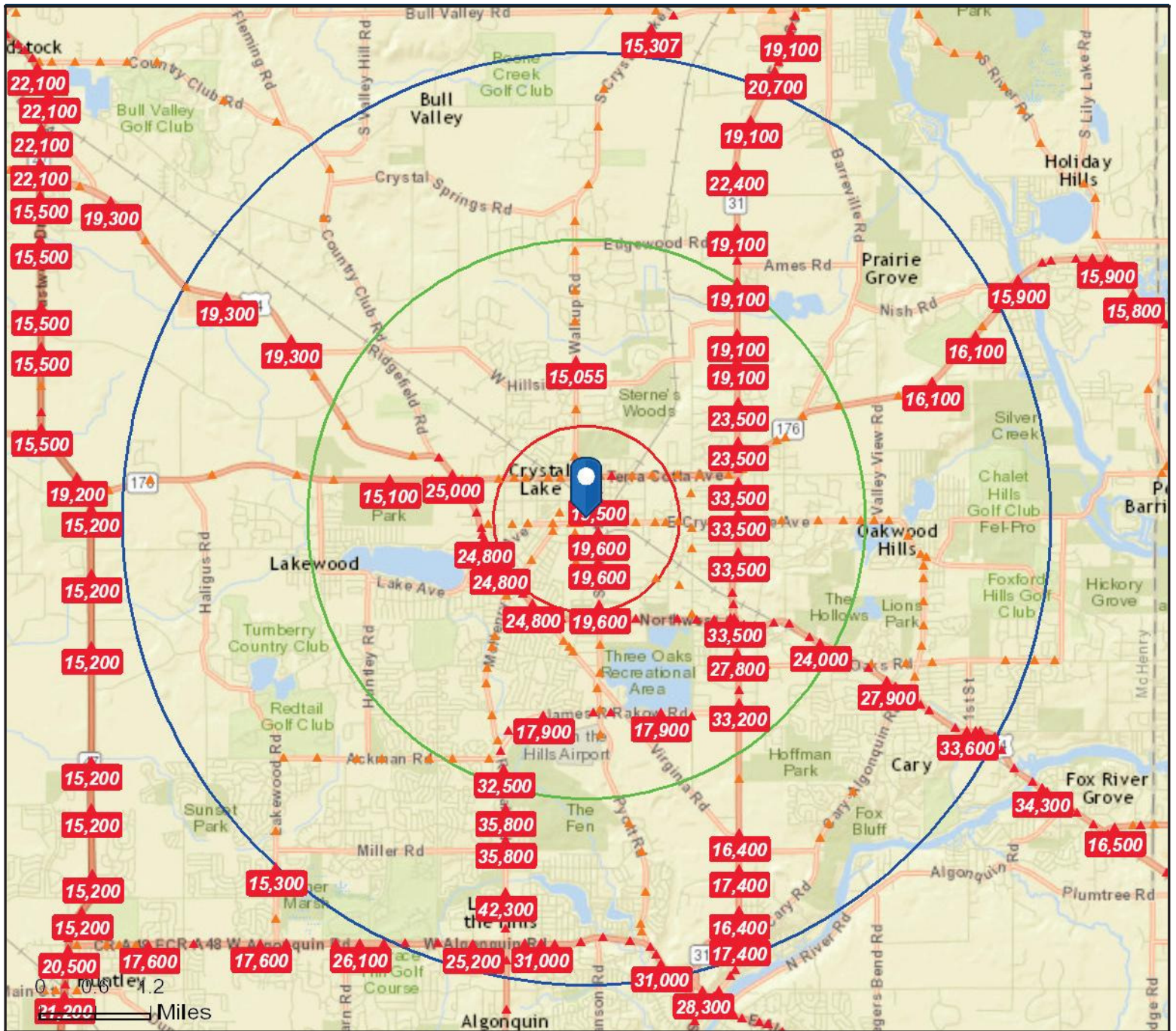
Current per capita income is \$38,265 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$42,922 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	2,696	14,615	33,811
2000 Owner Occupied Housing Units	1,899	11,737	28,690
2000 Renter Occupied Housing Units	691	2,462	4,264
2000 Vacant Housing Units	106	416	857
2010 Total Housing Units	2,892	16,052	39,264
2010 Owner Occupied Housing Units	2,010	12,282	32,255
2010 Renter Occupied Housing Units	708	2,923	5,300
2010 Vacant Housing Units	174	847	1,709
2017 Total Housing Units	2,953	16,395	39,918
2017 Owner Occupied Housing Units	1,945	12,027	31,701
2017 Renter Occupied Housing Units	785	3,244	5,942
2017 Vacant Housing Units	223	1,125	2,276
2022 Total Housing Units	3,023	16,773	40,726
2022 Owner Occupied Housing Units	1,952	12,020	31,661
2022 Renter Occupied Housing Units	780	3,262	5,994
2022 Vacant Housing Units	291	1,491	3,071

Currently, 79.4% of the 39,918 housing units in the area are owner occupied; 14.9%, renter occupied; and 5.7% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 39,264 housing units in the area - 82.1% owner occupied, 13.5% renter occupied, and 4.4% vacant. The annual rate of change in housing units since 2010 is 0.74%. Median home value in the area is \$242,887, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.55% annually to \$275,522.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2017 Kalibrate Technologies