



### Offering Summary

Lease Rate:	Negotiable
Building Size:	4,156 SF
Zoning:	B-3
County:	McHenry
VPD:	Approx. 34,400 VPD

### Property Overview

170 Illinois Route 31 is a 4,156 square foot freestanding retail building located along Illinois Route 31 in Crystal Lake, Illinois. Formerly a bank branch, the Property is zoned B-3: General Business District, and offers excellent exposure, ample parking on-site, drive-thru lanes, and monument signage along Route-31 (approx. 34,400 VPD). Located south of the signalized intersection at Illinois Route 31 and Illinois Route 176, the building benefits from strong traffic counts and direct connectivity to the region's major interstates. The property sits approx. 1.5 miles north of Crystal Lakes' primary retail corridor, which is home to several national retailers including Walmart, Jewel-Osco, Mariano's, Sam's Club, Target, Menards, Home Depot, Kohl's, Best Buy, Starbucks, Chick-fil-A, Culver's, and Portillo's, among others.

### Property Highlights

- Excellent frontage and visibility along Illinois Route 31 (~34,400 VPD), a primary commercial corridor in the northwest suburbs
- Existing drive-thru with monument signage opportunities
- Located in the heart of Crystal Lake's retail corridor, surrounded by national and regional retailers, restaurants, and service providers

