

PRIME RETAIL SPACE AVAILABLE

452 W STATE ROAD
ISLAND LAKE, IL 60042

FOR LEASE: 920-1,400 SF



Property Information

- Superior Visibility Along one of the Busiest Streets in Island Lake
- Strong Curb Appeal with Frontage along IL Route 176 and River Road - located on east side of Route 176 and State Road
- Strong neighboring businesses including Dunkin' Donuts, McDonalds, and Walgreens
- Building Signage Available

Demographics

	Population	Average Household Income	Businesses
1 Mile:	6,241	\$116,432	112
3 Miles:	19,657	\$123,681	595
5 Miles:	72,653	\$150,442	2,203

AERIAL | 452 W STATE ROAD, ISLAND LAKE, IL 60042

HIGH TRAFFIC AREA - 22K VPD



The inclusion of names or logos on this exhibit which depict any occupant other than tenants are for artistic purpose only. May not be to scale. They do not constitute a representation or warranty as to any existing or on-going tenancies. FMG and the FMG Logo are service marks of FMG, Inc., and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



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SITE SURVEY | 452 W STATE ROAD, ISLAND LAKE, IL 60042

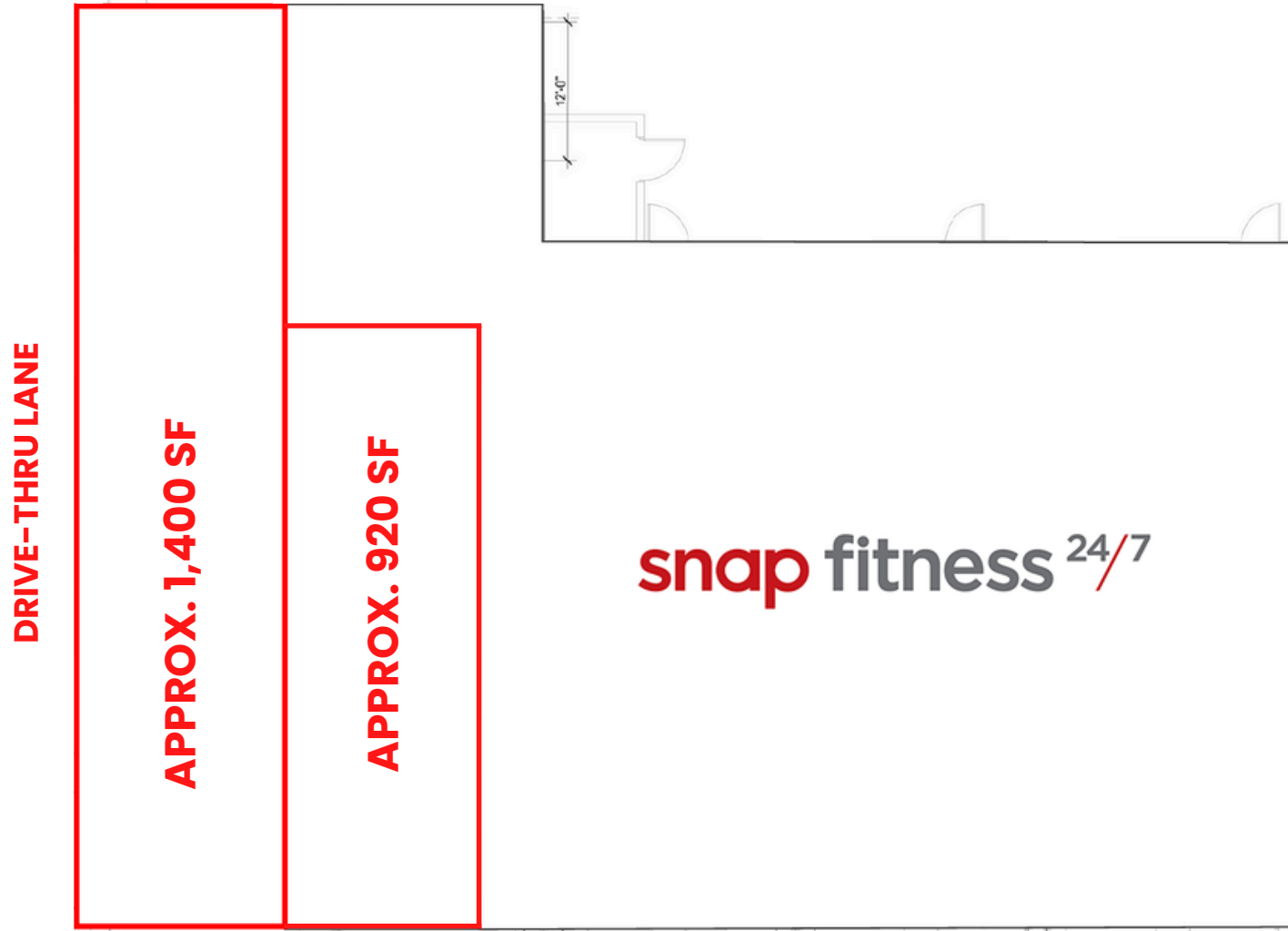
SITUATED NEAR TRAFFIC SIGNALS



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SITE PLAN | 452 W STATE ROAD, ISLAND LAKE, IL 60042
EXISTING SITE PLAN

NEWPORT COURT



WEST STATE ROAD



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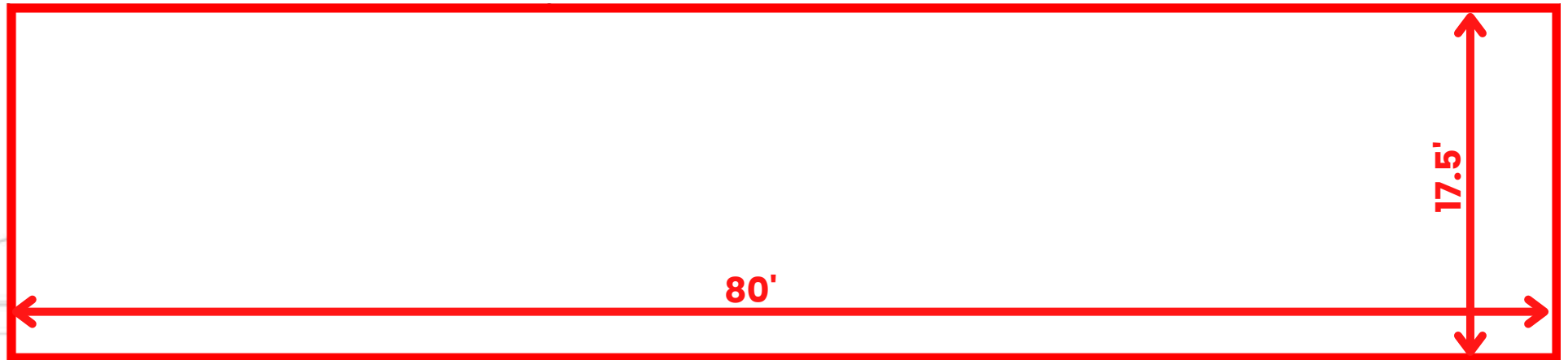


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FLOOR PLAN | 452 W STATE ROAD, ISLAND LAKE, IL 60042

FLOOR PLAN - SUITE A: 1,400 SF

**APPROX.
1,400 SF**



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