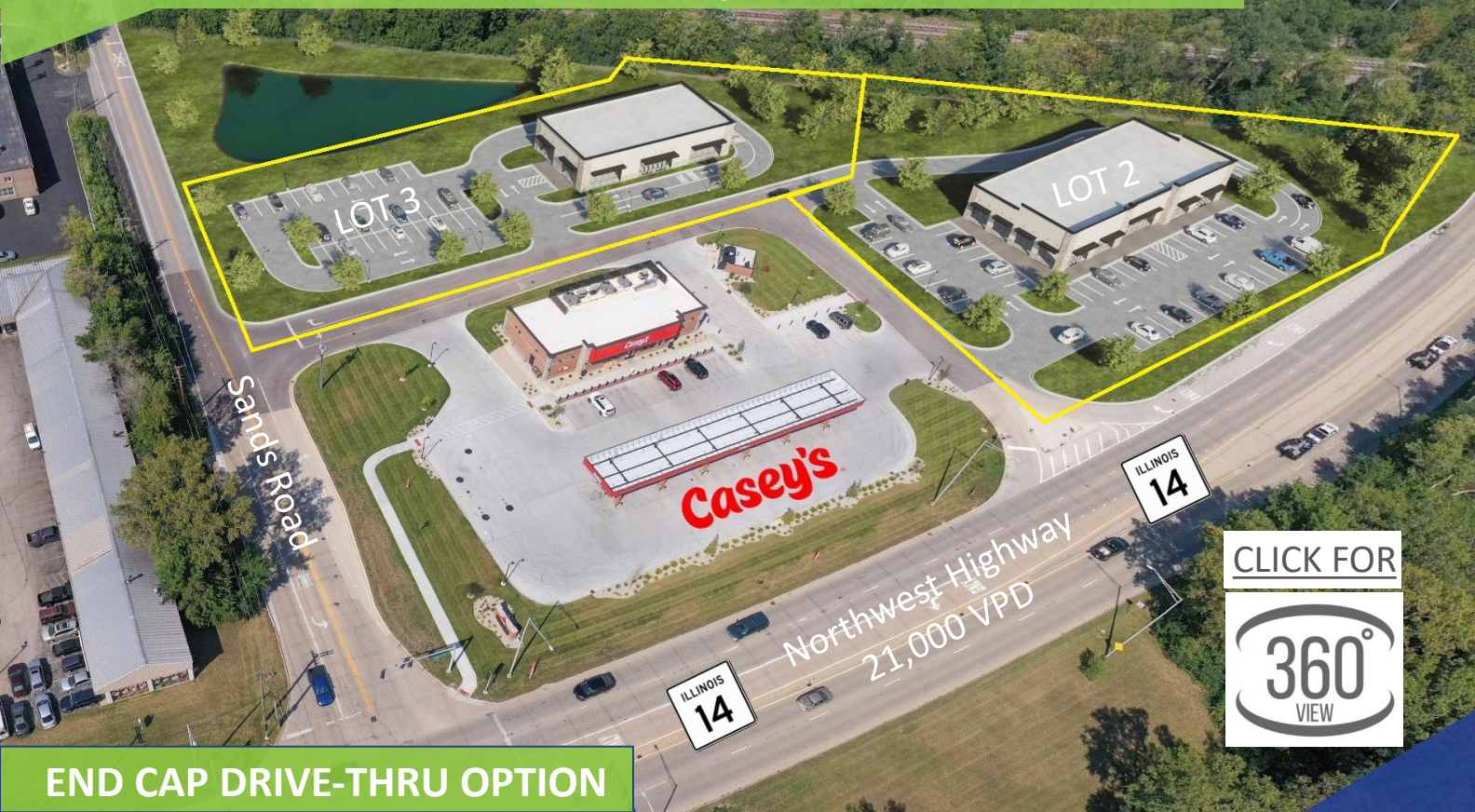


# 4220 Northwest Highway, Crystal Lake, IL

## Available: 1.37 and 1.57 Acres | 1,200 TO 9,000 SF Units



### END CAP DRIVE-THRU OPTION

## FOR SALE OR BUILD-TO-SUIT: Retail, Pad-Ready Sites

#### AVAILABLE:

- LOT 2: PIN #19-10-200-041  
1.57 Acres for sale @ \$895,000 (\$13.09 PSF)  
1,200 – 9,000 SF for lease STO
- LOT 3: PIN #19-03-452-001  
1.37 acres for sale @ \$695,000 (\$11.65 PSF)  
1,200 – 7,000 SF for lease STO

#### FEATURES:

- Drive-thru approved with B-PUD
- 4-way signalized intersection
- Adjacent to brand new Casey's
- Near Home Depot, Menards, U-Haul, Dunkin, Portillo's, Texas Roadhouse, Outback Steakhouse, PetSmart, Mercy Hospital, Boot Barn, and Water's Edge Development Project
- Near intersection of US Hwy 14 and IL Route 31 with 20,700 cars per day



