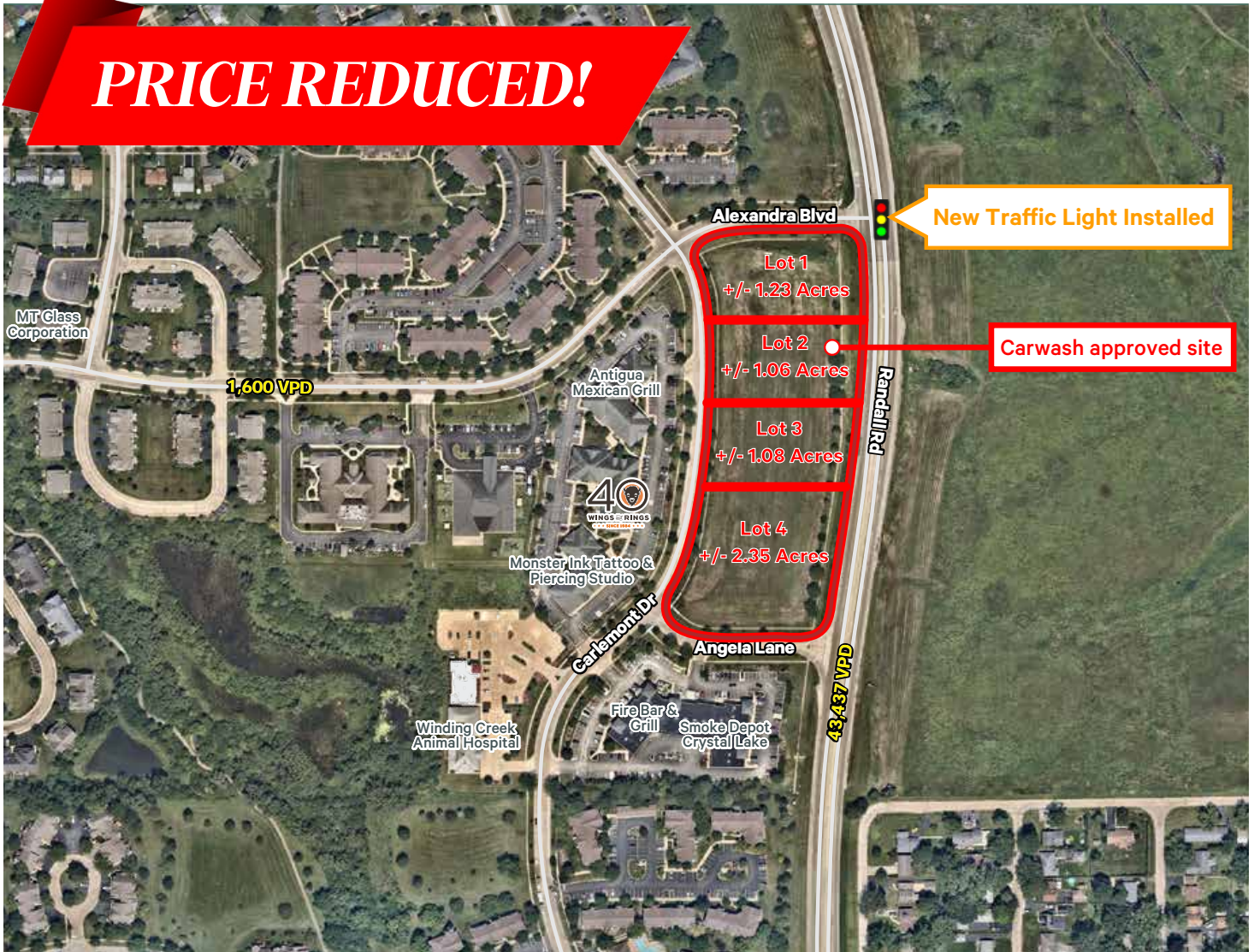


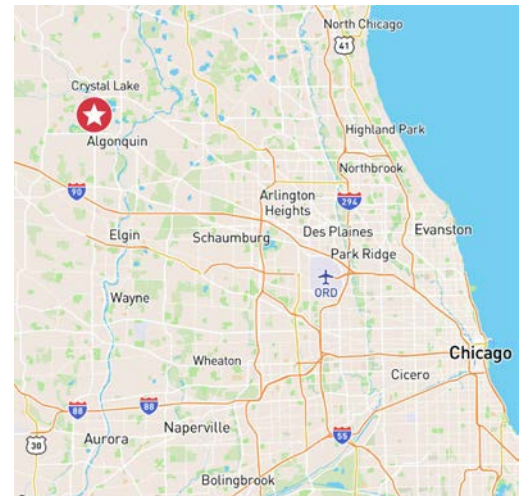
Outlots Available

1501 Carlemont Drive | Crystal Lake, Illinois 60014



Property Highlights

- Reduced Pricing!
- Outlots Available on Randall Road.
- Multi-Tenant Retail Building with Drive-Thru Available.
- Multiple Big Box traffic generators in the area.
- New traffic light installed at Randall Rd and Alexandra Blvd.
