

230 W VIRGINIA ST. (ROUTE 14 / NWHW)  
 SUITES 300 & 900  
 CRYSTAL LAKE, IL 60014

**FOR LEASE**

MLS # 11215787

September 9, 2021



**RETAIL SPACE**  
 2,400 SF - 5,200 SF

**\$15 - \$20 psf NNN**

**DESCRIPTION**

**Retail Space Available**  
**5,200 SF (Divisible to 2,400 & 2,800 SF) In-line**  
**3,000 SF End Cap**

Country Corners Shopping Center is located in the heart of Crystal Lakes retail corridor anchored by Savers, Petco and Dollar Tree. Ample parking and excellent visibility on Northwest Highway (Route 14). Monument signage available.

**Unit 300:** 5,200 SF in-line former restaurant location in shell condition (divisible to 2,400 SF & 2,800 SF). \$15 - \$20 psf NNN.

**Unit 900:** 3,000 SF end cap with lots of windows and potential for outdoor seating area. \$20 psf NNN.

**SPECIFICATIONS**

Description	Shopping Center Space
Building Size	123,660 SF
Land Size	10.75 AC
Year Built	1973
HVAC System	GFA / Central Air
Electrical	400 AMP, 240V, 3 Phase
Sprinklers	Yes
Washrooms	Varies
Ceiling Height	11 - 15 FT
Parking	606 Spaces (common)
Sewer/Water	City
Zoning	B2
RE Taxes	\$2.35 psf
CAM	\$2.70 psf
Lease Term	3-10 years
PIN#	09-25-820-004

**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
Population	10,178	52,556	123,331
Avg Household Income	\$74,984	\$92,474	\$99,688
Daily Traffic Counts: 30,100 vpd on Route 14 (W Virginia)			

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



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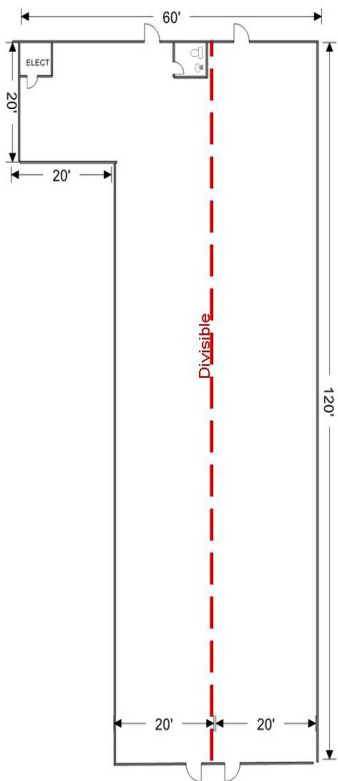
FOR LEASE



UNIT 300

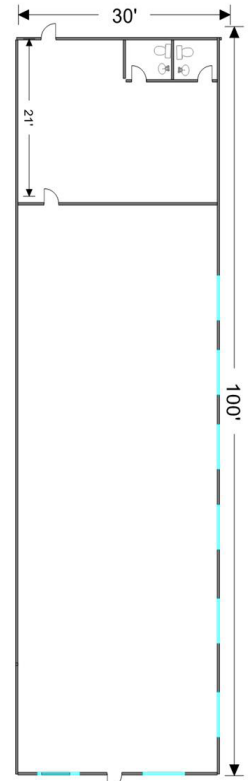
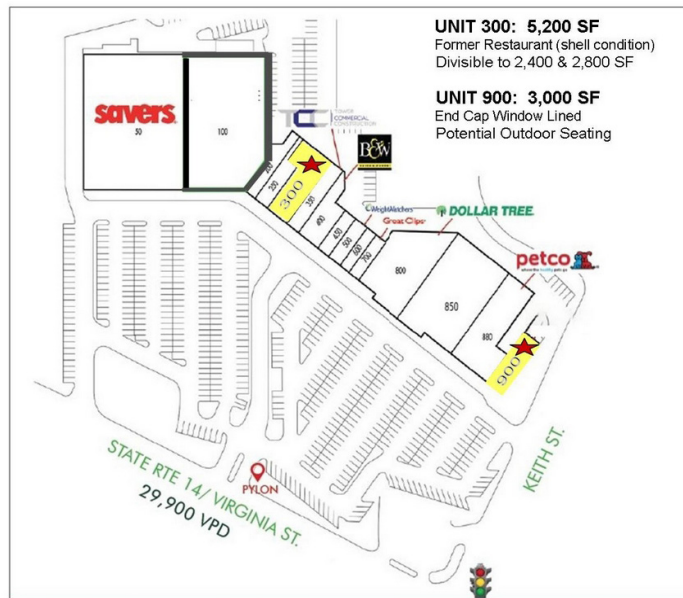


UNIT 900



UNIT 300  
 5,200 SF DIVISIBLE

Measurements Approx.



Unit 900  
 3,000 SF  
 Measurements Approx.



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