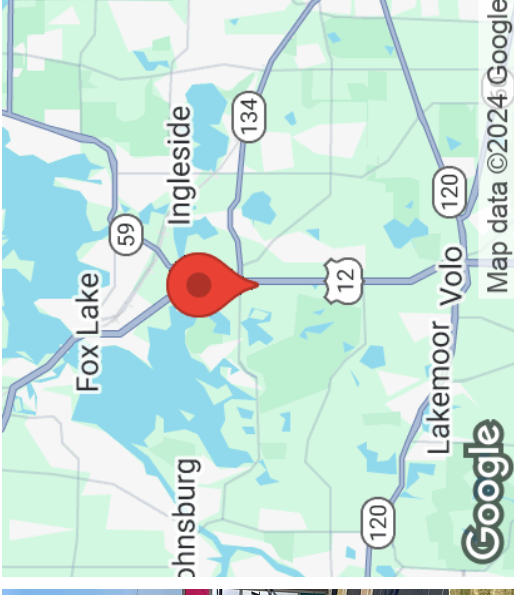


FOX LAKE RETAIL CENTER FOR SALE

1388 NORTH US HIGHWAY 12, FOX LAKE IL



OFFERING SUMMARY

PRICE:	\$3,950,000
PRICE / SF:	\$520/sf
NOI:	\$210,478
CAP RATE:	5.32
BUILDING SF:	8,000
OCCUPANCY:	100%
LOT SIZE:	1.03 Acres
YEAR BUILT:	2004
PARKING	60+
ZONING:	Outlot 2, B-3 Village of Fox Lake

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PROPERTY OVERVIEW

Fully occupied retail strip center located on busy RT12, neighboring established businesses include Menards, Chase Bank, Jewel Osco, Home Depot, Starbucks, Jimmy Johns, Wendy's.

Located on out lot of Menards Building Supply, 241SF frontage to Rand Rd/RT12, monument sign readily visible to passing North/South daily traffic, 23,000+ vehicles per day.

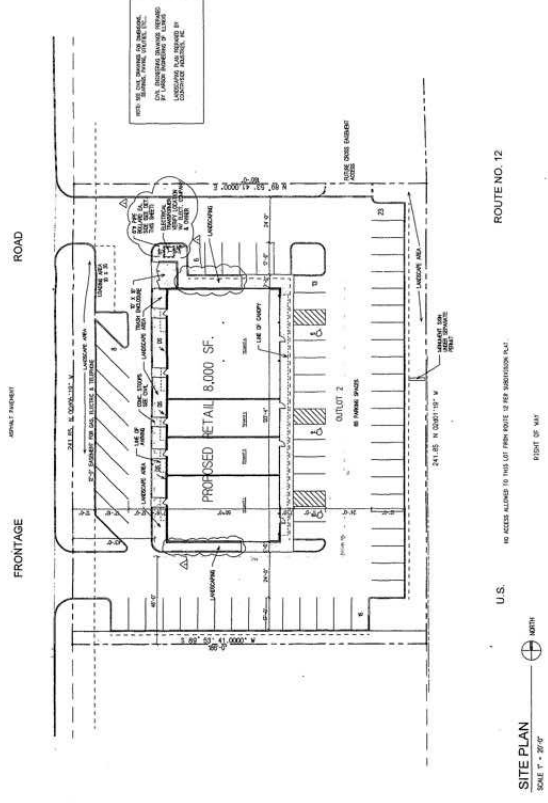
Fox Lake, known as the Heart of the Chain O Lakes one of the most visited leisure locations in the country, known to draw 30,000 visitors on the weekend and 100,000+ during holidays.

PROPERTY HIGHLIGHTS

- 100% Occupied Retail Center
- All leases NNN
- Strong NOI \$200k+
- Well Maintained, Excellent Condition
- Frontage to major highway US RT-12
- Weighted Ave Lease term 5 yr
- Long Term Tenancy
Subway June, 2013, 11 years
DDS Dental, April, 2012, 12 years
Cost Cutters, June, 2004, 20 years
T-Mobile, November 2016, 8 years
Pizza Hut, May 2022, 2 years
- Income/Expense/Rents Upon Request