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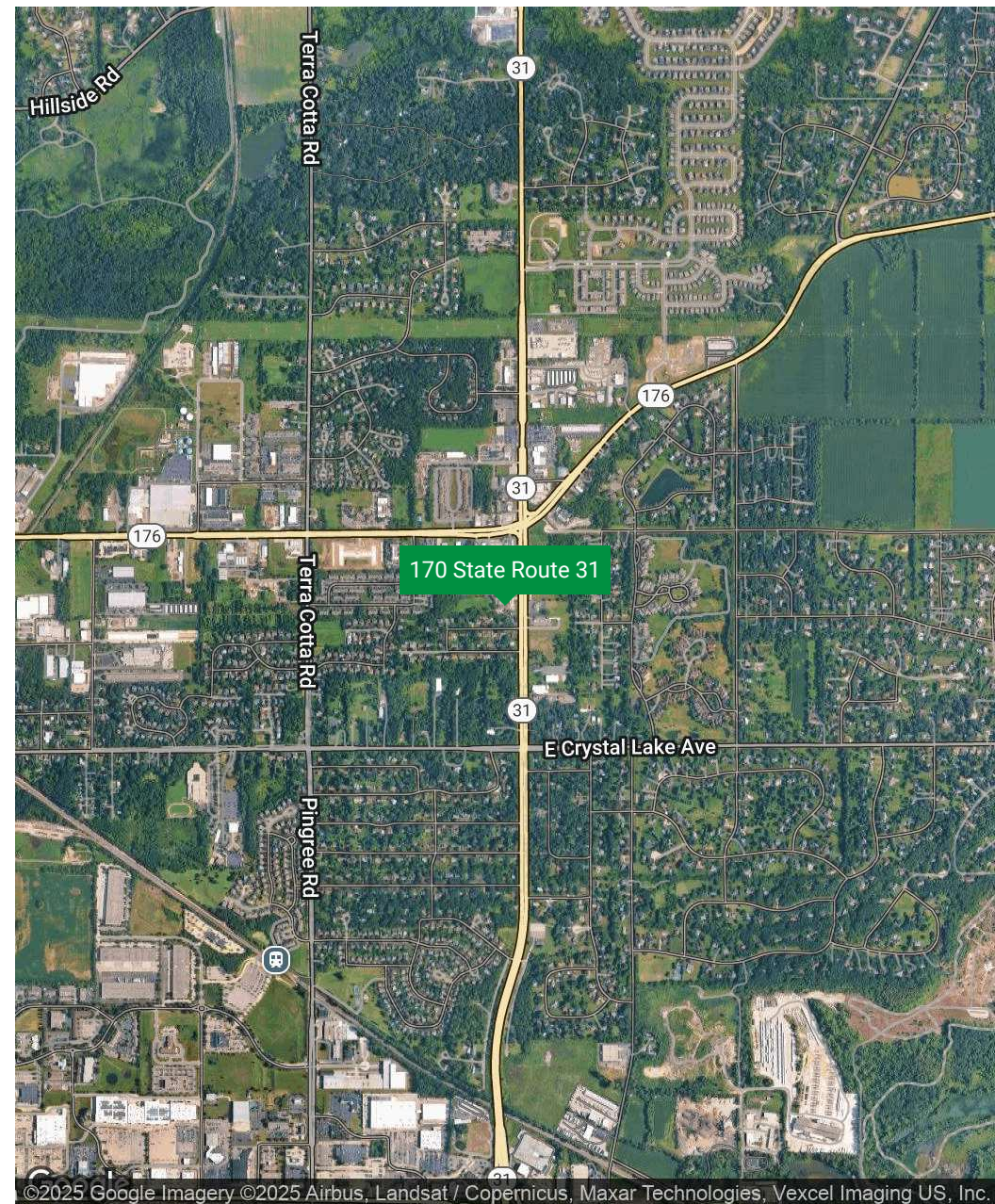
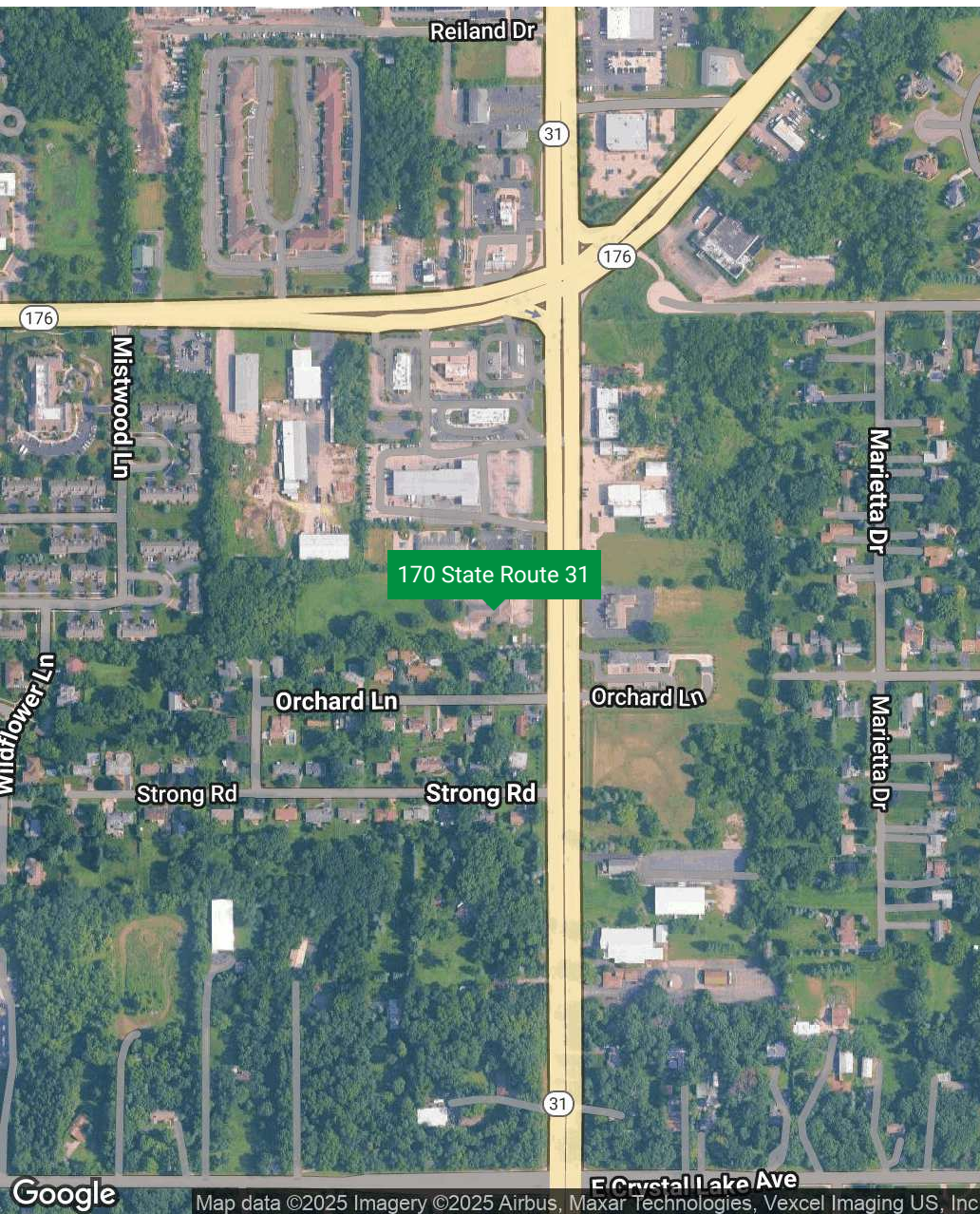
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# FOR LEASE | 170 STATE ROUTE 31

