

1295 N Randall Road 101, #106-108 & 109  
Crystal Lake, IL 60014

For Lease

MLS #11950315

RETAIL



RETAIL SPACES 1,081 - 4,093 SF

\$18. \$20. & \$22 PSF (NNN)

RETAIL SPACE

1,620 SF · 3,012 SF · 1,081 SF · 4,093 SF

**Unit 101:** 1,620 SF end cap with drive thru service window and 1 bath. Ideal for coffee or fast food. \$22 psf NNN. **Total monthly including NNN \$4,064.**

**Unit 106-108:** 3,012 SF former gym has waiting area, open 33' x 33' (can be made 47' x 33') gym space, reception desk, 2 locker rooms, break room, 2 baths and storage area. Ideal for any fitness use such as martial arts, fitness gym, yoga studio, dance studio, etc. \$18 psf NNN. **Total monthly including NNN \$6,551.** Can be combined with Unit 109 for 4,093 SF.

**Unit 109:** 1,081 SF inline retail space. Mostly open, 2 plumbing hook-ups and 1 bath. \$20 psf NNN. **Total monthly including NNN \$2,531.** Can be combined with Unit 106-108 for 4,093 SF

High traffic/visibility location with over 30,000 vpd near Crystal Lake South H.S and many rooftops. Ample lighted parking and monument signage available.

Specifications

Center Size:	16,592 SF
Year Built:	2008
HVAC System:	GFA / Central Air
Electrical:	200 amp
Sprinklers:	No
Washrooms:	Varies per Unit
Ceiling Height:	16 ft
Parking:	Common
Sewer/Water:	City
Zoning:	B1
Taxes:	\$3.91 psf (2023)
CAM:	\$4.19 psf (2024)
PIN #:	19-18-282-004

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Senior Broker  
**Brian Cowell**

