

7221-7235 State Park Road, Fox Lake IL – Two Retail Spaces Available

± 1,750 – 2,838 SF FOR LEASE



Unit 7223
2,838 SF



Unit 7231
1,750 SF

SPECIFICATIONS

BUILDING SIZE: 11,000 SF

AVAILABLE: Unit 7231: 1,750 SF & Unit 7223: 2,838 SF

YEAR BUILT: 2006

CEILING HEIGHT: 10'

HVAC SYSTEM: GFA / Central Air

ELECTRICAL: 200 Amp

SPRINKLER: Yes

WASHROOMS: 1 ADA

PARKING: 160 Cars (Common)

SEWER/WATER: City

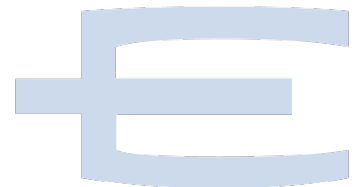
ZONING: B3

CAM & TAXES: CAM: \$3 PSF; TAXES: \$2.50 PSF

LEASE RATE for 7231: \$10.00 PSF NNN

LEASE RATE for 7223: \$15.00 PSF NNN

- Located in Golf Hills Retail Center
- Across from Fox Lake Country Club
- Adjacent Land Site Available for a Build-to-Suit
- Other Tenants Include Edward Jones, Twisted Burger, Los Magueyes, and Lakeside Chiropractic
- Turn-Key Fitness Space with Equipment – Unit 7223
- Former Liquor Store with Coolers and Shelves – Unit 7231



Contact:

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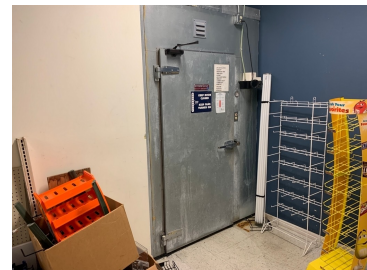
3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

ENTRE
Commercial Realty LLC

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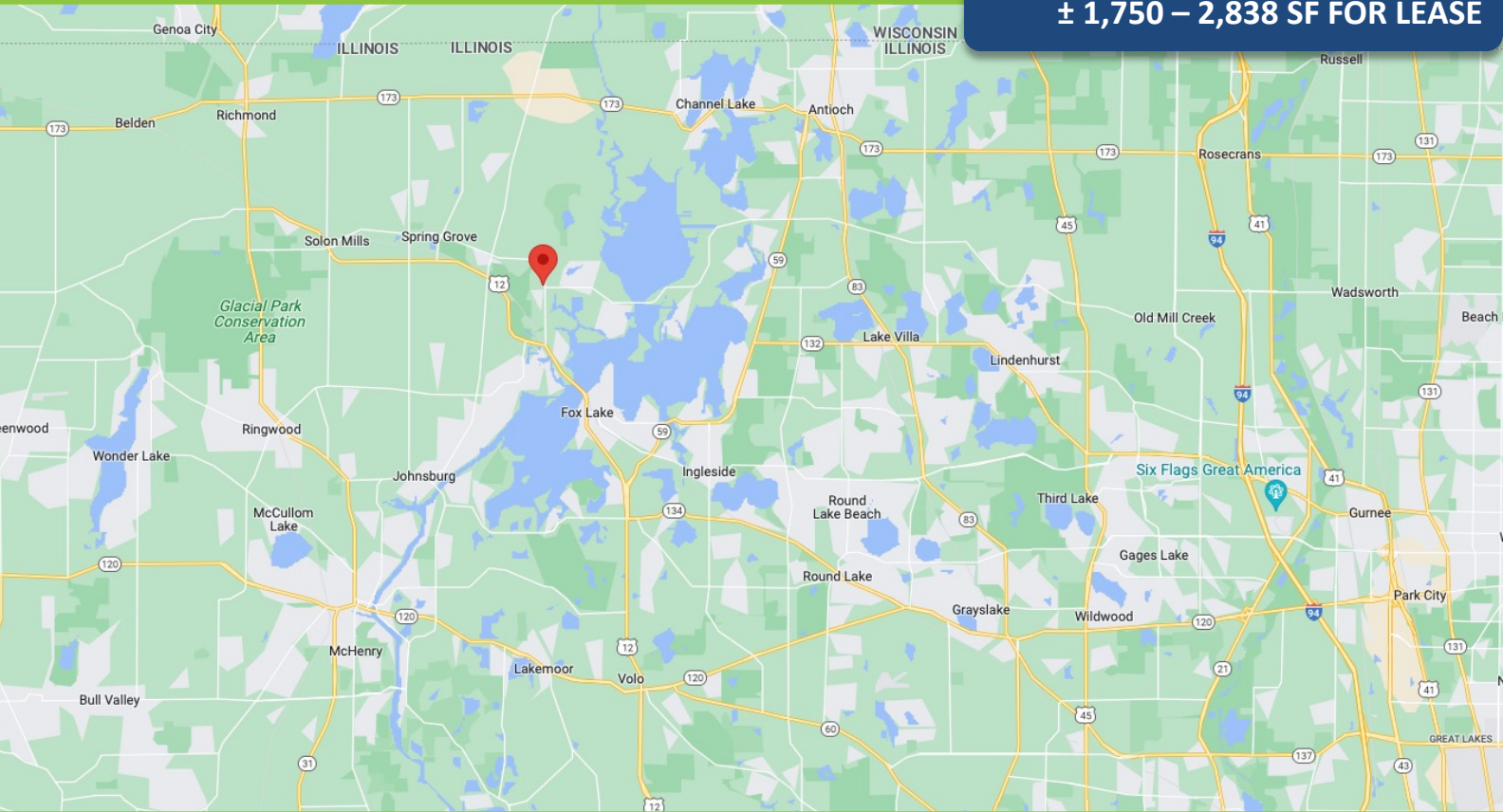
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Demographics	1 Mile	3 Miles	5 Miles
Total Population	1,107	17,597	48,626
Average HH Income	\$75,475	\$83,350	\$90,211



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