LOCATION MAP



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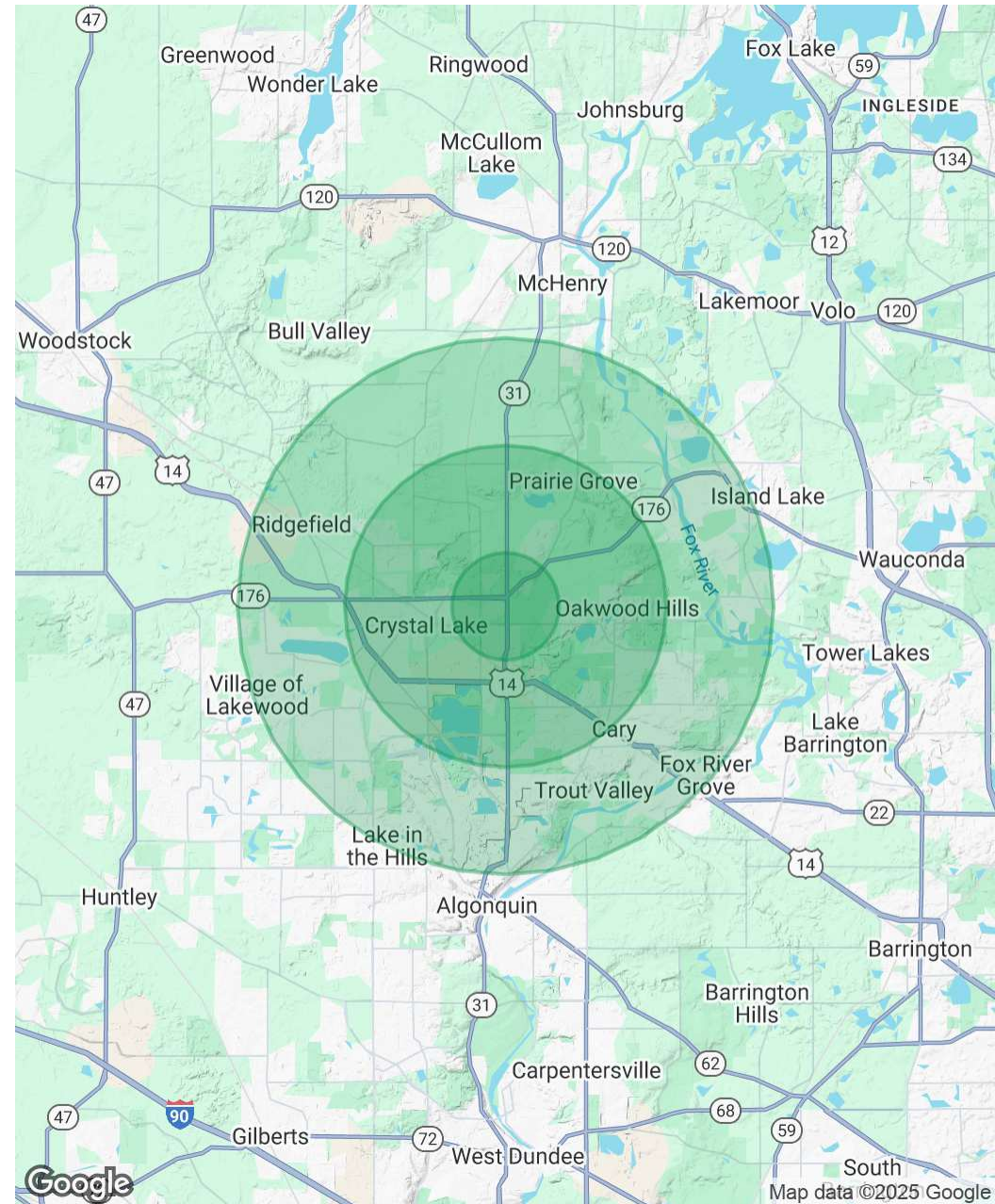
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,265	39,892	103,362
Average Age	42	41	41
Average Age (Male)	40	40	40
Average Age (Female)	43	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,951	14,815	38,734
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$130,741	\$125,126	\$129,894
Average House Value	\$345,979	\$323,408	\$328,820

Demographics data derived from AlphaMap



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