

FOR LEASE

Newly Remodeled Office | Retail
Heart of Downtown Grayslake



134 Center Street, Grayslake, IL 60030

PROPERTY INFORMATION:

- **National Tenant Location!**
- Retail/Office space | Available space for Lease; 2,000 SF | Total building; 12,474 SF
- Class "A" Retail-Mixed Use Center | Presently rented by Keller Williams Real Estate
- Located in prime retail district on Center Street in downtown Grayslake surrounded by National & Local retailers; walking distance from Metra Station
- This Old Book Store, Bombshell Beauty Salon and Canine Clippers with four apartments above & across from ample free public paved parking
- Heavily traveled commercial retail space corridor
- Lease type: Modified gross
- Asking: \$24 per SF Modified Gross or \$4,000 per month rent

<u>Demographics:</u>	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	11,067	56,185	144,590
Households	4,367	20,168	50,996
Est Avg Income	\$129,122	\$118,212	\$129,000

CONTACT **Nick DiBrizzi**
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Coldwell Banker Commercial Realty
One Parkview Plaza, Suite 100
Oakbrook Terrace, IL 60181

CBCWORLDWIDE.COM

The broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Owner or has been obtained from other third party sources deemed to be reliable. Prior to entering into a contract, Purchaser is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Purchaser's intended use of the property. Operated by a subsidiary of NRT LLC.

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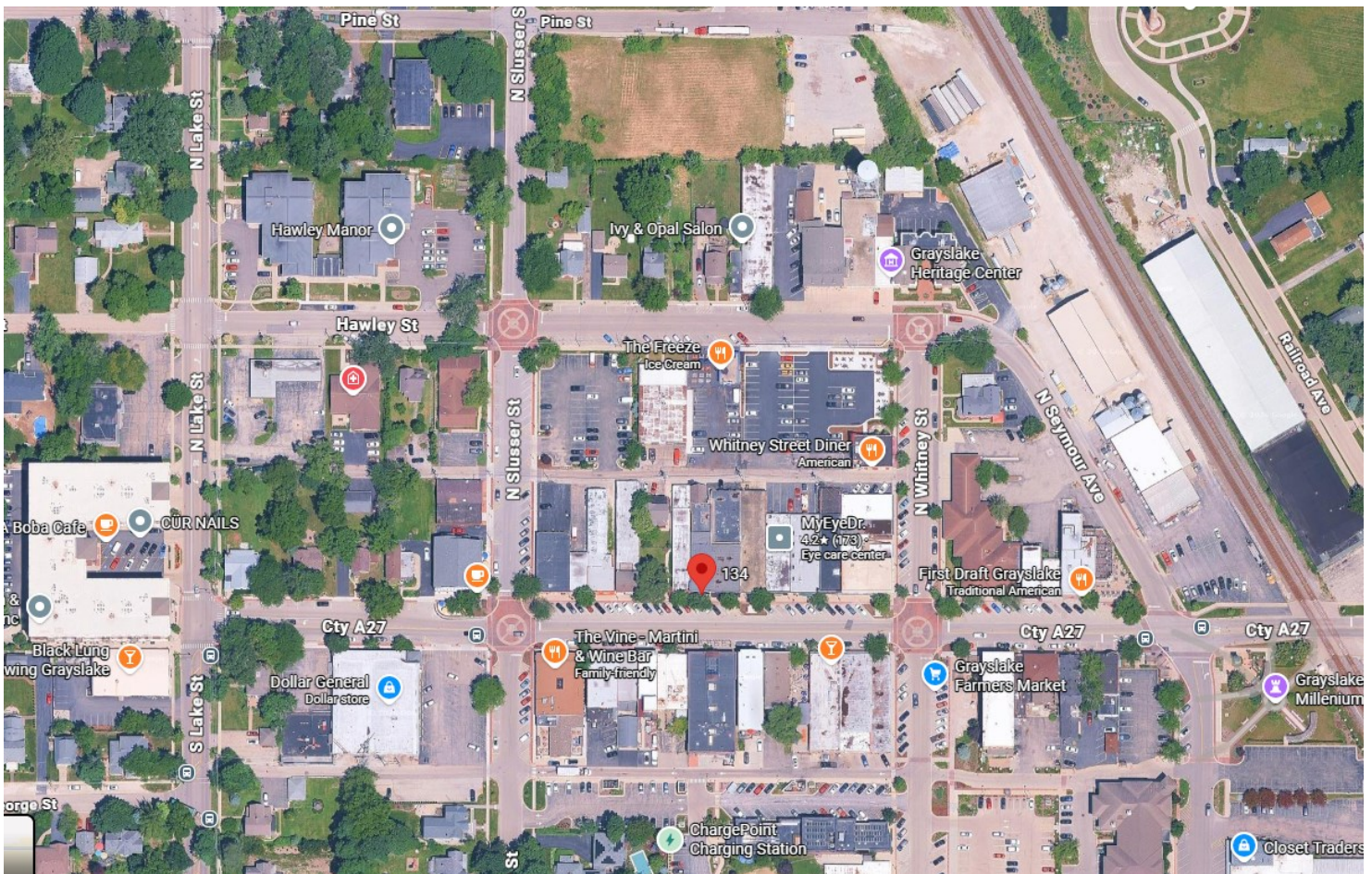
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MORE INFORMATION:

