



FOR SALE OR LEASE

200 E Congress Parkway
Crystal Lake, IL

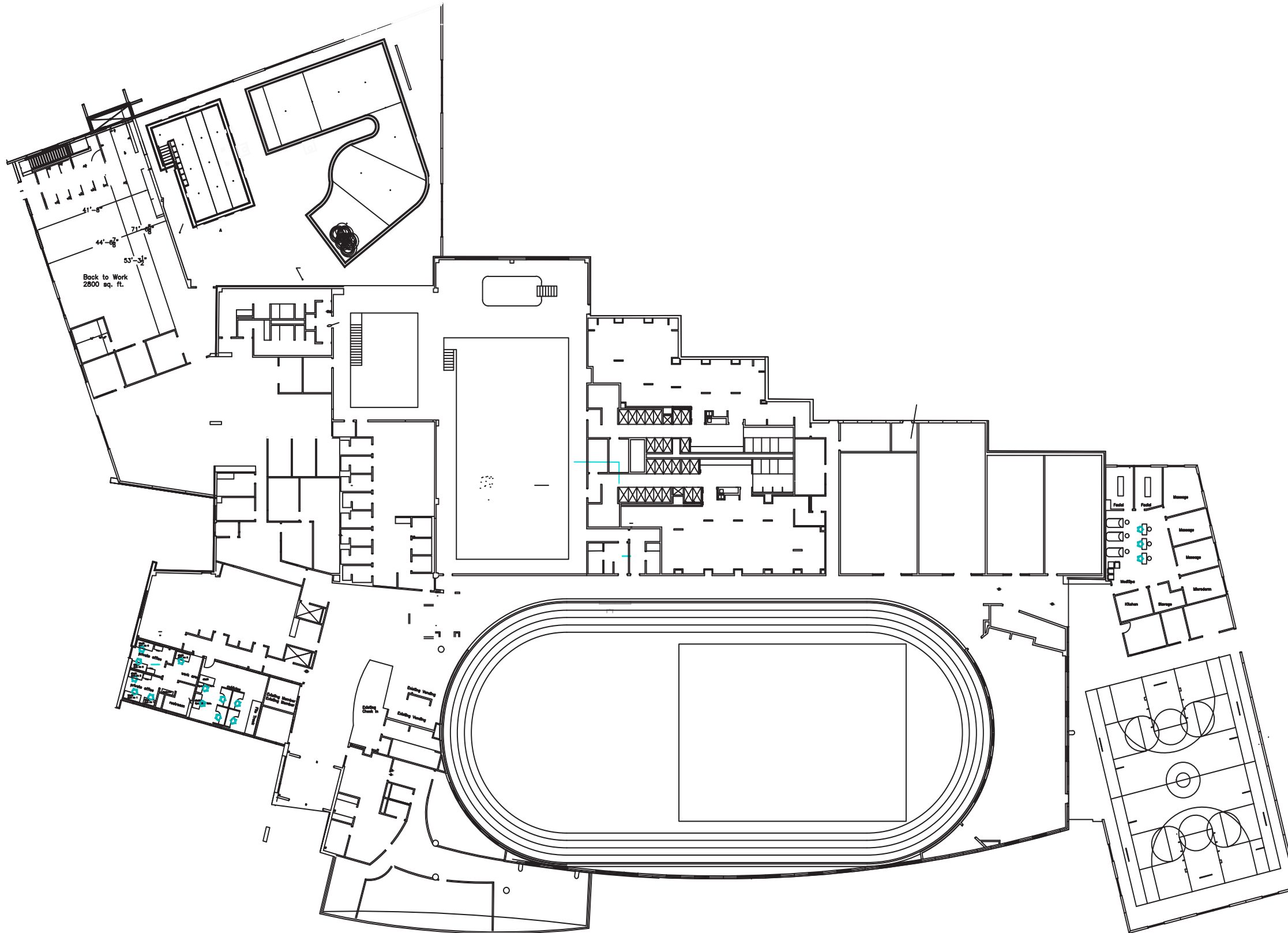


84,500 SF FITNESS CENTER

- Available 1/1/23
- Well located in the heart Crystal Lake's Northwest Hwy retail corridor
- Surrounded by numerous daily needs' retail anchors
- Prominent signage available
- Dedicated surface parking lot



