

FOR SALE or LEASE

Retail and Office Condos 1,200 to 3,717 SF

Professional single story retail/office condos on Randall Road corridor. High parking ratio, private entrances. Illuminated signage above units. All units being sold in a cold shell condition. Build out packages available. Standard build outs run approx. \$40 PSF depending on finishes. Lease units are offered from cold shell with a \$40 psf build out allowance. 7 available units in 3 separate masonry buildings. Ideal for professionals, service businesses or destination retailers. Broker has interest.

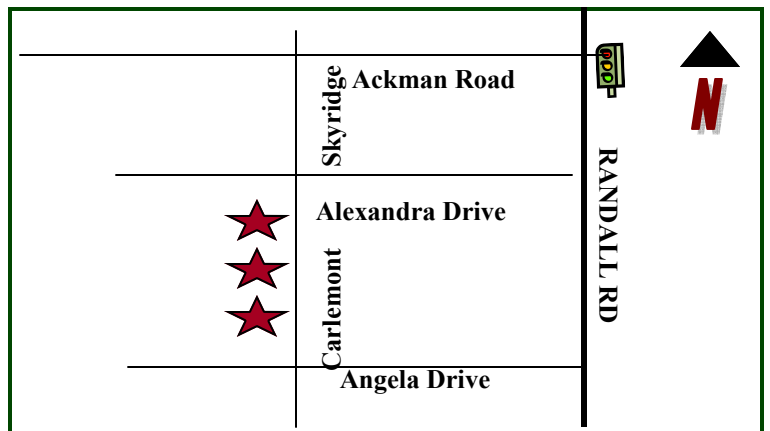
LoopNet: S 16889395 **MLS:** 09069307
L 16889499

PROPERTY SPECIFICATIONS

Description	Retail / Office Space
Year Built:	2008
Building Size:	16,140 ± SF
Land Size:	Condos
Sprinklered:	No
HVAC System:	Cold Shell
Electric:	Cold Shell
Ceiling Height:	Varies
Washrooms:	Roughed In
Floors:	Concrete
Parking:	217 Spaces (common)
Possession:	Negotiable
Sewer: City	Water: City
Zoning:	B-3
Real Estate Taxes:	TBD
CAM:	\$2.50 PSF
Lease Term:	3-5 Years
Lease Price:	\$13 psf NNN w/ incentives
Sale Price:	\$70-\$90 PSF cold shell



Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$88,369	\$95,895	\$98,038
Population	9,978	77,603	143,270
TRAFFIC COUNTS: 35,300 Randall Road			



Directions: From Randall Road and Algonquin Road:
North to Alexandra, left to Carlemont, on right side.

