

150 S Eastwood (Route 47) Unit B

Woodstock, IL 60098

For Lease

MLS #11691852

RETAIL



RETAIL SPACE 3,800 SF

\$16.00 PSF (NNN)

Retail Space ±3,800 SF

Unit B: 3,800 SF retail space located in busy shopping center with co-tenants including Ortho IL, FasTacos, Holzlager Brewing, Antioch Pizza Shop, and Sofie's Whiskey Wine & Eats.

Can be Turn Key Business. Former pet supply store with FF&E and grooming stations. Existing equipment is available (price to be negotiated).

Offering 500' of frontage with 3 access points to Route 47, monument signage and over 13,000 vehicles per day. Located directly across from Jewel-Osco.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	7,554	24,748	34,563
Average HH Income	\$66,238	\$84,060	\$88,513

Specifications

Building Size:	22,500 SF
Year Built:	1997-2019
HVAC System:	GFA/ Central Air
Electrical:	200 amp
Sprinklers:	Yes
Washrooms:	1 ADA
Parking:	+100 Common
Sewer/Water:	City
Zoning:	B3
Taxes:	\$2.50 psf
CAM:	\$2.00 psf
Lease Term:	3-5 Years
PIN #:	13-05-476-010

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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



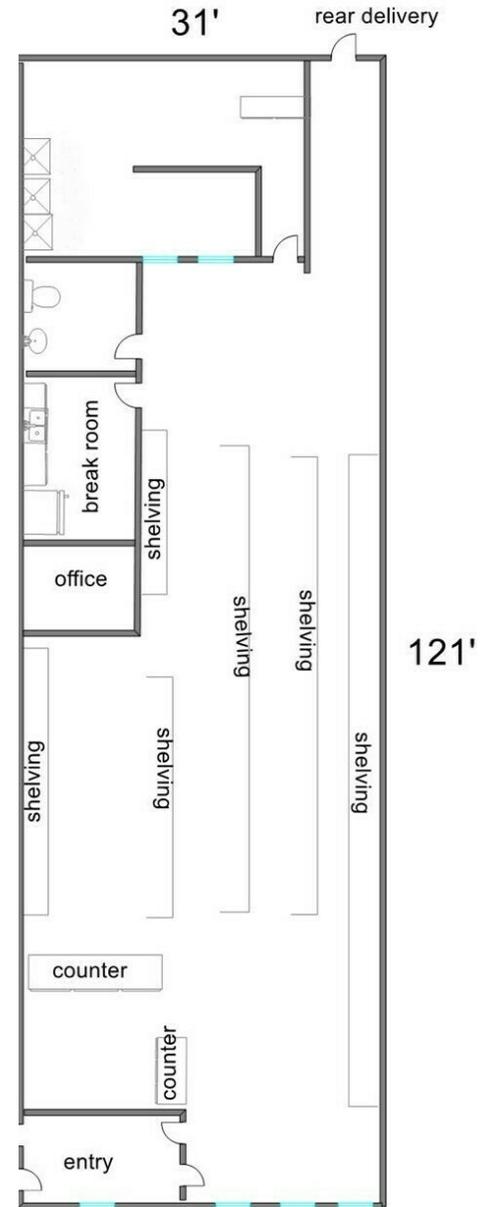
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measurements approximate

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