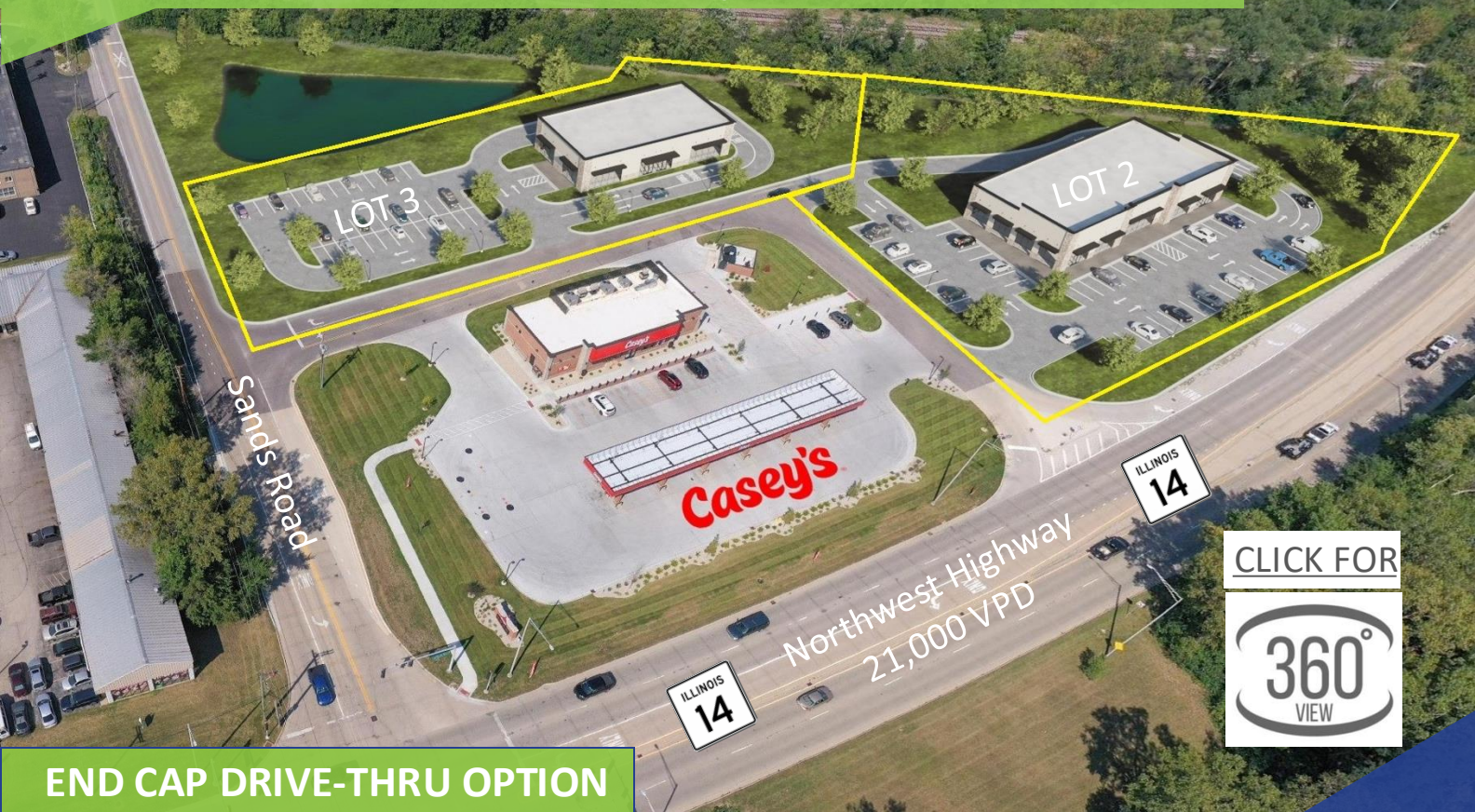


4220 Northwest Highway, Crystal Lake, IL

Available: 1.37 and 1.57 Acres | 1,200 TO 9,000 SF Units



END CAP DRIVE-THRU OPTION

FOR SALE OR BUILD-TO-SUIT: Retail, Pad-Ready Sites

AVAILABLE:

- LOT 2: PIN #19-10-200-041
1.57 Acres for sale @ \$895,000 (\$13.09 PSF)
1,200 – 9,000 SF for lease STO
- LOT 3: PIN #19-03-452-001
1.37 acres for sale @ \$695,000 (\$11.65 PSF)
1,200 – 7,000 SF for lease STO

FEATURES:

- Drive-thru approved with B-PUD
- 4-way signalized intersection
- Adjacent to brand new Casey's
- Near Home Depot, Menards, U-Haul, Dunkin, Portillo's, Texas Roadhouse, Outback Steakhouse, PetSmart, Mercy Hospital, Boot Barn, and Water's Edge Development Project
- Near intersection of US Hwy 14 and IL Route 31 with 20,700 cars per day