- Multiple access points
- Over 43,000 VPD
- Approved PUD – Zoned B2 General Commercial

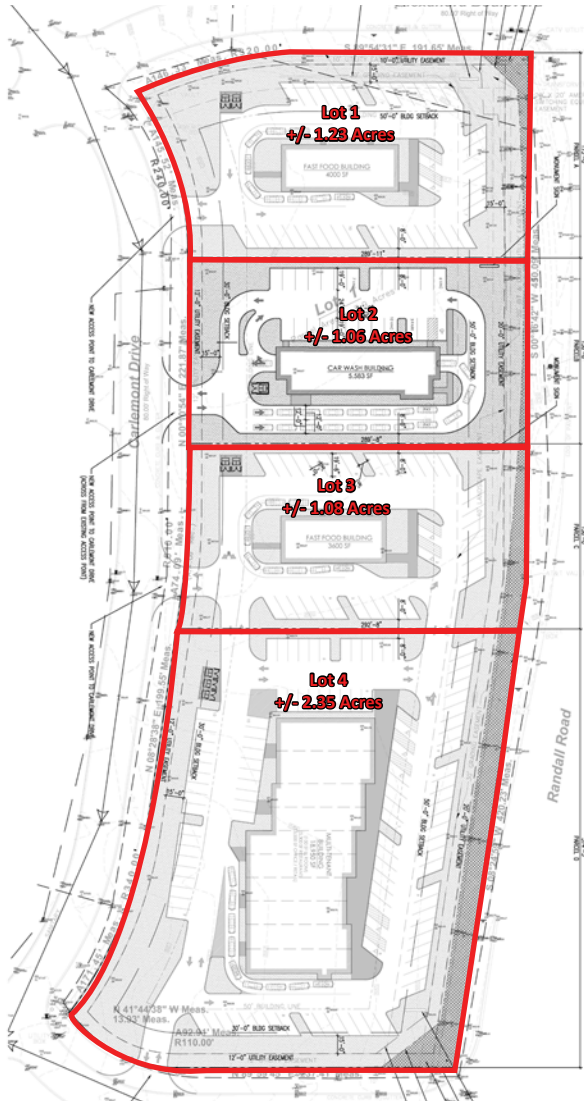


Outlots Available

1501 Carlemont Drive | Crystal Lake, Illinois 60014

For Sale or Lease

Conceptual Site Plan



LOT	SIZE
LOT 1	+/- 1.23 Acres
LOT 2	+/- 1.06 Acres carwash approved site
LOT 3	+/- 1.08 Acres
LOT 4	+/- 17,873 Sq. Ft Multi Tenant Building with Drive-Thru.