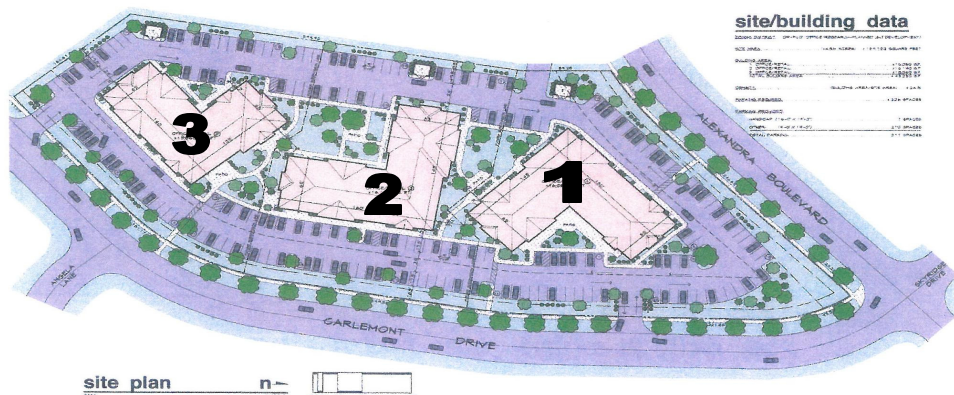
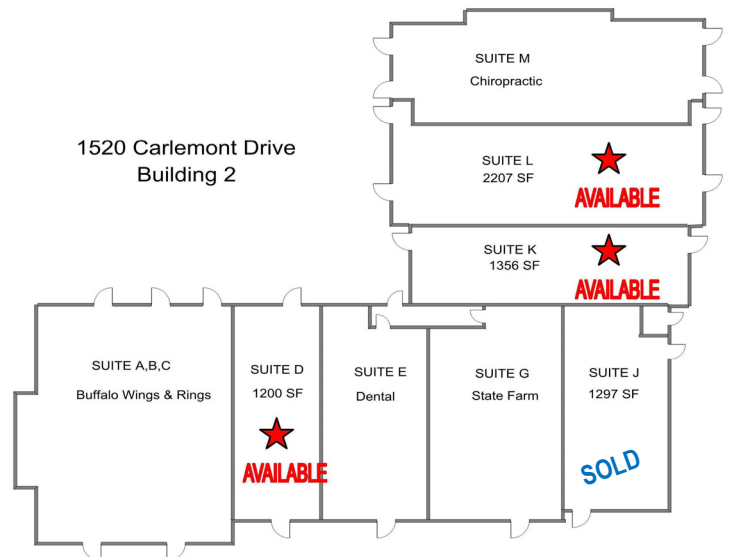
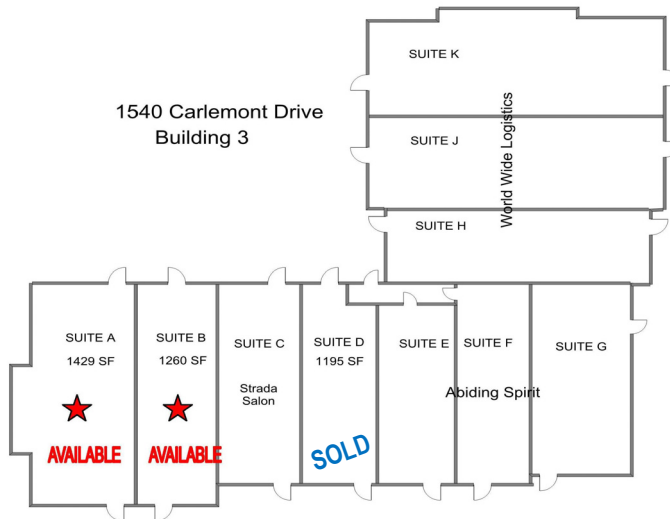
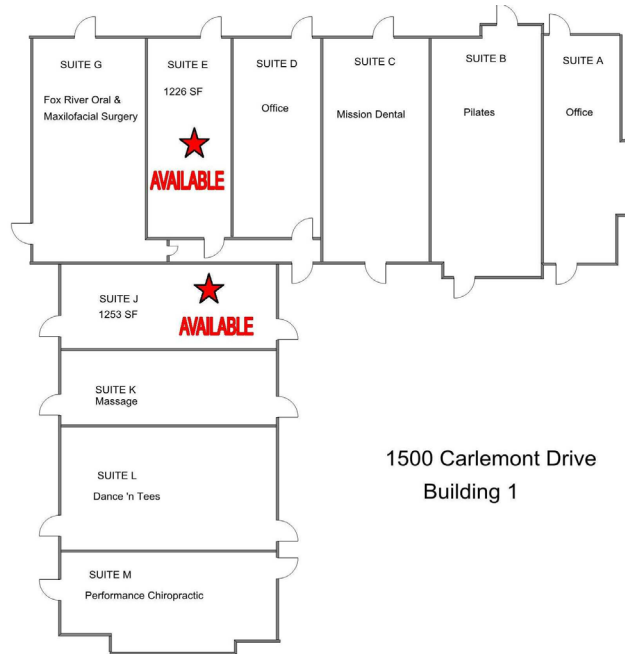
PIN: 19-18-479-002

January 8, 2016

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.

- Industrial
- Commercial
- Office
- Land
- Business

1500-1540 Carlemont
Crystal Lake, IL 60014



Crystal Lake, IL