SCAN FOR LISTING



**ENTRE**  
Commercial Realty LLC  
RETAIL

**Corey Laktas**  
847-917-6089  
claktas@entrecommercial.com

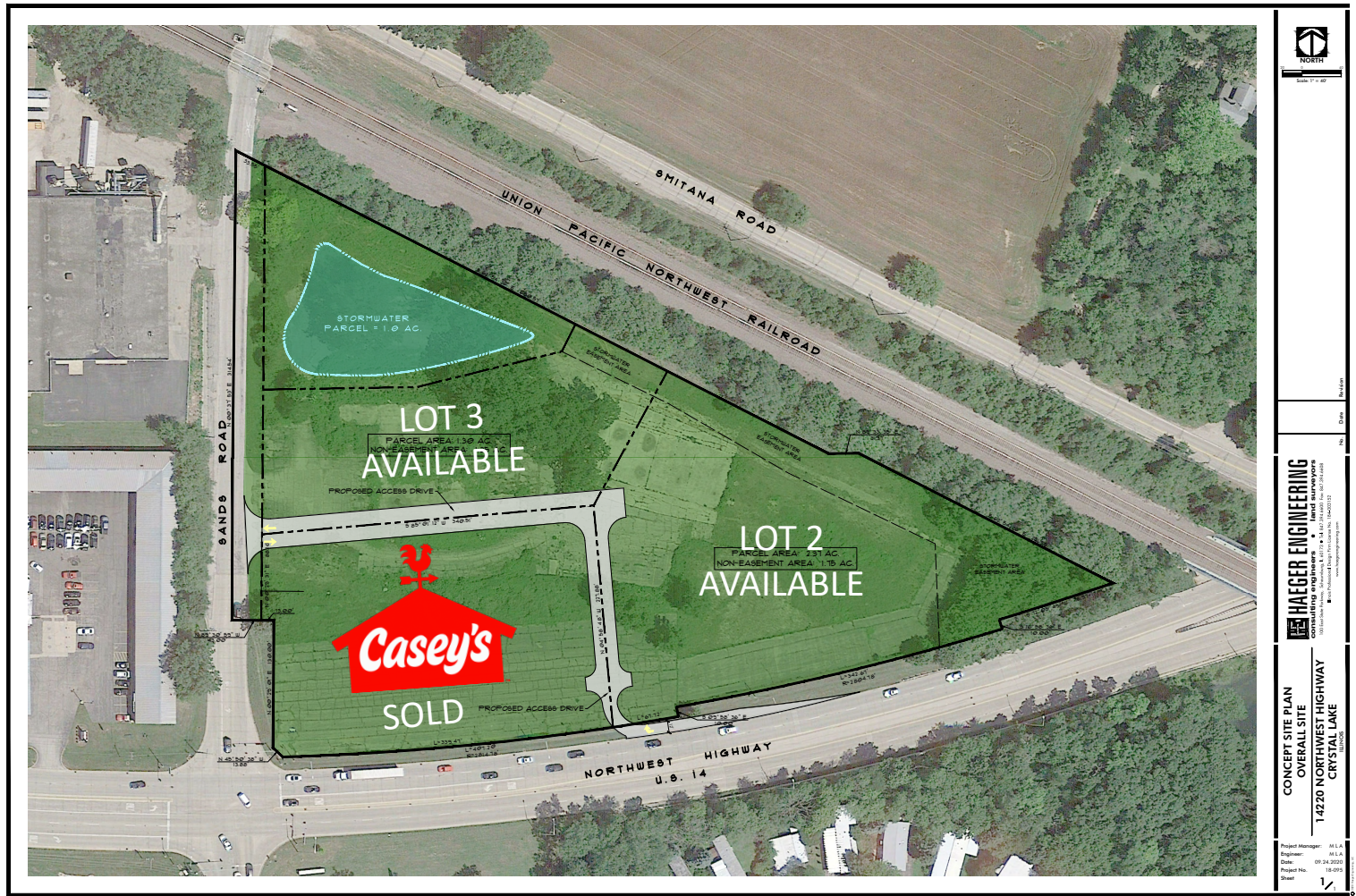
**Kevin Kaplan, CCIM**  
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The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.



# SITE PLAN



Demographics	1 Mile	3 Miles	5 Miles
Average HHI	\$91,553	\$112,624	\$120,400
Population	3,681	45,326	122,978

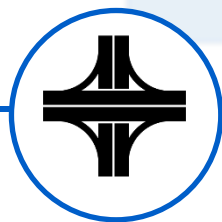


# LOCAL MAP



Business owners know the Crystal Lake mix feels right. A charming downtown. Access to major retailers. Two train stations. Top-rated schools. The great outdoors. Abundant restaurants and retailers. It is all designed to create an outstanding quality of life, which continues to attract new residents, an ever-growing workforce and a vibrant business-friendly community.