SCAN FOR LISTING

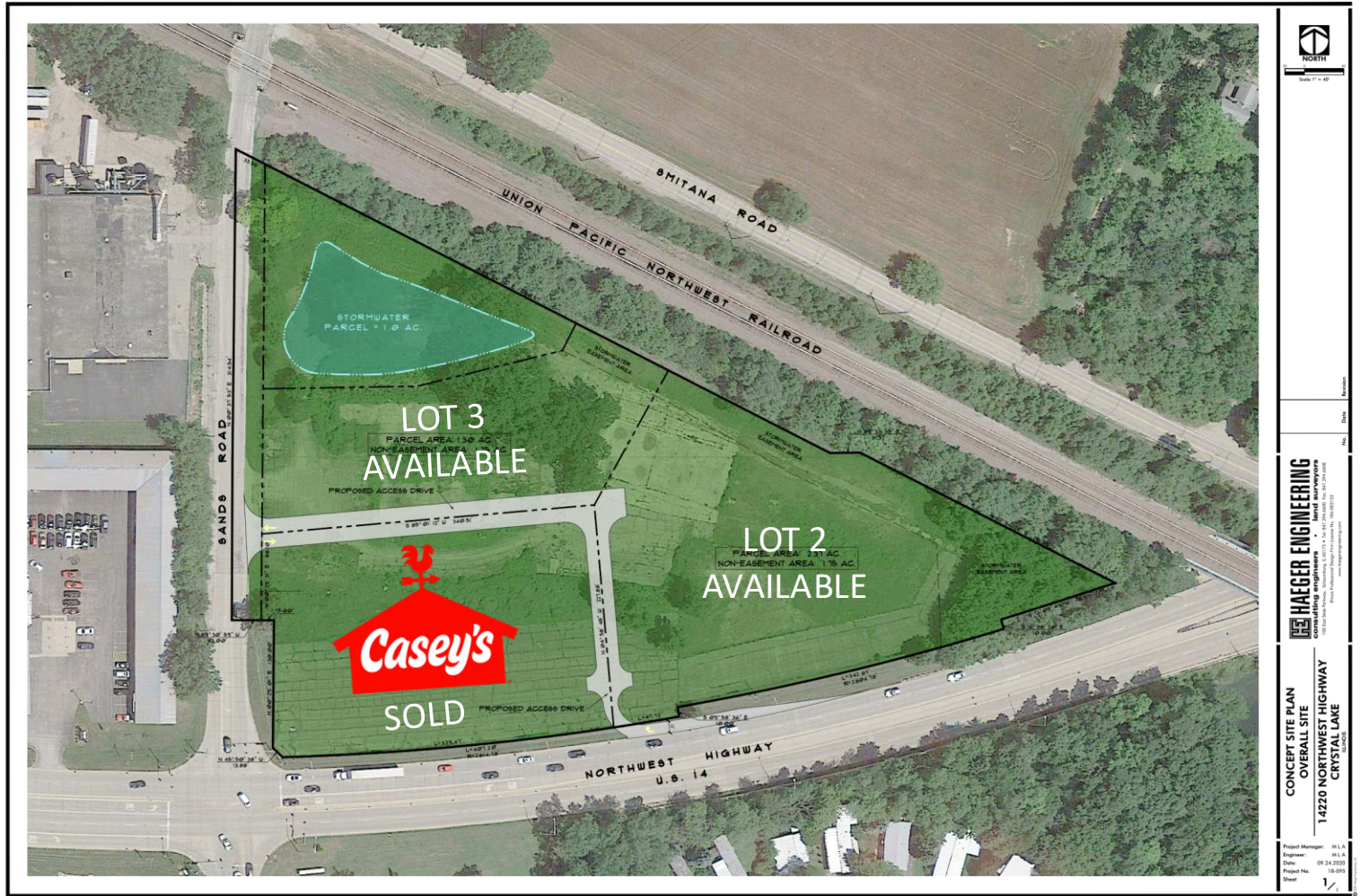


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SITE PLAN



THE HAGER ENGINEERING
 CONCEPT SITE PLAN
 OVERALL SITE
 14220 NORTHWEST HIGHWAY
 CRYSTAL LAKE, IL 60154
 Project Manager: M.L.A.
 Engineer: M.L.A.
 Date: 09-24-2020
 Project No.: 18-095
 Sheet: 1



Demographics	1 Mile	3 Miles	5 Miles
Average HHI	\$91,553	\$112,624	\$120,400
Population	3,681	45,326	122,978

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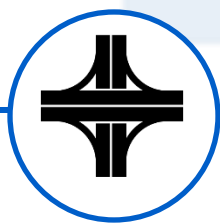
The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.

