

# GRAND VILLA SHOPPES

## RETAIL SPACE FOR LEASE

895 E. GRAND AVENUE

AVALONREAL.COM



LAKE VILLA, IL



**JOSEPH C. SANTUCCI, MANAGING BROKER**

847-506-1000 ext. 5140

[jcseavalonreal.com](mailto:jcseavalonreal.com)

**CARLO J. SANTUCCI, COMMERCIAL BROKER**

847-506-1000 ext. 5132

[carlo@avalonreal.com](mailto:carlo@avalonreal.com)

- ✓ **SPACE AVAILABLE: 1,400-2,800 SF**
- ✓ **ASKING RENT: \$16.00/SF ( MG)**
- ✓ **TAXES: \$2.95/SF**
- ✓ **CAM: \$8.18/SF**
- ✓ **VPD: 24,000 ON ROUTE 132**
- ✓ **POPULATION: 3 MILE RADIUS - 45,124**
- ✓ **IDEAL FOR FAST FOOD, RETAIL & OFFICE**
- ✓ **CO-TENANTS: RE/MAX, KASA AMIGOS RESTAURANT, NAIL SALON**

Information contained herein has been obtained from the property owner(s) or from other sources. We have no reason to doubt its accuracy, but do not guarantee it. This property may be broker owned.



**895 E. GRAND AVE.**

	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Available</p>	<p>NAIL SALON</p>		<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Available</p>	
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**RETAIL SPACE**  
**895 E. Grand Avenue**  
**Lake Villa, IL**



**Joseph C. Santucci**  
 Managing Broker  
 847-506-1000 ext. 5140  
 jcs@avalonreal.com

**Carlo J. Santucci**  
 Commercial Broker  
 847-506-1000 ext. 5132  
 carlo@avalonreal.com

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