

For Sale or BTS

4220 Northwest Hwy.
Crystal Lake, IL

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 @ \$492,000
(\$8.25 PSF)
1,200 - 7,000 SF FOR LEASE STO

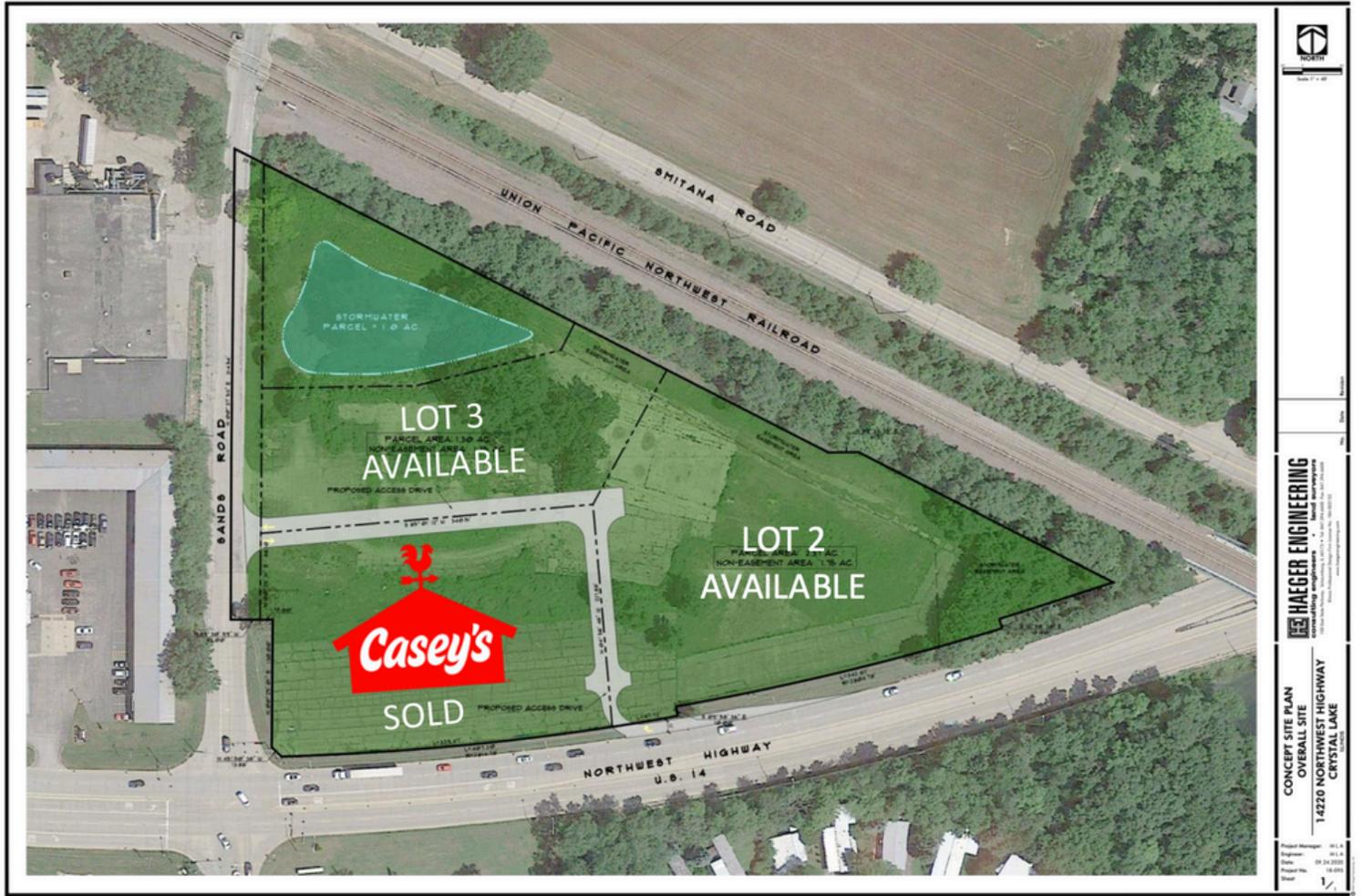
Presented By:

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- 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

