

9-25 W. Belvidere Road, Unit 25, Hainesville, IL

± 4,000 SF FOR LEASE



SPECIFICATIONS

BUILDING SIZE: 9,700 SF

YEAR BUILT: 2006

HAVAC SYSTEM: GFA/Central Air

ELECTRICAL: 120/240 V

WASHROOMS: 2 ADA (Unit 25)

CEILING HEIGHT: 14'

PARKING: Common

ZONING: B-1

CAM & RE TAXES: \$3.00 PSF (CAM); \$4.24 PSF (Taxes)

LEASE RATE UNIT 25: \$14.00 PSF NNN

- **Unit 25:** 4,000 Auto repair space with showroom including private customer bathroom and private office along with 7 bays and shop bath. Current tenant Firestone, moving to new location. Please do not speak with employees. \$14 PSF NNN.
- Strip center located on busy Route 120 with over 20,000 VPD and monument signage.
- Entire 5-Unit Strip Center also for sale, perfect for a user-investor. Contact broker for more details on the sale.

Contact:

Kevin Kaplan, CCIM

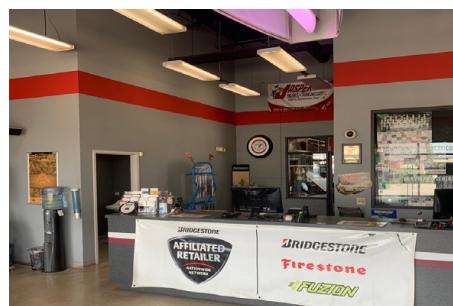
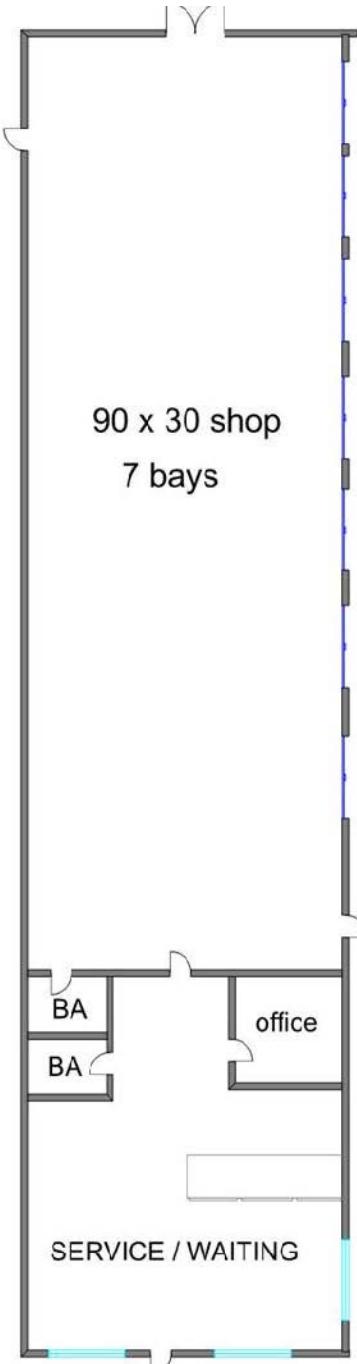
309-261-0920

kkaplan@entrecommercial.com

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UNIT 25, 4,000 SF
Available Early 2024



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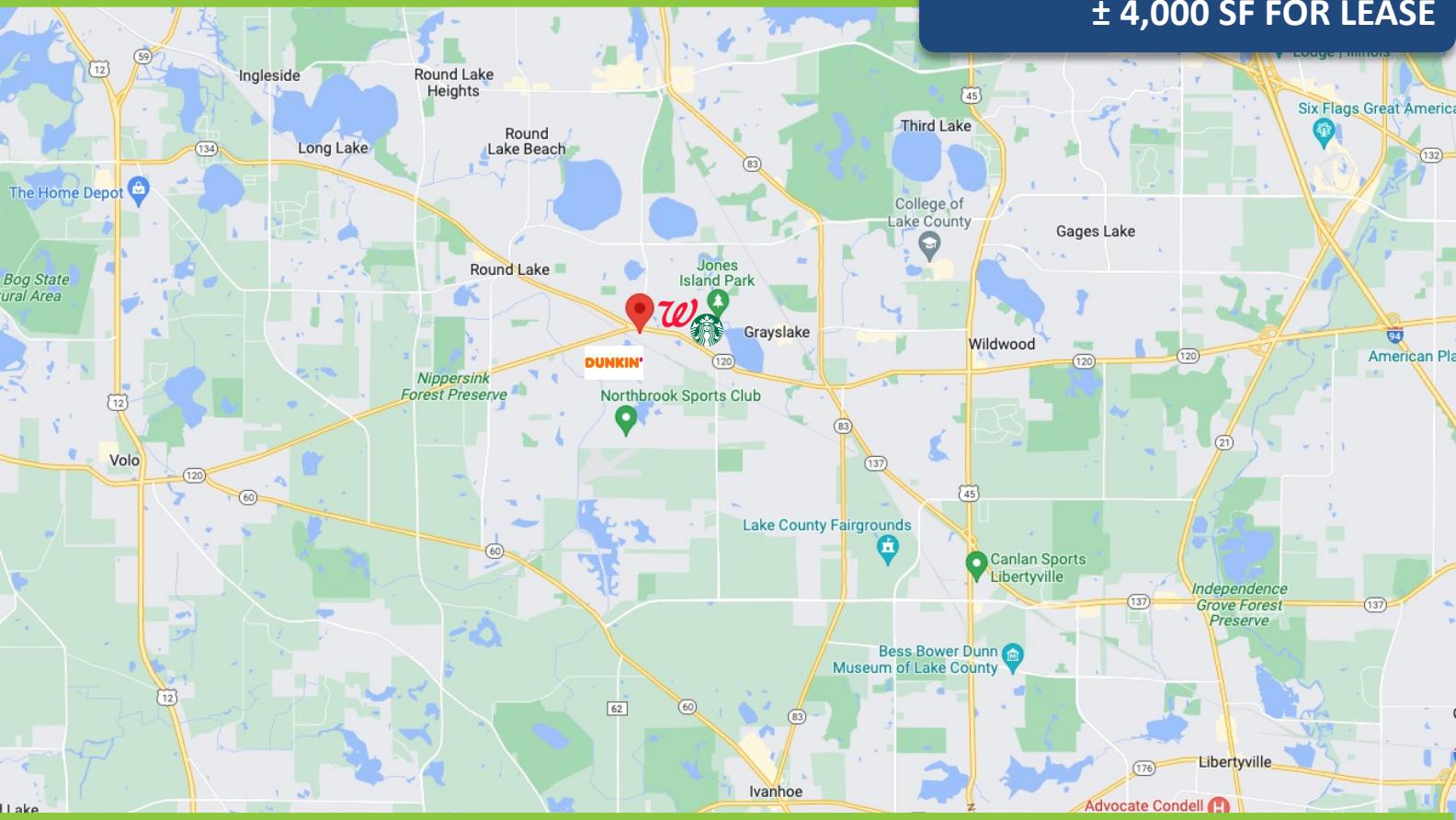
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			<p>FAB Nails & Spa</p>	<p>AVAILABLE 4,000 SF</p> <p></p> <p></p>
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
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Population	9,199	65,160	130,753
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Average HH Income	\$84,855	\$80,931	\$90,747
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Daily Traffic Counts: 20,200 VPD on Route 120

Contact:

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