LOCAL MAP



Business owners know the Crystal Lake mix feels right. A charming downtown. Access to major retailers. Two train stations. Top-rated schools. The great outdoors. Abundant restaurants and retailers. It is all designed to create an outstanding quality of life, which continues to attract new residents, an ever-growing workforce and a vibrant business-friendly community.

SCAN FOR MAP VIEW



**Near US Hwy 14 & IL
Rt. 31 Intersection**



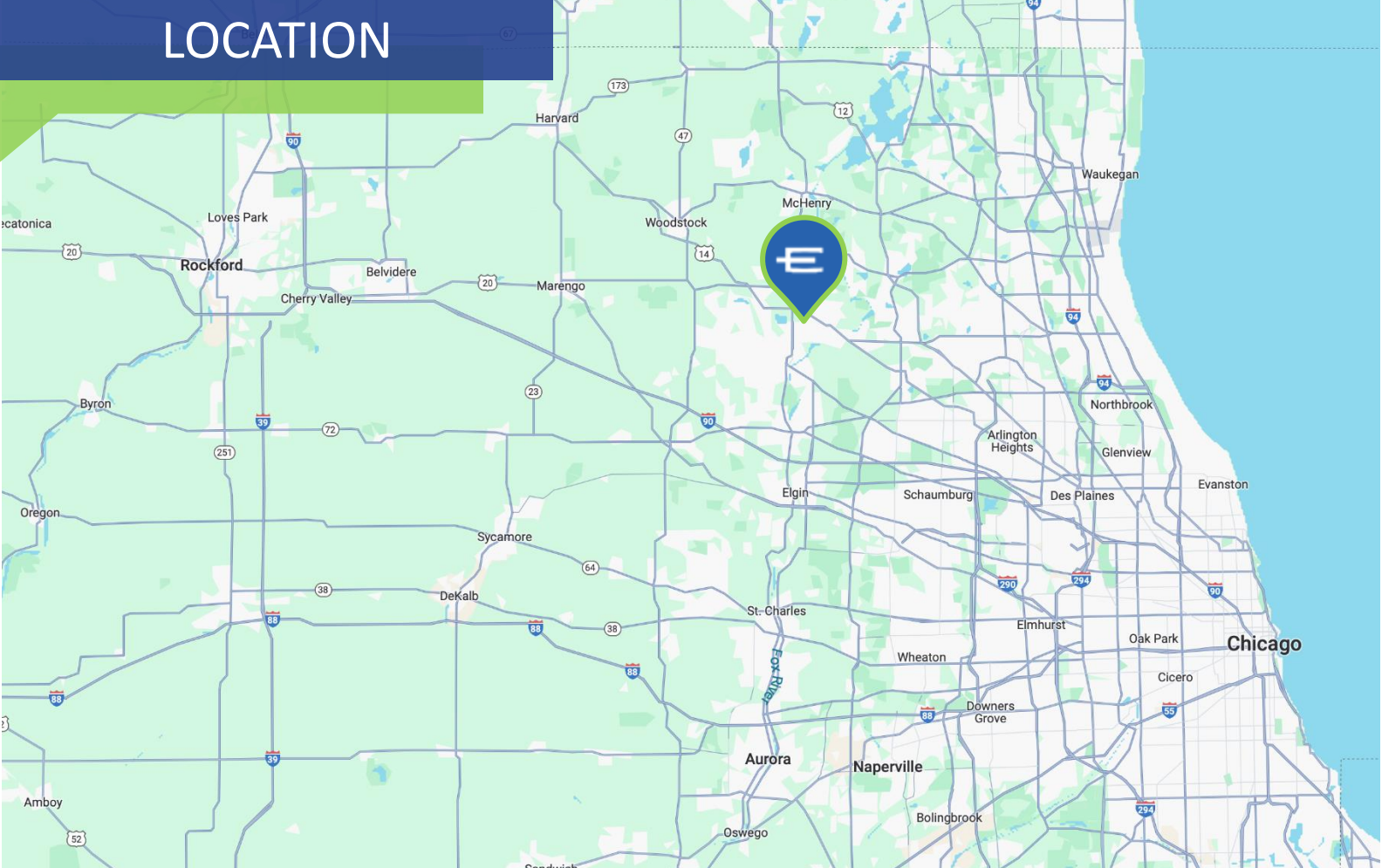
**High Exposure
Location**

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LOCATION



4220 Northwest Highway, Crystal Lake, IL

Amenities

Childcare, Hotels, Recreation, Restaurants, Retail

Some development restrictions are in place until 2039 such as: Gas/Diesel, groceries, packaged beer, tobacco products, prepared pizza (for dine in, takeout, delivery), and doughnuts.