

7221-7235 State Park Road, Fox Lake IL

± 1,231 – 4,151 SF FOR LEASE

Unit 7231
1,757 SF

SPECIFICATIONS

BUILDING SIZE: 11,000 SF

AVAILABLE: Unit 7223: 1,757 SF Former Snap Fitness
 Unit 7225: 1,231 SF Former Snap Fitness
 Unit 7227: 1,160 SF Former Edward Jones
 Units 7223-7227 can be combined for up to 4,151 SF
 Unit 7231: 1,757 SF Currently Vanilla Box

YEAR BUILT: 2006

CEILING HEIGHT: 10'

HVAC SYSTEM: GFA / Central Air

ELECTRICAL: 200 Amp

SPRINKLER: Yes

WASHROOMS: 1 ADA

PARKING: 160 Cars (Common)

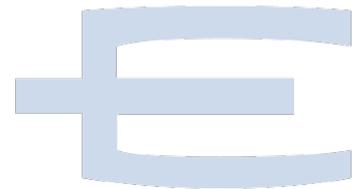
SEWER/WATER: City

ZONING: B3

PASS-THROUGHS: Estimated \$6.50 PSF

LEASE RATE: \$12-15 PSF NNN

- Located in Golf Hills Retail Center
- Across from Fox Lake Country Club
- Adjacent Land Site Available for a Build-to-Suit
- Other Tenants Include Twisted Burger, Los Magueyes, and Lakeside Chiropractic
- Turn-Key Fitness Space with Equipment – Units 7223-7225
- Vanilla Box Space – Unit 7231
- Unit 7227: Former Edward Jones with Reception, Large Office, Conference Room, and Kitchenette



Contact:

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3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

ENTRE
 Commercial Realty LLC

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UNIT 7231



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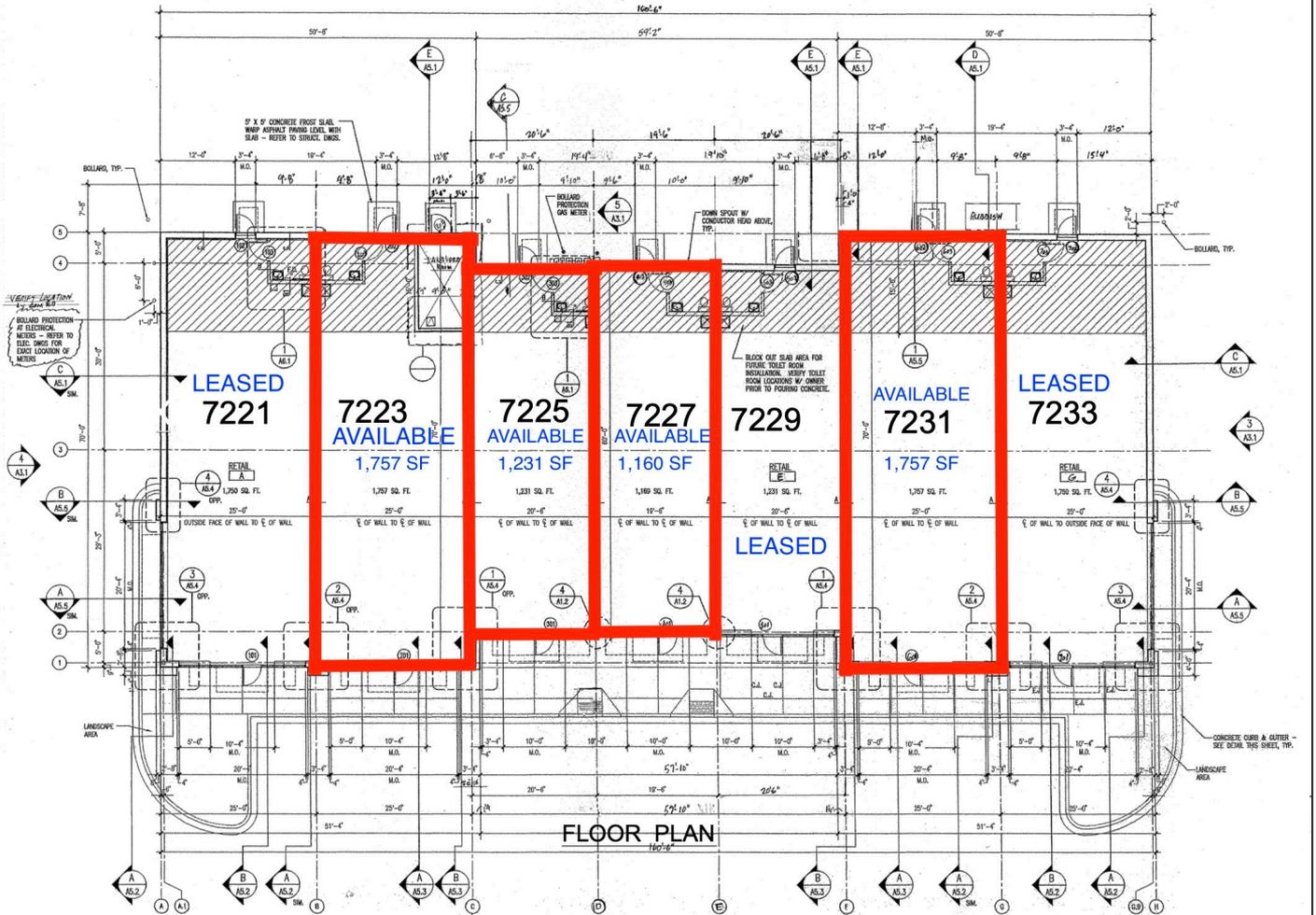
UNIT 7227



