

# 650 E Terra Cotta #101 & #110

Crystal Lake, IL 60014

# For Lease

MLS #12162305

**RETAIL / OFFICE**



**RETAIL / OFFICE 878 - 2,808 SF**

**\$15. - \$16. PSF (NNN)**

**RETAIL / OFFICE End Cap with Drive Thru Window for up to 10 Vehicles  
2,808 SF (Divisible)  
RETAIL/OFFICE Inline 1,560 SF**

**Unit 101:** 1,560 SF Inline space former Wellness studio, (1) bath and open floor plan with upgraded vinyl flooring, architectural ceiling tiles and LED lighting. \$15 PSF NNN. Triple net lease and pass thru costs of \$6.50 psf.

**Unit 110:** 2,808 SF End Cap with drive thru window for up to ten vehicles. Former office/financial space with 4 private offices, open clerical, kitchen and (2) baths \$16 PSF NNN. Triple net lease and pass thru costs of \$6.50 psf.

**Unit 110 IS DIVISIBLE** – see below.

Unit 110A: 1,930 SF End Cap with open clerical, private office, kitchen/break room, 1 bath and I.T. room. \$16 psf NNN.

Unit 110B: 878 SF Entrance on side of building, open clerical, 3 private offices and 1 bath. \$16 psf NNN.

Lighted monument signage. Beautiful well positioned neighborhood. Center located at traffic lit intersection with combined traffic counts of over 22,800 vpd. Strong restaurant demand in corridor. Quick economic deals available.

## Specifications

Building Size:	16,000 SF
Year Built:	2005
HVAC System:	GFA / Central Air
Electrical:	200 AMP
Sprinklers:	Yes
Washrooms:	Varies Per Unit
Ceiling Height:	12 ft
Parking:	64 (Common)
Sewer/Water:	City
Zoning:	B2P
CAM & Taxes	CAM: \$3.05 psf Taxes: \$3.45 psf
PIN #:	14-33-277-006

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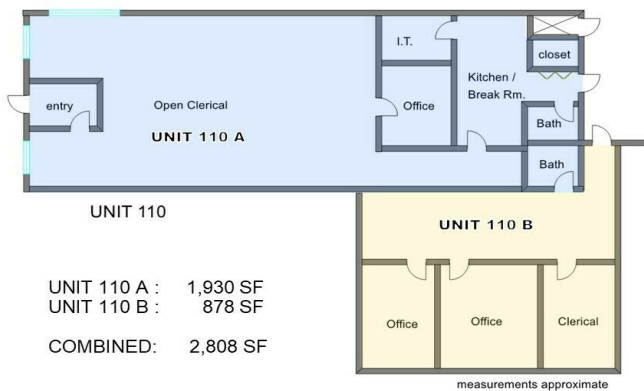
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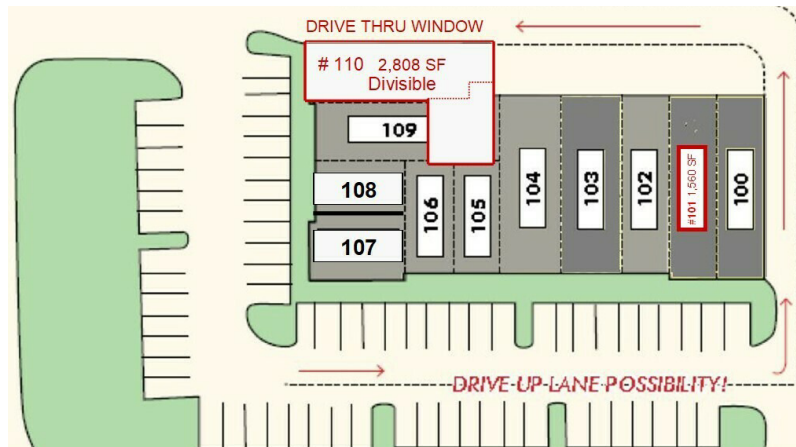
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UNIT 110 A : 1,930 SF  
UNIT 110 B : 878 SF  
COMBINED: 2,808 SF