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Site Plan



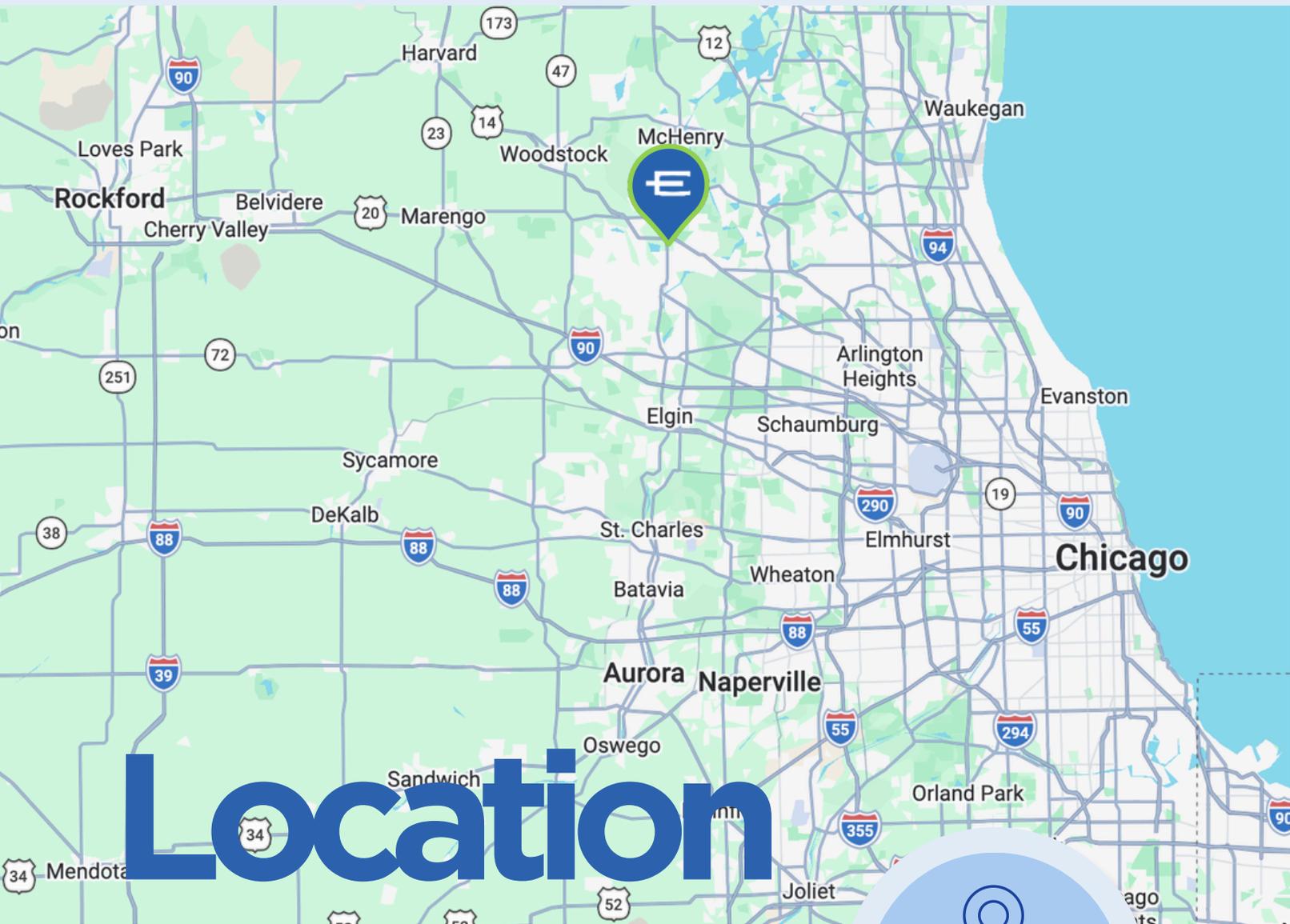
Local Demographics

	1 MILES	3 MILES	5 MILES
AVERAGE HHI	\$91,553	\$112,624	\$120,400
POPULATION	3,681	45,326	122,978



Local Map





Location

4220 Northwest Hwy
Crystal Lake, IL



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



**High
Exposure
Location**



**Skilled
Labor
Force**



Location



McHenry County

Strategically located on the Illinois/Wisconsin border, McHenry County lies in the center of the Chicago, Milwaukee and Rockford business triangle providing the transportation, labor and utility benefits of the Chicagoland region. With a solid financial structure, abundant open land and move-in ready business parks, McHenry County boasts an educated and skilled workforce to serve vibrant, innovative and expanding industries.



Diverse Industry Mix

Advanced manufacturing, electronics, medical device and agriculture with high tech and innovation companies, business parks, supply chain access to Chicago metro 6-county area as well as Milwaukee metro area.



Educated Workforce

Highly educated workforce with 92% HS graduate or higher; 32.2% BA degree or higher, educational opportunities at colleges and universities; workforce training a priority.



Extensive Transportation

Access to 3 airports – Chicago O'Hare, cargo hubs at both Chicago Rockford and Milwaukee International Airports; Class A rail and high capacity roadways.



Varied Housing Options

Vintage homes, riverside condos, country estates, unique neighborhoods in 30 family friendly towns and villages with America's Midwest work ethic and values.



