

LONG GROVE COMMONS

2ND GENERATION RESTAURANT

DRIVE-THRU END CAP AVAILABLE



3976 RT. 22, UNIT A & B

**Drive - Thru
End - Cap**

LONG GROVE, IL



JOSEPH C. SANTUCCI, MANAGING BROKER

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NICHOLAS SANTUCCI, COMMERCIAL BROKER

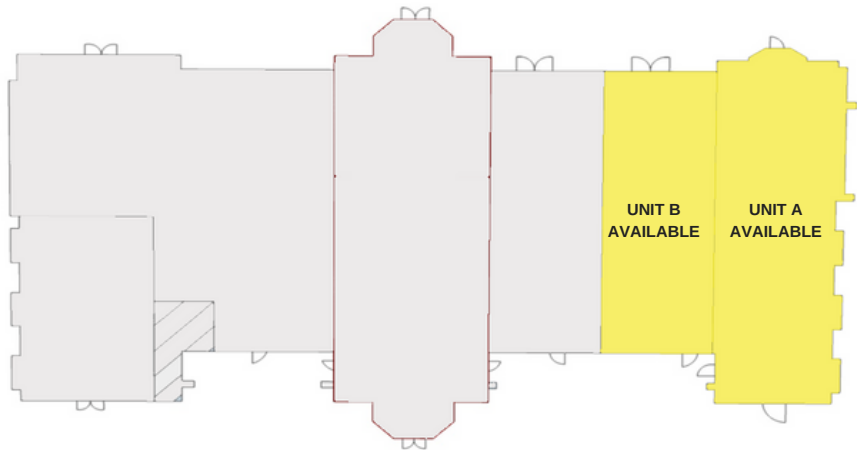
847-506-1000 ext. 5125

ncs@avalonreal.com

- ✓ **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.



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

RETAIL SPACE

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