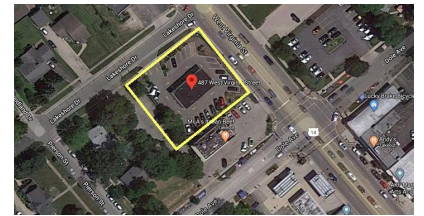


# 487 W VIRGINIA (ROUTE 14) CRYSTAL LAKE, IL 60014

# FOR SALE OR LEASE

MLS # 10731166

February 5, 2021



**RETAIL SPACE - 1,984 SF**

**Sale: ~~\$625,000~~ \$525,000**  
**Lease: \$25 psf Gross w/ Stops**

## DESCRIPTION

Former Enterprise Auto. Full renovation in 2015. Drive thru potential (see concept plan photo). Ideal for any business from fast food or coffee shop to automotive sales. Monument signage available. Located on busy Route 14 with access to signalized intersection and over 30,000 vpd. Broker has interest.

## SPECIFICATIONS

Description	Free Standing Retail
Building Size	1,984 SF
Land Size	17,503 SF
Year Built	2015 (Full Rehab)
HVAC System	7.5 Ton RTU
Electrical	400 amp, SinglePhase
Sprinkled	Yes
Washrooms	1 ADA
Floor Drains	Yes
Ceiling Height	10'
Parking	22
Sewer/Water	City
Zoning	B2
RE Taxes	\$14,264 - \$7.19 psf (2019)
PIN Number	19-06-277-003
CAM	Tenant Responsibility
Lease Term	5 Years

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,082	48,455	112,938
Avg Household Income	\$74,263	\$91,774	\$98,207
Daily Traffic Counts: 30,000 VPD			

*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.*

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## DRIVE THRU CONCEPT PLAN



CONCEPT SITE PLAN  
DRIVE-THRU Q.S.R.  
487 W. VIRGINIA STREET  
CRYSTAL LAKE, IL

**HAEGER ENGINEERING**  
CONSULTING ENGINEERS ARCHITECTS INTERIORS  
1000 W. WASHINGTON ST. SUITE 200  
CHICAGO, IL 60606-3000  
TEL: 773.399.8800 FAX: 773.399.8801  
WWW.HAEGERENGINEERING.COM



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