Commercial unit office/retail. The unit contains approximately 2,000 square feet. The present tenant is Keller Williams Real Estate. The unit is located at the front of the building with a large ample municipal lot offering free parking. The unit is newly remodeled. There are flush mounted lighting fixtures. The unit has two service doors including a rear door to the municipal ample parking lot and side door that leads into a common hallway. The unit shares a set of common restrooms in the hallway. The unit has an individual HVAC.



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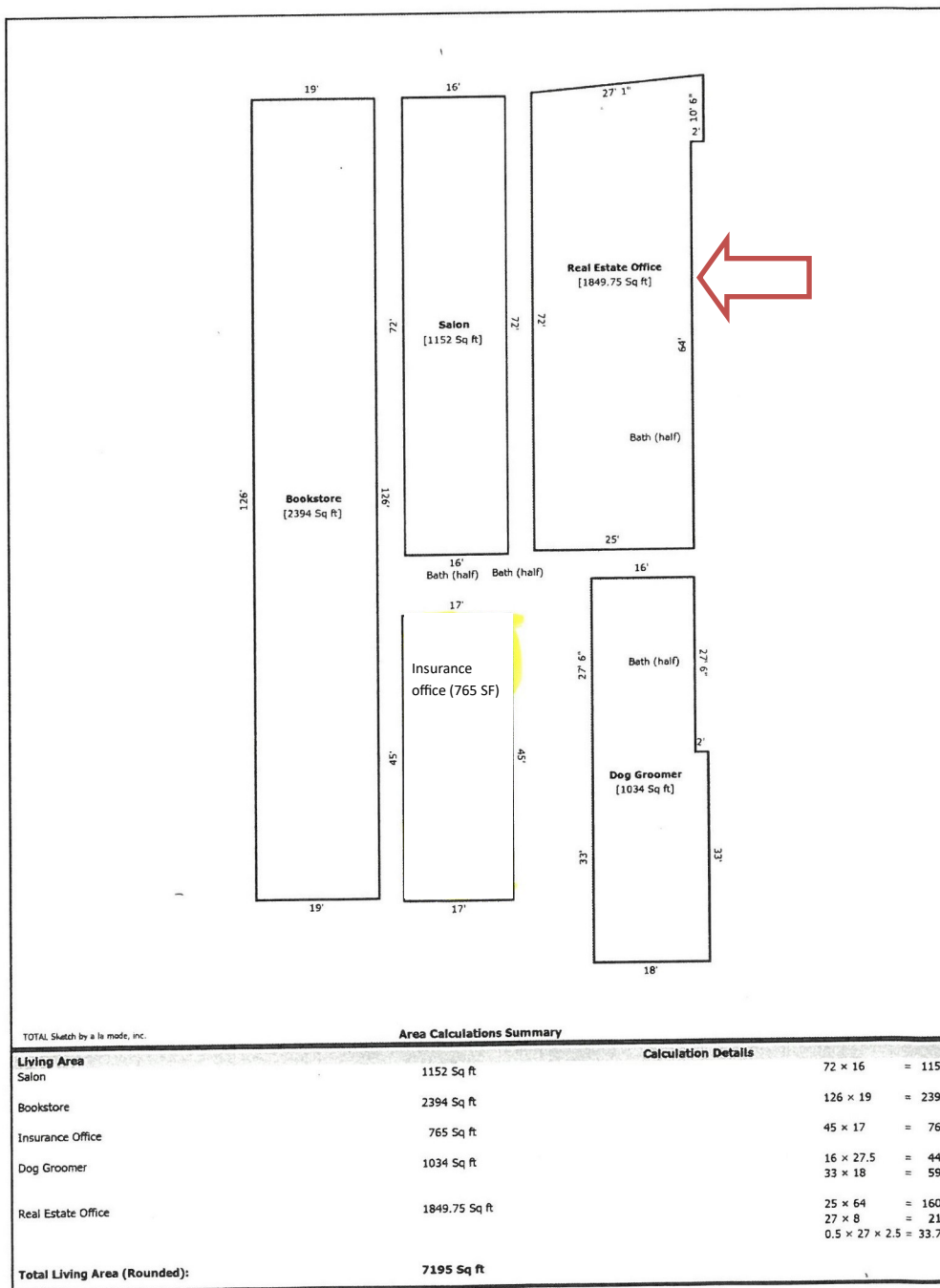
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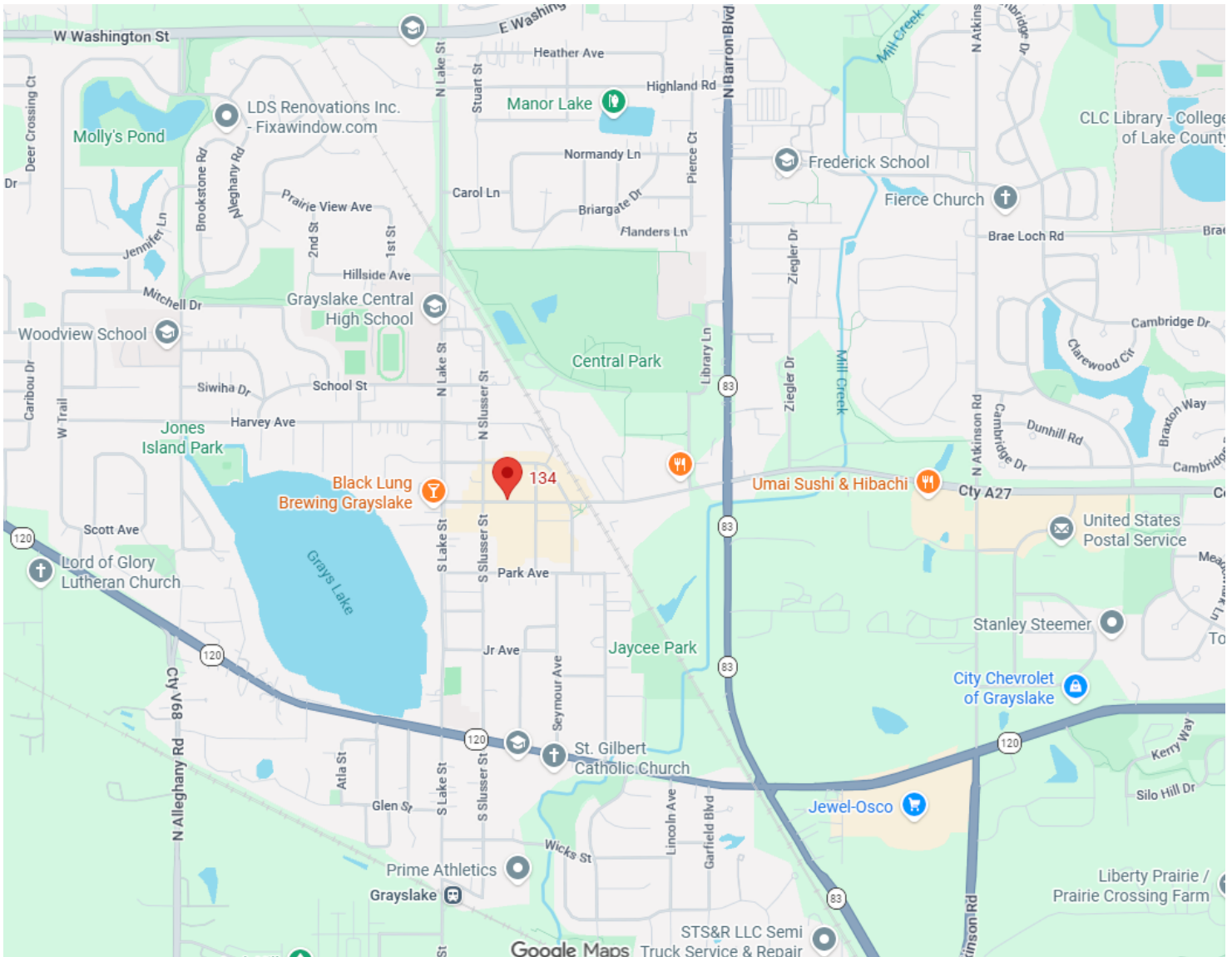
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