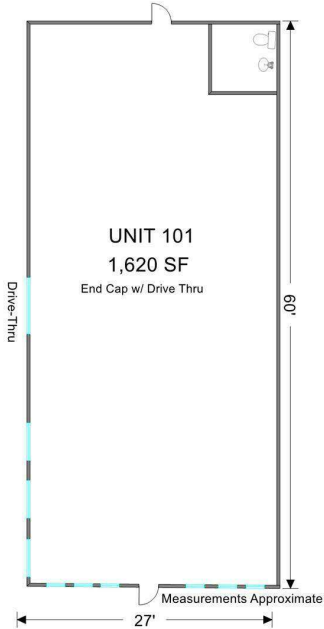
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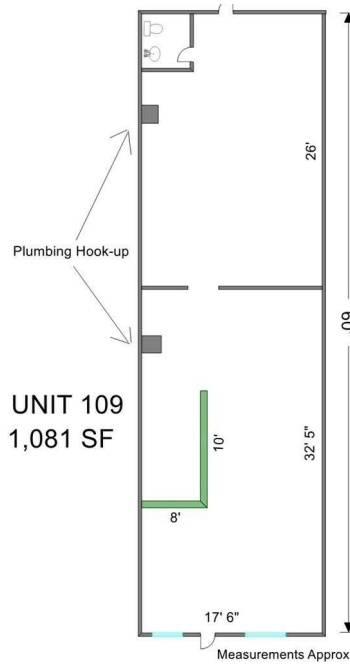
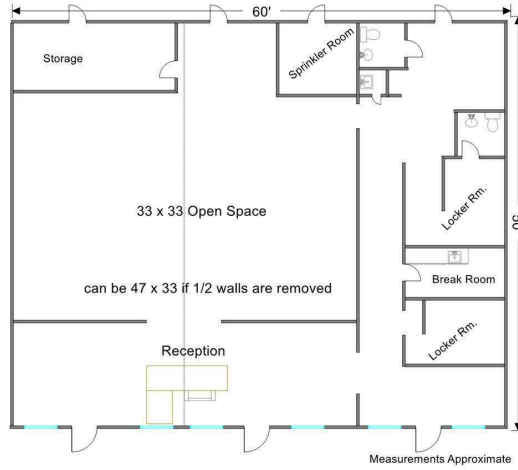
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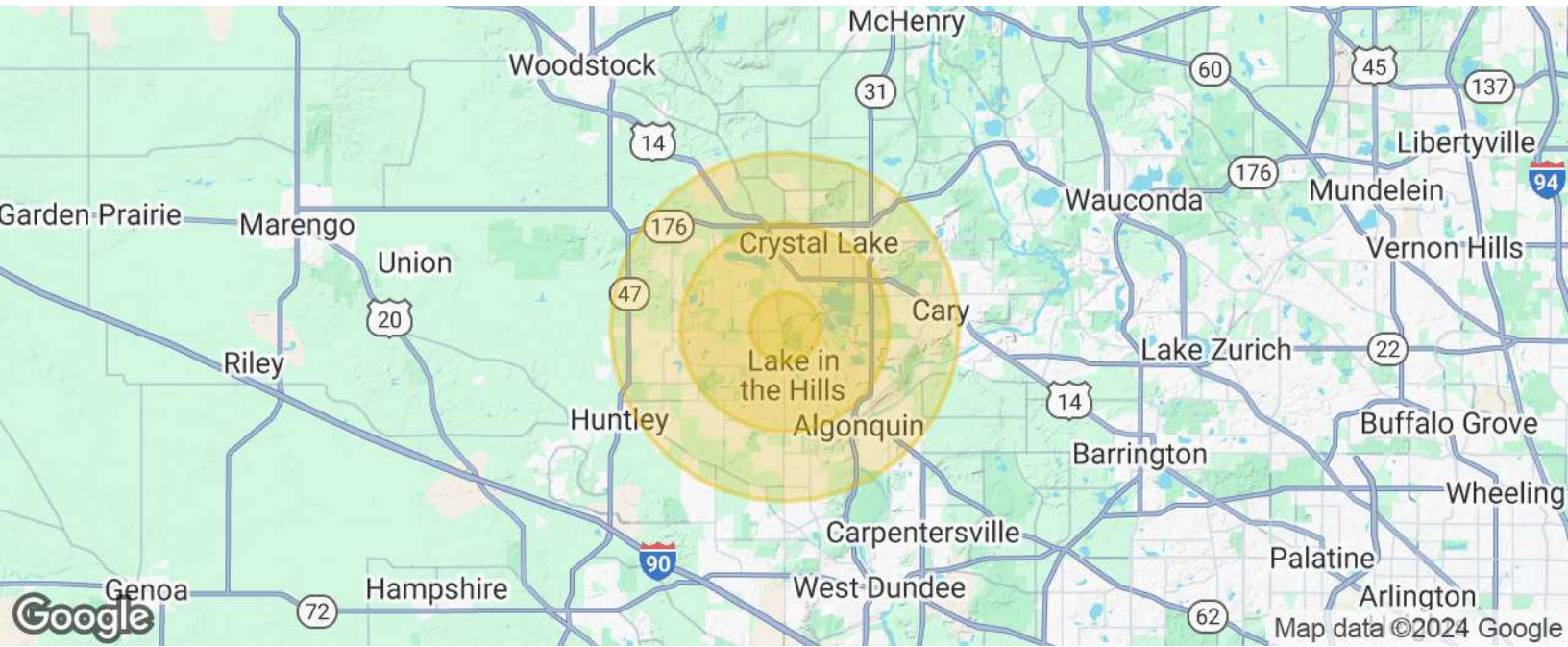
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Population	1 Mile	3 Miles	5 Miles
Total Population	10,667	67,386	146,805
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,011	24,589	52,077
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$109,955	\$131,859	\$143,857
Average House Value	\$293,424	\$317,752	\$331,637

Demographics data derived from AlphaMap

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