SCAN FOR MAP VIEW



**Near US Hwy 14 & IL  
Rt. 31 Intersection**



**High Exposure  
Location**

**ENTRE**  
Commercial Realty LLC  
**RETAIL**

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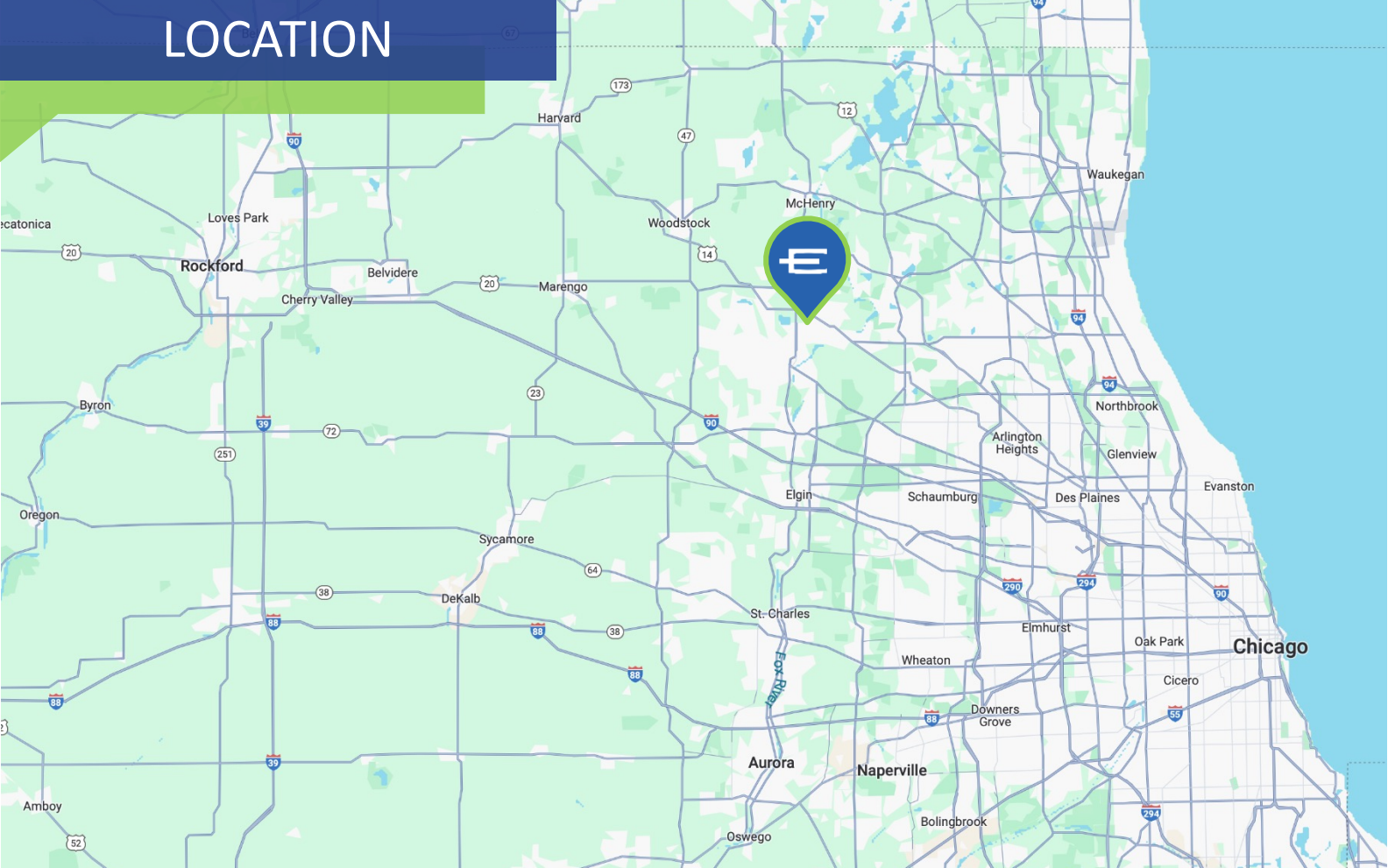
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# LOCATION



## 4220 Northwest Highway, Crystal Lake, IL

### Amenities

Childcare, Hotels, Recreation, Restaurants, Retail

Some development restrictions are in place until 2039 such as: Gas/Diesel, groceries, packaged beer, tobacco products, prepared pizza (for dine in, takeout, delivery), and doughnuts.