PROPERTY PHOTOS

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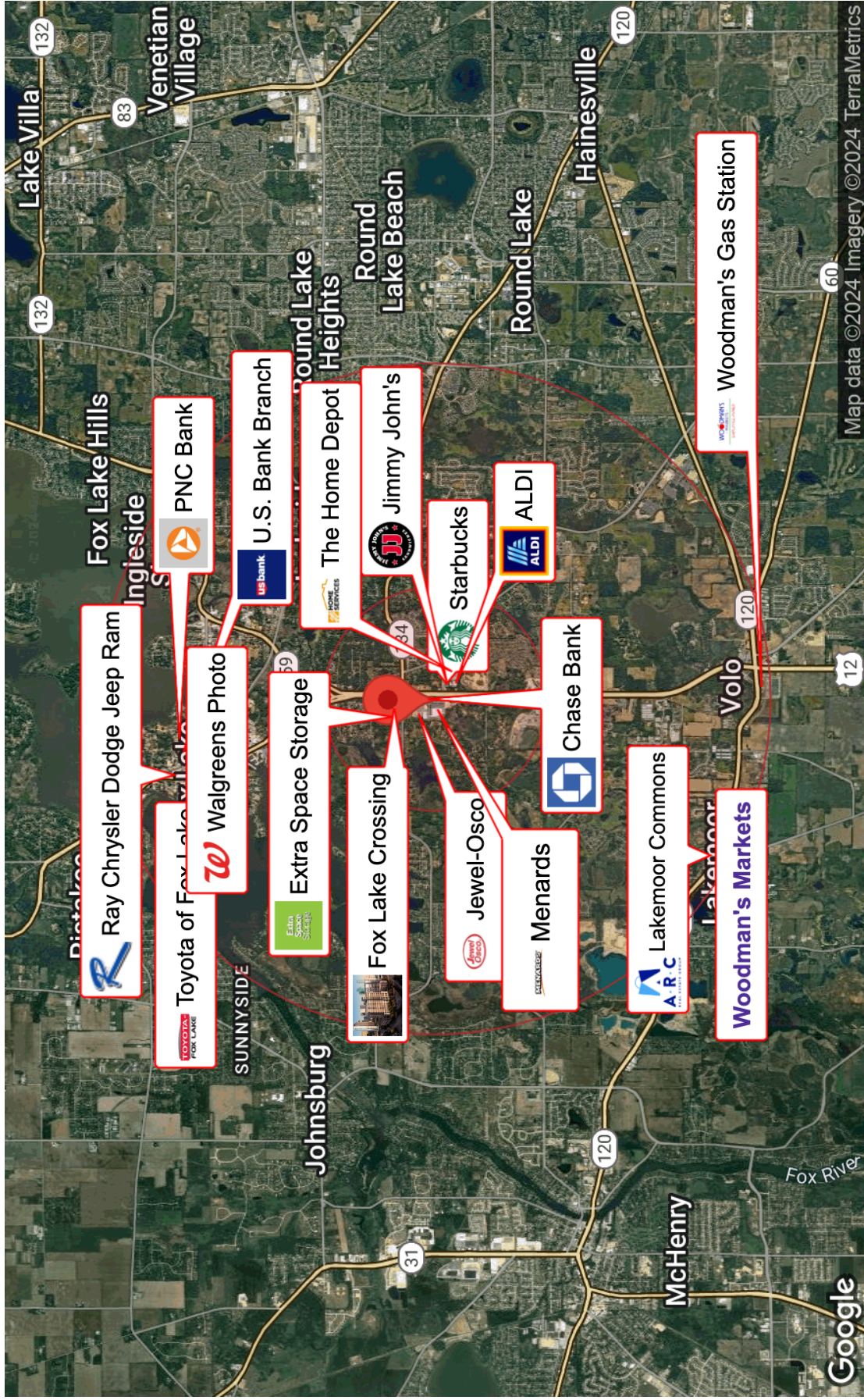
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BUSINESS MAP