Demographics	1 Mile	3 Mile	5 Mile
Population	10,813	69,536	144,468
Average Household Income	\$118,149	\$137,037	\$142,038
Daytime Population	6,444	57,967	118,652
Employees	1,601	28,514	56,230

Traffic Counts	
Randall Road	43,437 ADT
Alexandra Blvd	1,600 ADT

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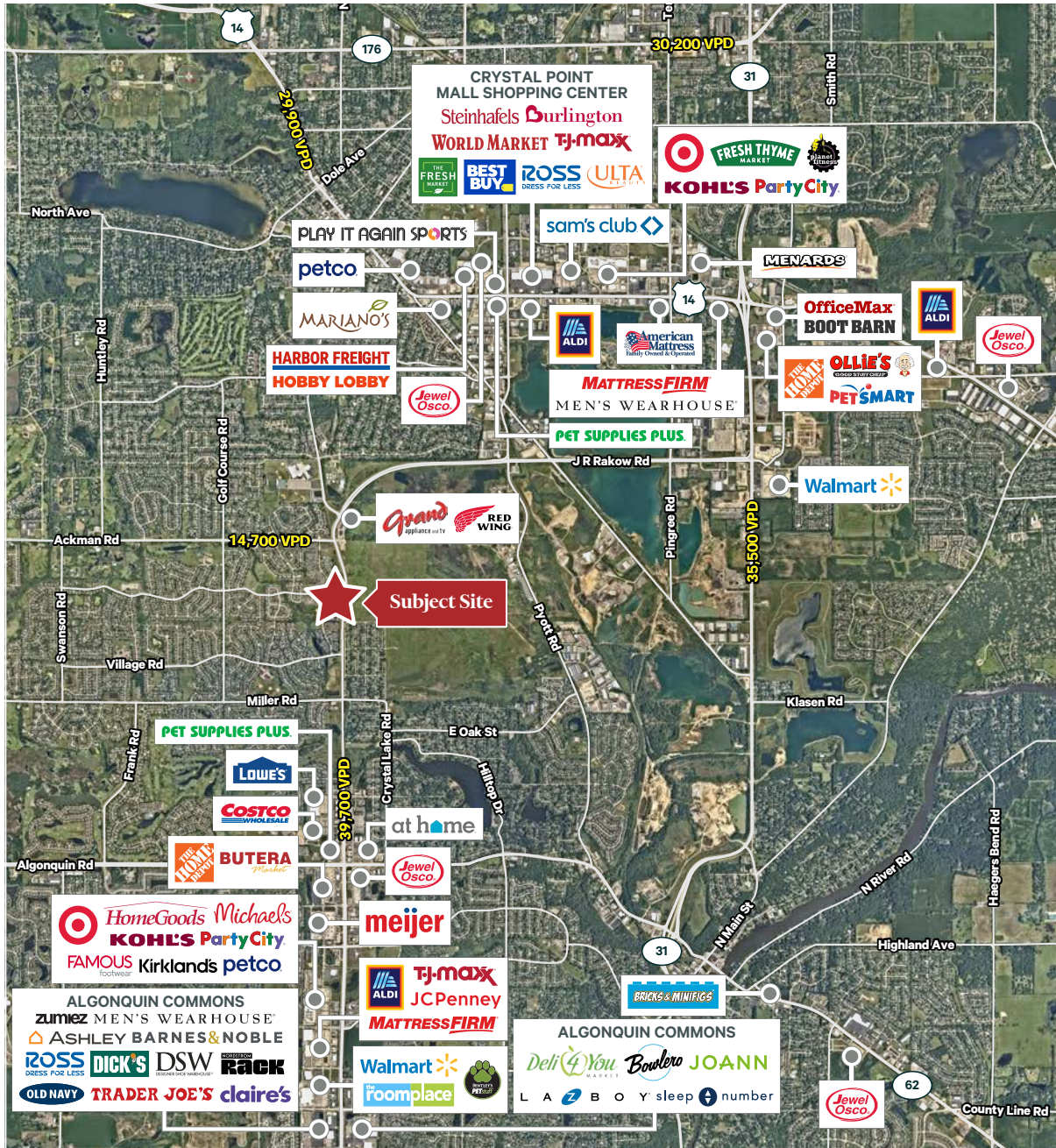


Outlots Available

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For Sale or Lease

Aerial



Contact Us

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