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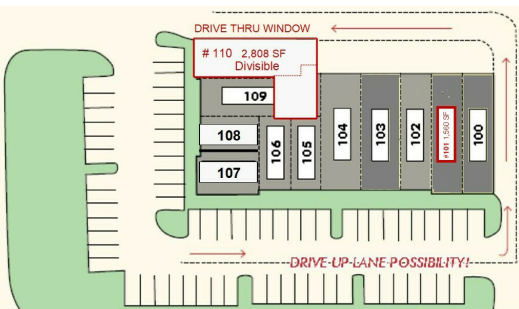
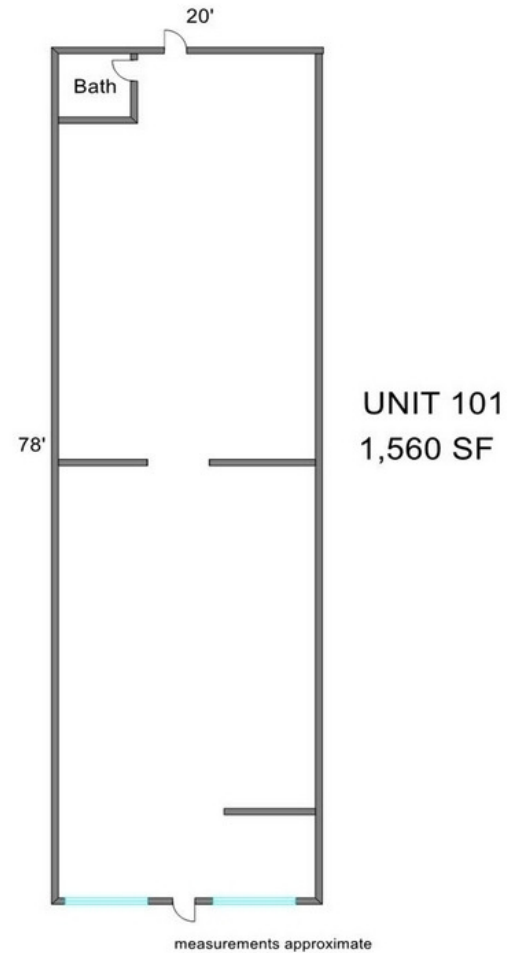
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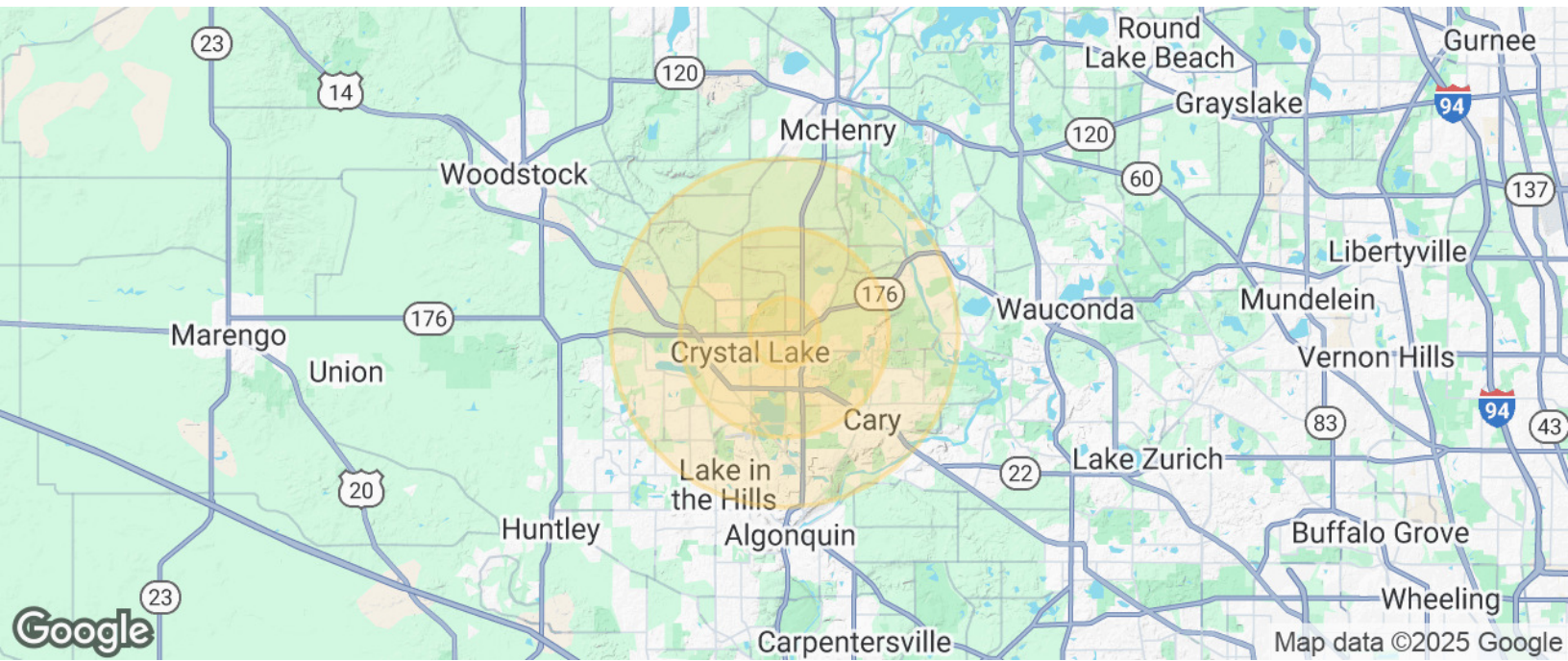
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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	4,580	35,870	100,227
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	43	42	42

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	1,670	13,404	37,418
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$135,542	\$126,873	\$131,334
Average House Value	\$346,250	\$332,878	\$331,696

*Demographics data derived from AlphaMap*

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