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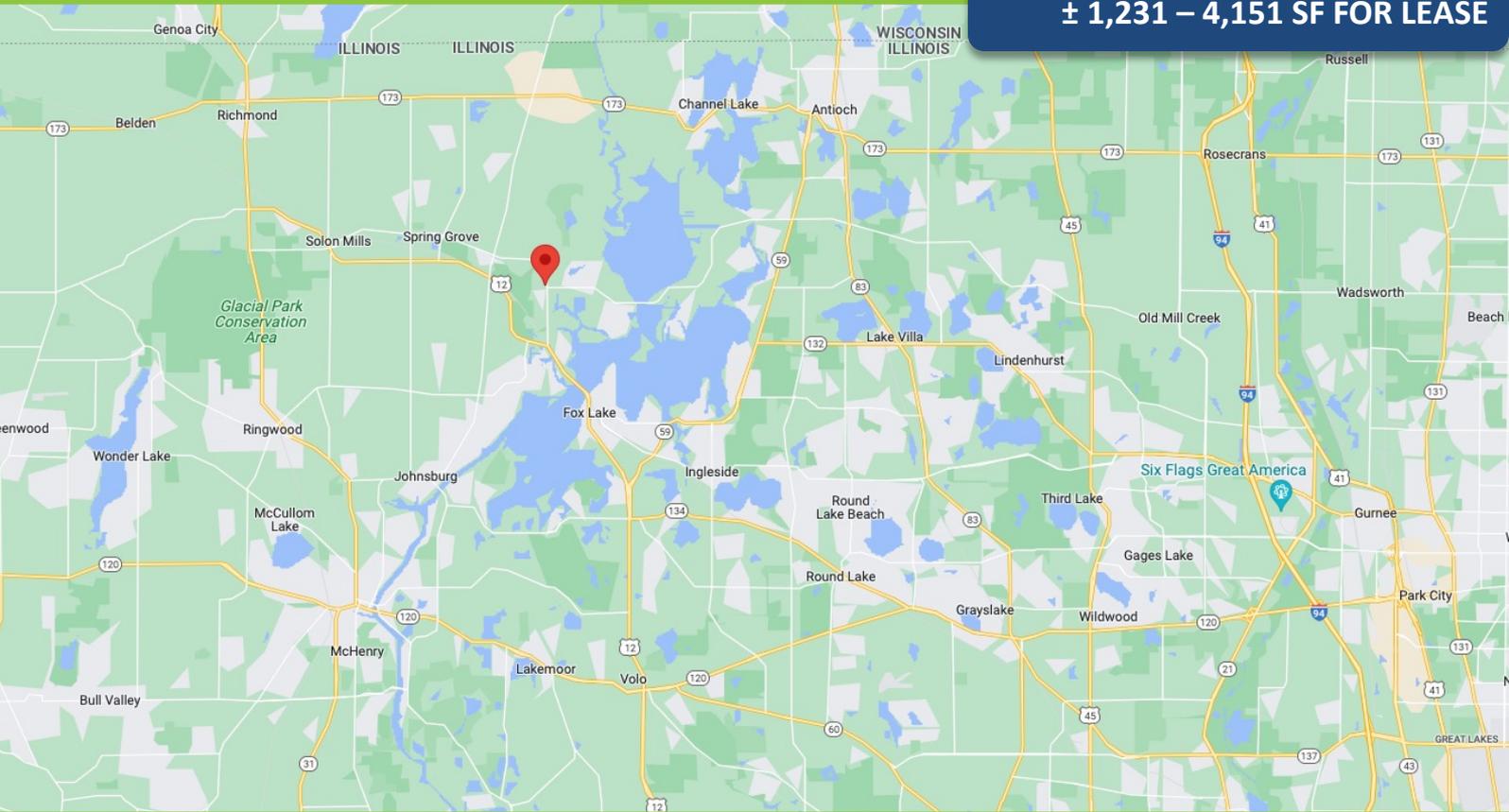
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GOLF HILLS CENTER LAYOUT

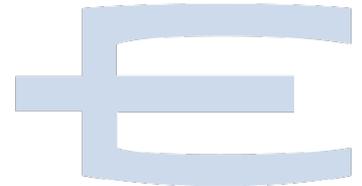


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Demographics	1 Mile	3 Miles	5 Miles
Total Population	1,107	17,597	48,626
Average HH Income	\$75,475	\$83,350	\$90,211



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