

RETAIL

12182 IL Route 47, Huntley, IL 60142

FOR LEASE



PROPERTY SPECIFICATIONS

OFFERING:	For Lease
PRICE:	\$ 27 NNN
NNN:	\$6.50 SF
SIZE:	1,750 SF
UTILITIES:	Tenant's Responsibility
ZONING:	B3
PARKING:	Shared
YEAR BUILT:	2009
SIGNAGE:	Wall Signage
TRAFFIC:	32,800 VPD

PROPERTY HIGHLIGHTS

- Former T-Mobile retail space available for lease
 - Prime Route 47 retail corridor
- Co-Tenants include AT&T, ATI Physical Therapy, UPS, Great Clips, Tropical Smoothie Cafe
- Excellent visibility on Route 47 with approximately 32,800 VPD

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Huntley Grove

12102-12192 Route 47
Huntley, IL 60142

- | | | |
|----|----------------------|----------|
| 1. | AT&T | 1,910 SF |
| 2. | ATI PHYSICAL THERAPY | 3,694 SF |
| 3. | TACOS LOCOS | 1,250 SF |
| 4. | SKY NAIL SPA | 1,007 SF |
| 5. | ICE CREAMERY | 1,007 SF |
| 6. | TROPICAL SMOOTHIE | 1,500 SF |
| 7. | UPS | 1,250 SF |
| 8. | VACANT | 1,750 SF |
| 9. | GREAT CLIPS | 1,000 SF |

TOTAL GLA: 14,366 SF



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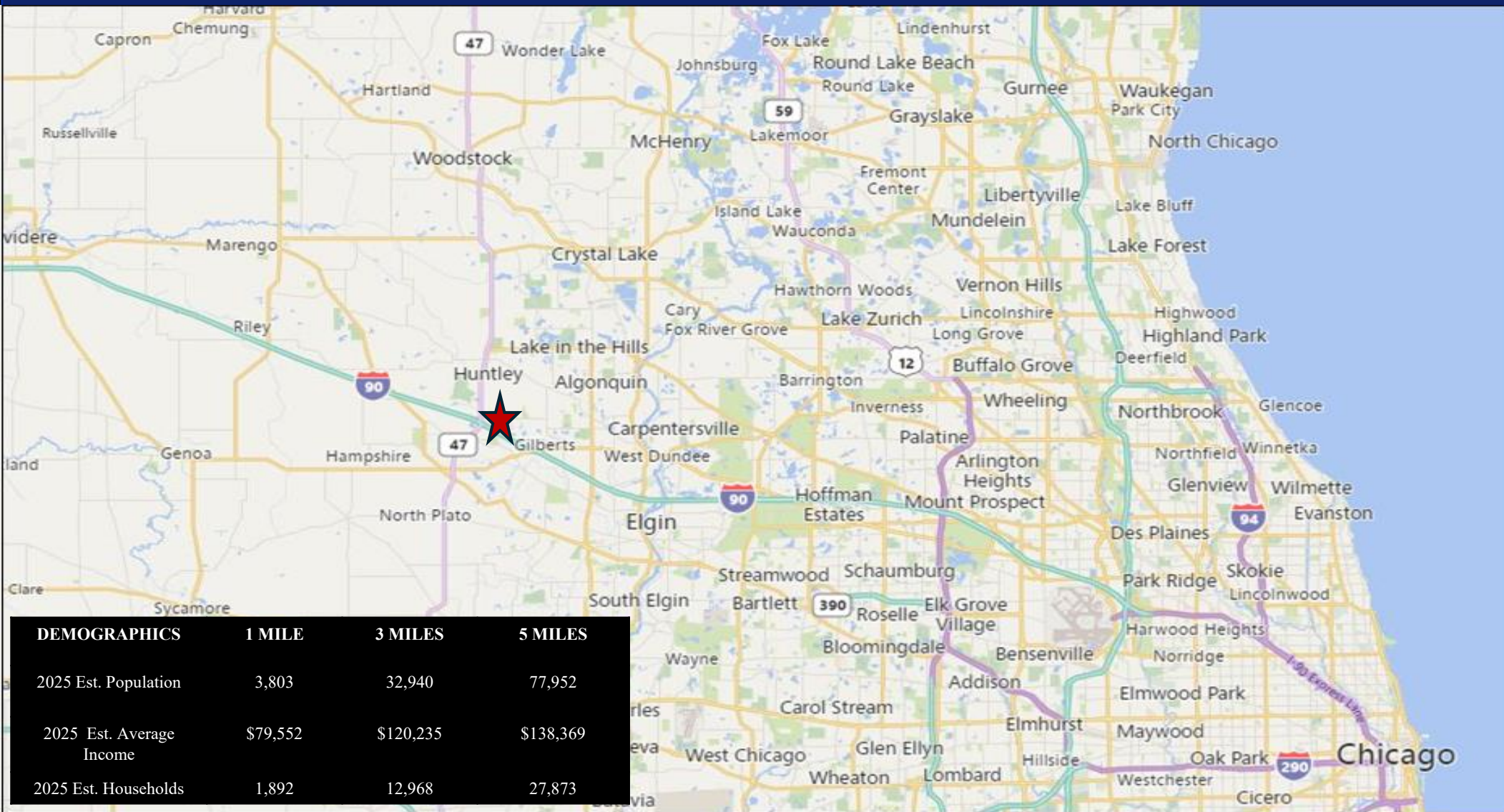
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