FLOOR PLAN | 85,000 RSF



FITNESS CENTER AMENITIES



Gymnasium & full basketball court



Two pools



Full size locker rooms



Running track



Spinning studio



Physical therapy



Multi-purpose room



Yoga and pilates



Mind / body studio



Group exercise studio



Spa room



Kitchen



Daycare area



Whirlpool and steam room



Pro Shop



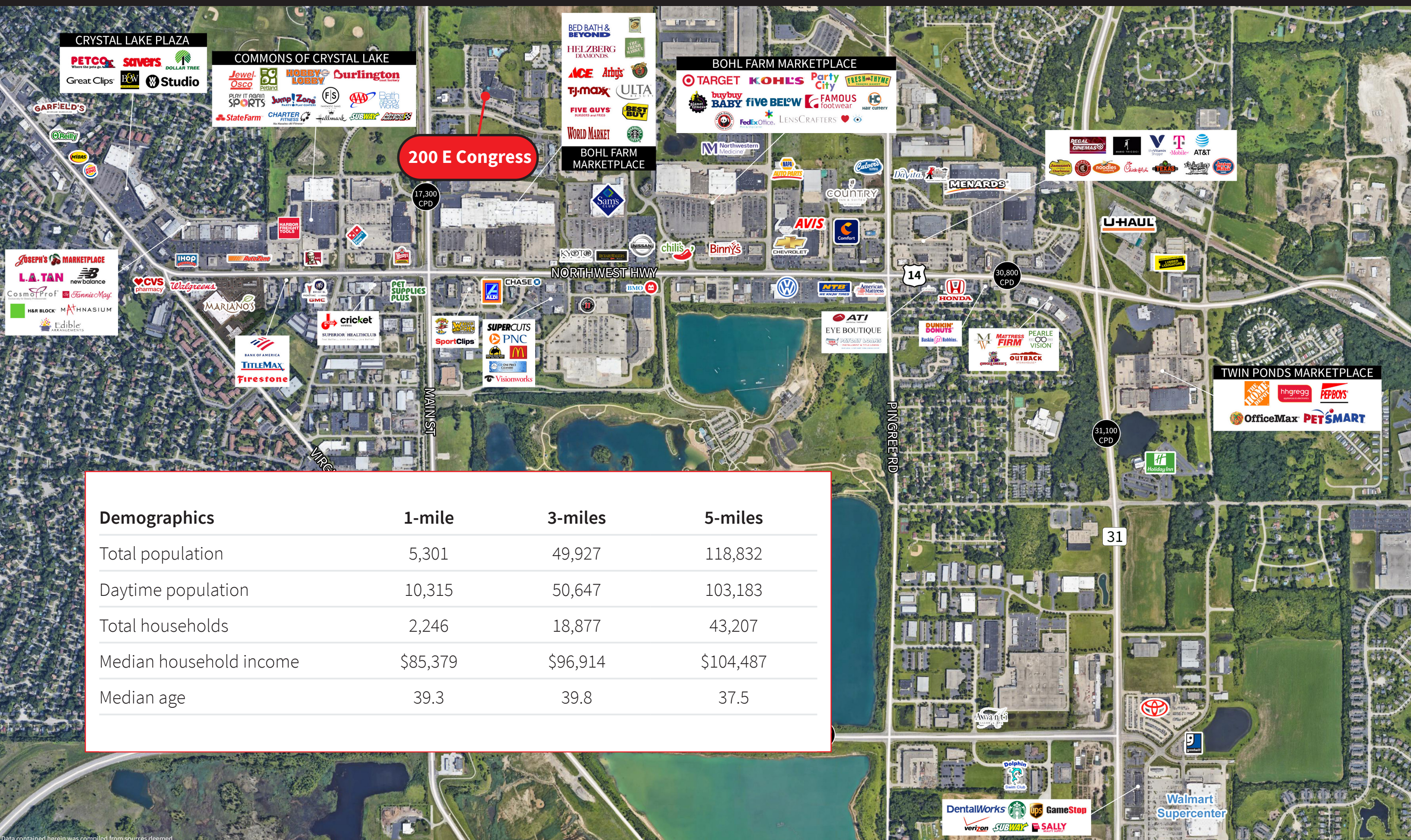
Strength and cardio equipment



Free motion equipment



Private administrative offices



200 E Congress
17,300 CPD

30,800 CPD

31,100 CPD

Demographics	1-mile	3-miles	5-miles
Total population	5,301	49,927	118,832
Daytime population	10,315	50,647	103,183
Total households	2,246	18,877	43,207
Median household income	\$85,379	\$96,914	\$104,487
Median age	39.3	39.8	37.5

CRYSTAL LAKE PLAZA
PETCO, savers, DOLLAR TREE, Great Clips, B&W, Studio

COMMONS OF CRYSTAL LAKE
Jewel-Osco, HOBBY LOBBY, Burlington, PLAY IT AGAIN SPORTS, Jump! Zone, FIS, AAA, Bath & Body Works, State Farm, CHARTER FITNESS, Hallmark, SUBWAY, ADVANCE AUTO PARTS

BED BATH & BEYOND, HELZBERG DIAMONDS, ACE, Arby's, TJ-maxx, ULTA, FIVE GUYS, BEST BUY, WORLD MARKET, BOHL FARM MARKETPLACE

BOHL FARM MARKETPLACE
TARGET, KOHL'S, Party City, FRESH THYME, buybuy BABY, five BELOW, FAMOUS footwear, Hair cutters, FedEx Office, LENS CRAFTERS

REGAL CINEMAS, HARMON'S, V, T-Mobile, AT&T, noodles, Chick-fil-A, TEXAS ROADHOUSE, JOJO'S MUSEUM

TWIN PONDS MARKETPLACE
Home Depot, hgregg, PEPBOYS, OfficeMax, PETSMART



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Contact

Matt Owens
+1 312 702 4348
Matthew.Owens@jll.com

Jose Gonzalez
+1 312 228 2155
Jose.O.Gonzalez@jll.com



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