

# 35 BERKSHIRE DR, # 8 & 12 COVENTRY PLAZA SHOPPING CENTER CRYSTAL LAKE, IL 60014

## FOR LEASE

MLS # 11113723 (retail) 10366782 (office)

July 18, 2022



RETAIL/OFFICE  
1,200 SF

UNIT 8: \$850/mo. Gross (Special Promo year 1)  
UNIT 12: \$17 psf Gross (\$1,700/mo.)

### DESCRIPTION & LEASE RATES

### SPECIFICATIONS

Special first year promotional rate with 5 year lease now offered on Unit 8 in popular Coventry Plaza. Come join Birds & Beasts Pet Store, Dairy Queen, Boost Mobile, Piano Trends and the new Blue-smoke Barbecue Supply store. Good visibility and demographics. See layouts and photos.

**Unit 8:** 1,200 SF Warm shell with 1 bath. Office or retail use. **Special promo rate \$850/mo. Gross year 1**, then \$1,700/mo Gross years 2-5 w/ 3% annual increases.

**Unit 12:** 1,200 SF fully built out office with 5 offices/treatment rooms, open clerical, reception and 1 bath. Ideal for office, chiropractic or massage therapy. \$1,700/mo. Gross (\$17 psf).

Description	In-line retail
Building Size	24,000 SF
Year Built	1985
HVAC System	GFA / Central Air
Electrical	200 AMP
Sprinkled	No
Washrooms	1 per unit
Ceiling Height	12'
Parking	Ample
Sewer/Water	City
Zoning	B-1 PUD
RE Taxes	\$2.62 psf (2021)
CAM	\$0.95 psf
Lease Term	Promotional Rate on yr 1 of 5 yr lease (Unit 8)
PIN Number	19-08-426-010

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,126	63,478	133,912
Avg Household Income	\$76,230	\$99,646	\$107,121

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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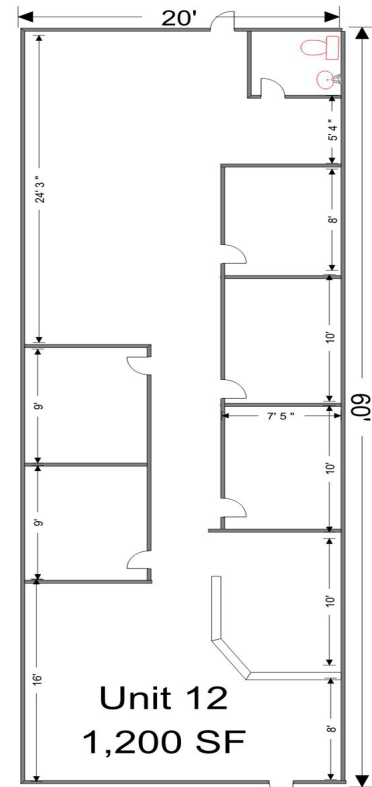
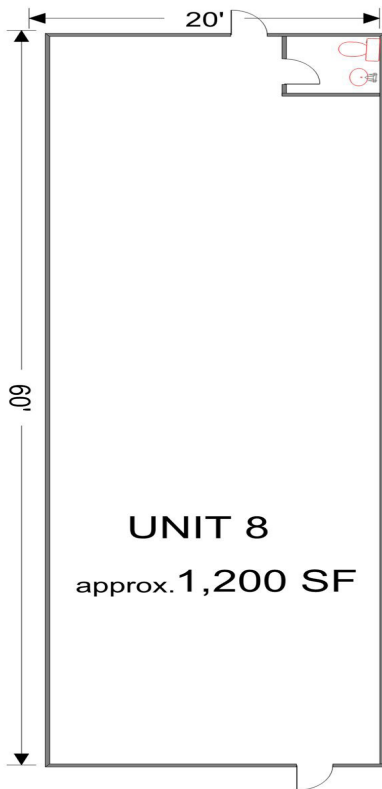
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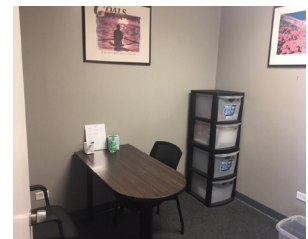
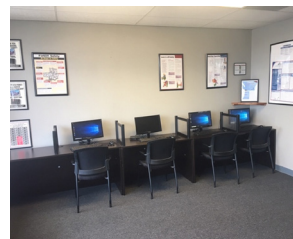
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Measurements are Approximate



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