Excellent Quality of Life

Multiple recreational adventures with private and public golf courses, boating, fishing, cultural activities, open space and seasonal change.



Reliable Utilities

Top performing electric reliability with business incentive programs; cost effective, and responsive providers.



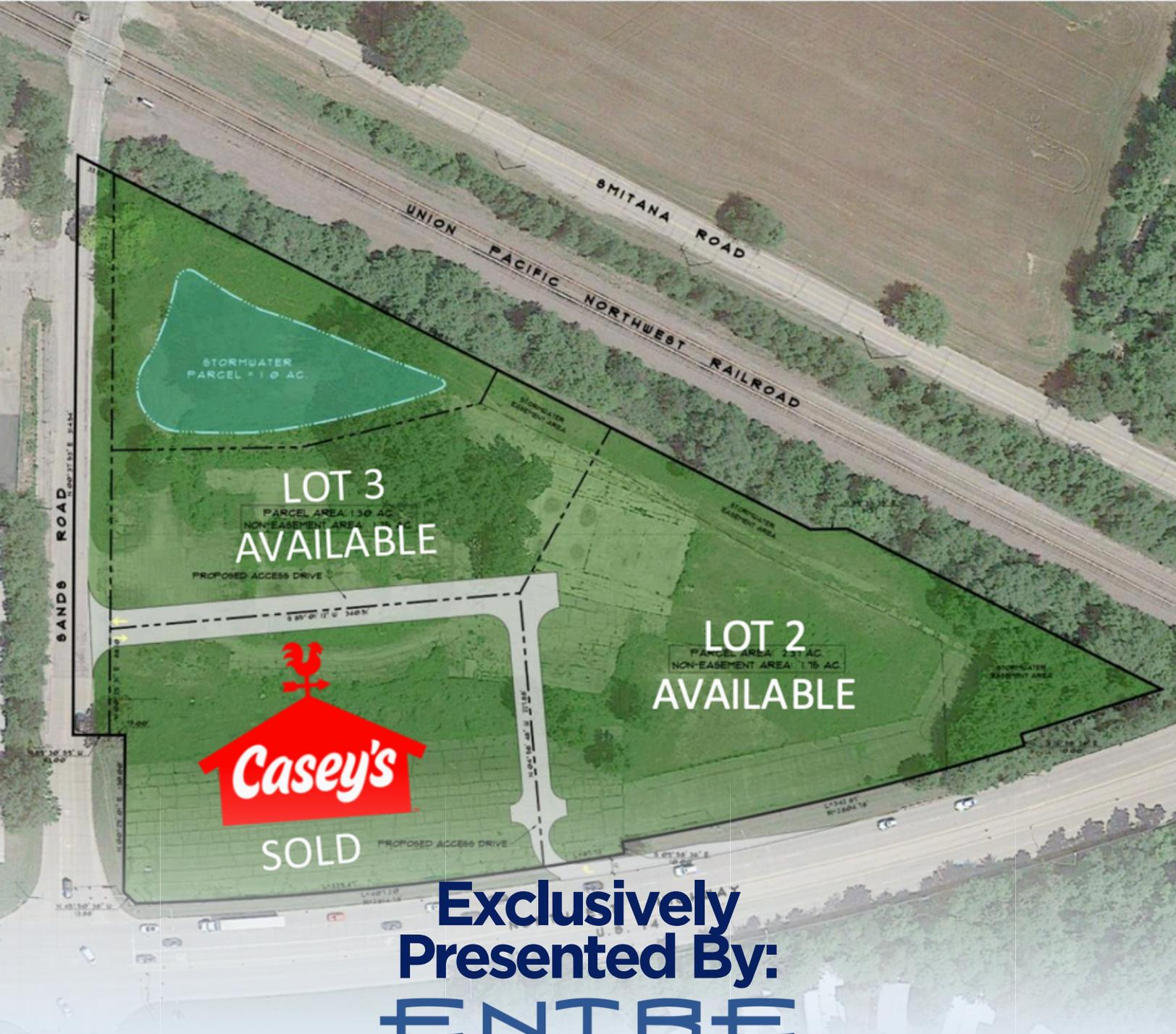
Medical and Healthcare Facilities

Community based health care systems, leading edge technology, easy access to renown medical centers in Illinois and Wisconsin.



Business Friendly Communities

Responsive local and county governments who understand the value of consensus building for the future, solid financial structure with an AAA bond rating.



LOT 3
PARCEL AREA: 1.30 AC
NON-EASEMENT AREA: 1.30 AC
AVAILABLE

LOT 2
PARCEL AREA: 2.20 AC
NON-EASEMENT AREA: 1.75 AC
AVAILABLE



SOLD

Exclusively Presented By:

ENTRE
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