

4087 - 4089 W Algonquin Road

Algonquin, IL 60102

For Lease

MLS #12015290

RETAIL



RETAIL 1,350 - 3,200 SF

\$18 PSF (NNN)

**Retail Space
1,350-3,200 SF**

End cap available for lease in this multi-tenant strip center with high traffic and visibility from Route 62 (Algonquin Road).

Two units (4087 and 4089) former martial arts studio, currently combined for 3,200 SF but can be divided into 1,850 SF and 1,350 SF. (see layout)

Come join Edward Jones, Algonquin Kids Dentistry, Wellspring Chiropractic and adjacent to Walgreens, Algonquin Bank & Trust, Cadence Academy and Dunkin Donuts.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,020	65,725	127,506
Average HH Income	\$145,672	\$118,081	\$107,910

Specifications

Building Size:	8,900 SF
Year Built:	2007
HVAC System:	GFA/ Central Air
Electrical:	120/208
Sprinklers:	Yes
Washrooms:	2 ADA
Ceiling Height:	10' to drop 14'
Parking:	Common
Sewer/Water:	City
Zoning:	B2
Taxes:	\$2.81 psf
CAM:	\$2.48 psf
PIN #:	18-25-301-061

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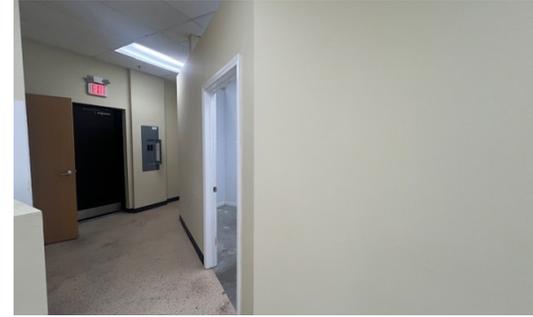
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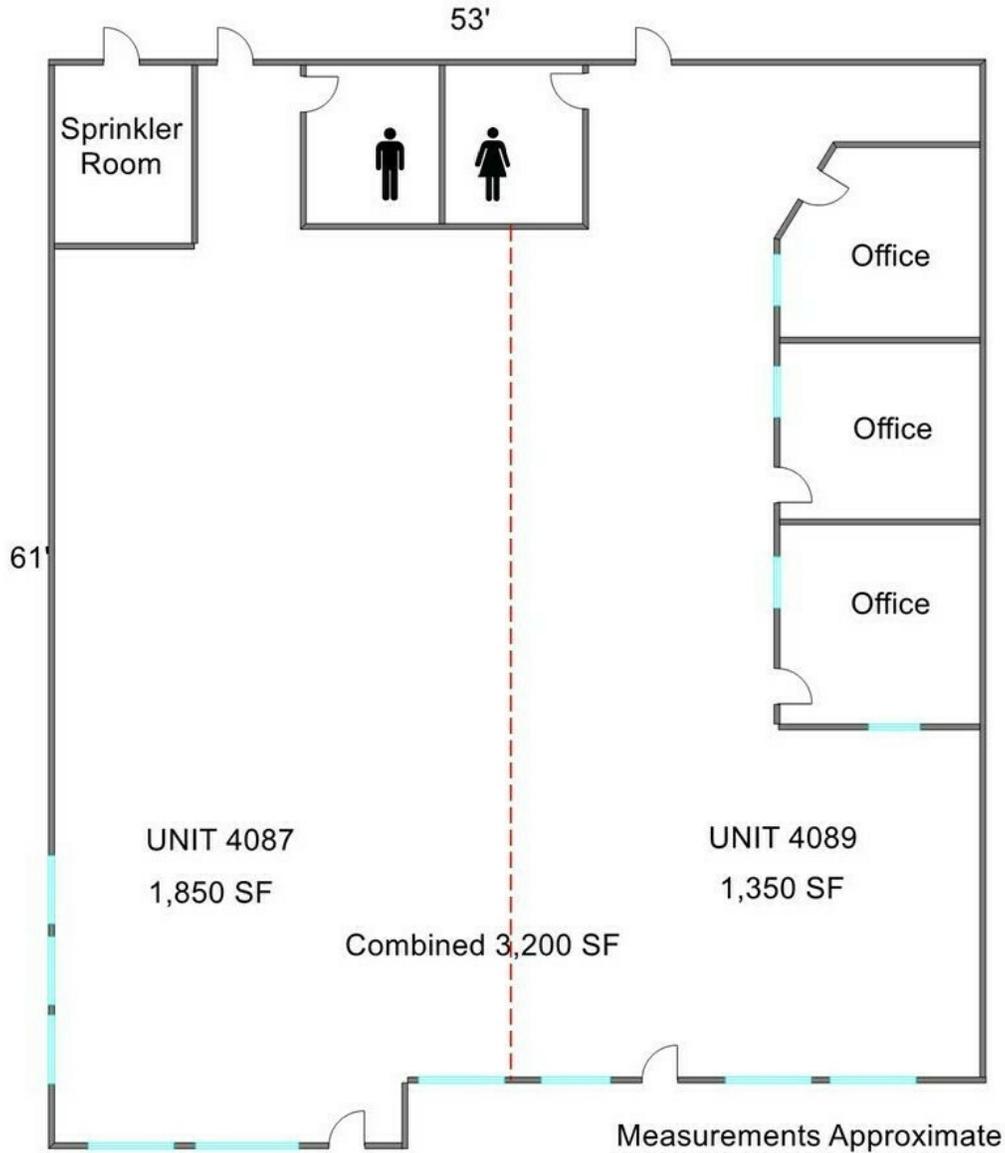
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