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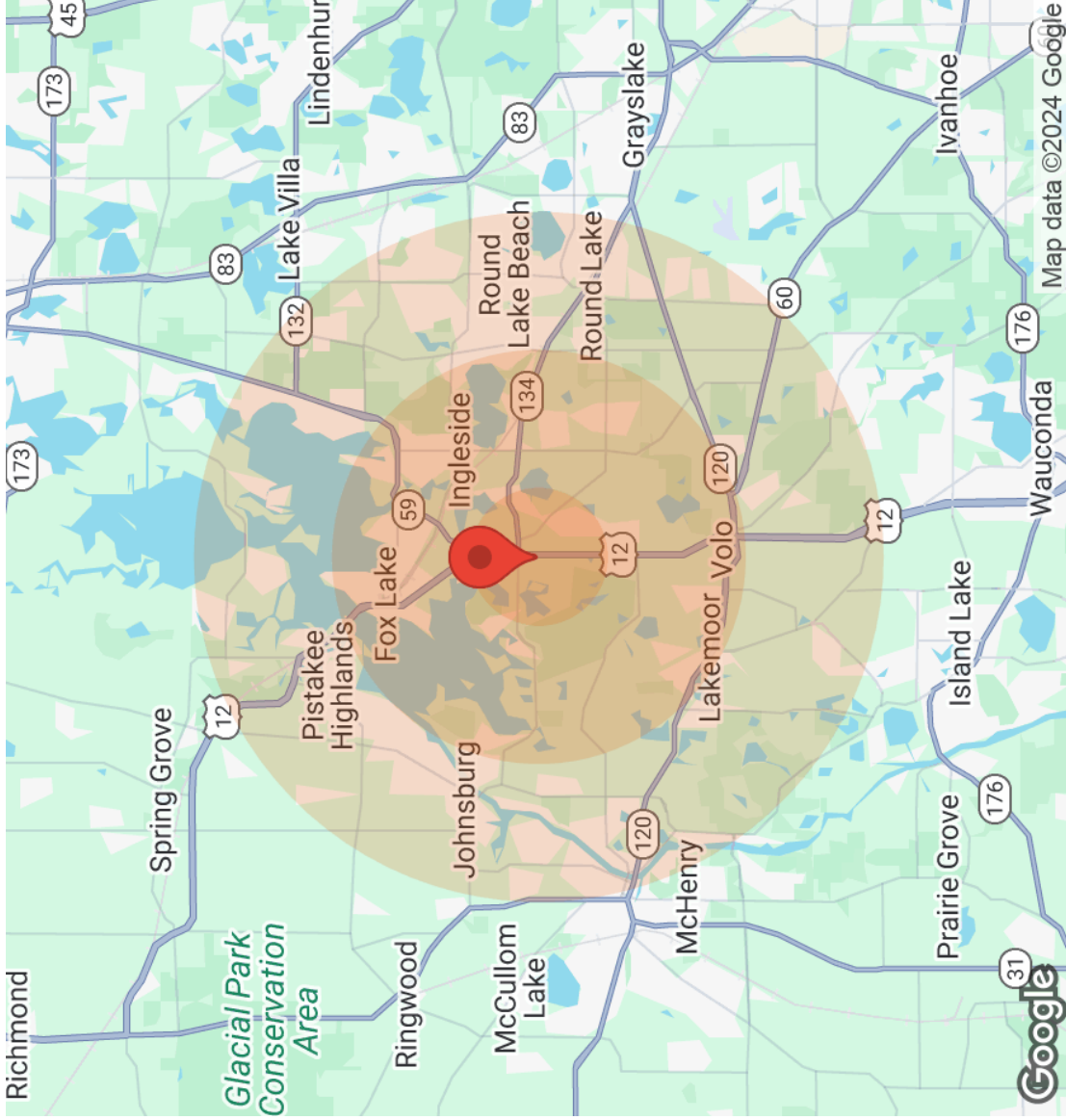
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DEMOGRAPHICS

1388 NORTH US HIGHWAY 12, FOX LAKE IL



Population	1 Mile	3 Miles	5 Miles
Male	1,968	17,376	48,735
Female	1,985	16,764	47,839
Total Population	3,953	34,140	96,574

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	704	6,393	20,346
Ages 15-24	483	4,941	14,383
Ages 25-54	1,480	13,056	38,096
Ages 55-64	479	4,249	11,473
Ages 65+	807	5,501	12,276

Race	1 Mile	3 Miles	5 Miles
White	3,665	30,430	80,924
Black	54	422	1,472
Am In/AK Nat	N/A	11	194
Hawaiian	N/A	1	1
Hispanic	320	4,492	24,342
Multi-Racial	362	4,884	24,480

Income	1 Mile	3 Miles	5 Miles
Median	\$62,424	\$59,180	\$58,677
< \$15,000	88	1,102	2,473
\$15,000-\$24,999	82	520	2,038
\$25,000-\$34,999	158	947	2,741
\$35,000-\$49,999	249	1,706	4,192
\$50,000-\$74,999	400	2,628	7,489
\$75,000-\$99,999	239	2,243	6,234
\$100,000-\$149,999	336	2,607	5,713
\$150,000-\$199,999	71	879	1,643
> \$200,000	12	369	901

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,908	13,351	34,733
Occupied	1,626	12,010	31,556
Owner Occupied	1,055	9,437	25,332
Renter Occupied	571	2,573	6,224
Vacant	282	1,341	3,177

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DISCLAIMER

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