

# AVAILABLE FOR SUBLICENSE

+/- 12,000 SF Sale & Service Building  
+/- 2,700 SF Storage Building  
on +/- 8.7 Acres

For Lease Rate: Contact Broker

- **DeKalb County, IL - Cortland Township**  
**Zoned: C-2**
- **2024 Real Estate Taxes: \$13,542.42**
- **Lease expires: October 31<sup>st</sup>, 2028.**
- **6 (14'x14') Overhead Doors in Service.**  
**17' ceiling heights in this section.**
- **4 (12'x12') Overhead Doors in Service.**  
**13' ceiling heights in this section.**

350 & 360 W. LINCOLN HWY (DEKALB)CORTLAND, IL 60112



## **Listing Agent**

Mark Wussow

O: 224-212-9105

C: 414-881-2686

[mark@wussow-consulting.com](mailto:mark@wussow-consulting.com)

## Traffic Counts:

+/- 8,350 vpd on Lincoln HWY 38

## **WUSSOW CONSULTING, LLC**

230 Northgate Street

Suite 125

Lake Forest, IL 60045

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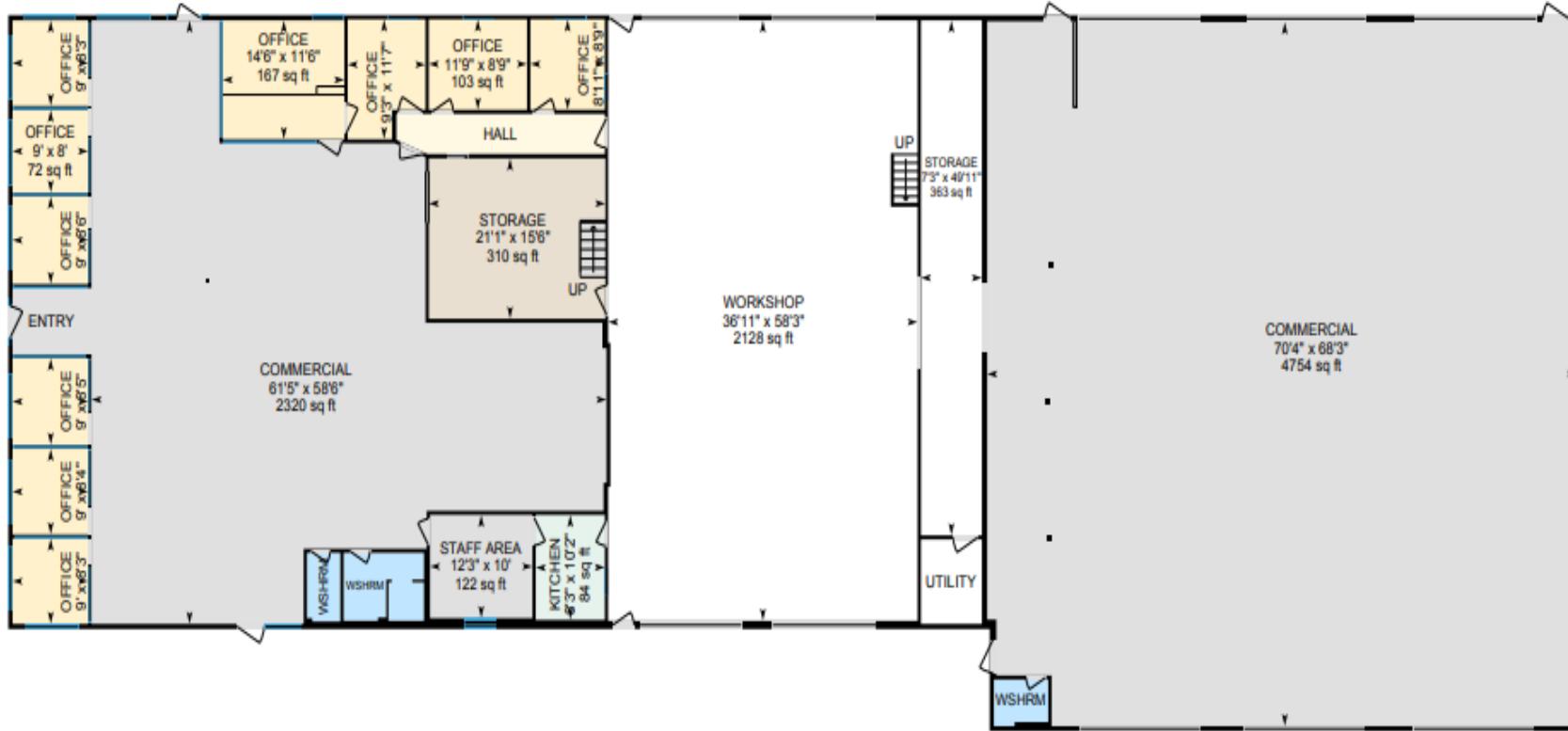
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- Main Building  
SALES FLOOR**  
**Finished Area: 9181.51 sq ft**  
**Unfinished Area: 2636.34 sq ft**

- 2ND FLOOR PARTS SHOP**  
**Finished Area: 441.33 sq ft**  
**Unfinished Area: 206.88 sq ft**

- 2ND FLOOR SERVICE SHOP**  
**Finished Area: N/A**  
**Unfinished Area: 1056.96 sq ft**

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DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Est. Population	17,797	58,826	74,893
Est. Households	7,218	22,660	28,992
Est. Avg. Income	\$76,589	\$73,071	\$81,216

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