

# AVAILABLE FOR SUBLEASE

+/- 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.

## Listing Agent

Mark Wussow

O: 224-212-9105

C: 414-881-2686

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

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



## Traffic Counts:

**+/- 8,350 vpd on Lincoln HWY 38**

## WUSSOW CONSULTING, LLC

230 Northgate Street

Suite 125

Lake Forest, IL 60045

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



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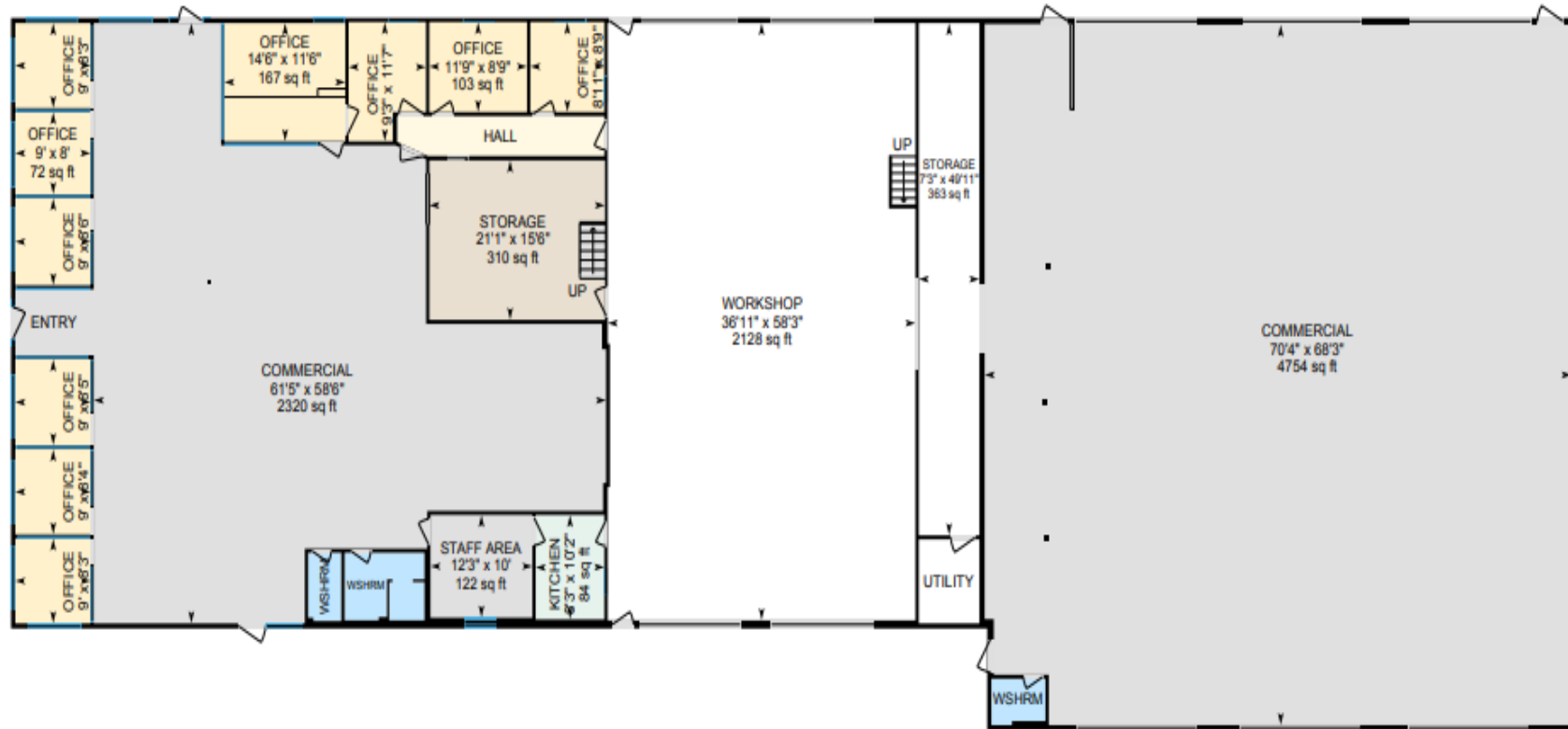
230 Northgate Street

Suite 125

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



- **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

<b>Listing Agent</b> <b>Mark Wussow</b> O: 224-212-9105 C: 414-881-2686 <a href="mailto:mark@wussow-consulting.com">mark@wussow-consulting.com</a>	+/- 12,000 SF Sales & Service Building +/- 2,700 SF Storage Building on +/- 8.7 Acres <b>For Lease Rate: Contact Broker</b>	<b>WUSSOW CONSULTING, LLC</b> 230 Northgate Street Suite 125 Lake Forest, IL 60045
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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.