

**LONG GROVE COMMONS  
2ND GENERATION RESTAURANT  
DRIVE-THRU END CAP AVAILABLE**

3976 RT. 22, UNIT A & B



LONG GROVE, IL

**Drive - Thru  
End - Cap**



**JOSEPH C. SANTUCCI, MANAGING BROKER**

847-506-1000 ext. 5140

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**NICHOLAS SANTUCCI, COMMERCIAL BROKER**

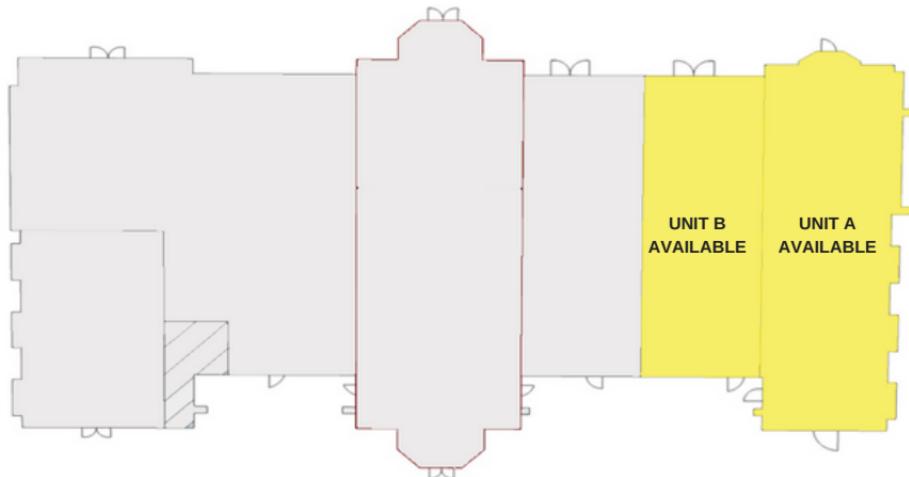
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- ✓ **SPACE AVAILABLE: 1,562 - 3,000 SF**
- ✓ **ASKING RENT: \$18/SF NNN**
- ✓ **CAM: \$3.00/SF**
- ✓ **TAXES: \$6.00/SF**
- ✓ **TRAFFIC COUNTS: 33,000 VPD ON RT. 22**
- ✓ **HEAVY DAYTIME POPULATION IN THE  
NORTHWESTERN SUBURBS**

- ✓ **DRIVE - THRU END - CAP AVAILABLE**
- ✓ **CO-TENANTS: MARIOLA'S ORGANIC SPA,  
THE GROOMING LODGE & LONG GROVE  
DENTAL STUDIO**
- ✓ **NEIGHBORING TENANTS: DUNKIN DONUTS,  
PRIMROSE SCHOOL, THE RED COTTAGE &  
CLAYOVEN TANDOOR**

Information contained herein has been obtained from the property owner(s) or from other sources. We have no reason to doubt its accuracy, but do not guarantee it. This property may be broker owned.



<b><u>Demographics</u></b>	<b><u>1 Mile</u></b>	<b><u>3 Mile</u></b>	<b><u>5 Mile</u></b>
<b>Population</b>	861	37,848	172,810
<b>Households</b>	271	12,579	62,069
<b>Avg. HH Income</b>	\$203,996	\$175,430	\$135,668

#### RETAIL SPACE

3976 RT. 22, Unit A & B  
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