

11609 CATALPA LANE WOODSTOCK, IL 60098

FOR LEASE

MLS # 10085351

May 9, 2022



RETAIL/OFFICE • 1,400 SF

\$16 psf NNN

DESCRIPTION

1,400 SF Retail or Office Space

Great exposure! 1,400 SF space visible from Route 14 (Northwest Highway). Near Walmart, Menards, Kohl's and Blain's Farm & Fleet. 2 monument signs (front and rear). Join Anytime Fitness, Great Clips, Lucky Bernies and Benjamin Edwards & Co.

SPECIFICATIONS

Description	Retail / Office Space
Building Size	15,515 SF
Land Size	1.5 AC
Year Built	2007
HVAC System	GFA / Central Air
Electrical	100 AMP
Sprinklers	Yes
Washrooms	1 per Unit
Ceiling Height	TBD
Parking	77 Spaces
Sewer/Water	City
Zoning	B3 PUD
RE Taxes	\$2.35 psf (2021)
CAM	\$3.22 psf
Lease Term	3-5 Years
PIN	13-16-177-004

DEMOGRAPHICS

1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles
Population	3,768	24,291	36,843
Avg Household Income	\$72,390	\$66,509	\$70,684
Daily Traffic Counts: 13,600 (Route 47) and 16,100 (Route 14)			

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FLOOR PLAN

