

# 7020 HUNTLEY ROAD CARPENTERSVILLE, IL 60110

# FOR LEASE

MLS # 11011948

August 25, 2022



**RETAIL OR OFFICE  
1,205 SF END CAP**

**\$13.00 psf Modified Gross  
\$1,305/mo. (unit 8)**

## DESCRIPTION

## SPECIFICATIONS

### LONGIN SQUARE CENTER

#### 1,205 SF End Cap

Randall Road corridor retail/office space. Great location just off the busy corner of Huntley and Randall Road. Monument signage available. Excellent visibility. Ideal uses: salon, insurance, financial services, etc.

**Unit 8:** 1,205 SF end cap with 3 private offices, Clerical and 1 bath. \$1,305/mo. Modified Gross. (currently has month to month tenant)

Description	Strip Center
Building Size	11,982 SF
Unit Size	1,205 SF
Year Built	2005
HVAC System	GFA / Central Air
Electrical	200 AMP 3 Phase
Sprinklers	Yes
Washrooms	1
Ceiling Height	10 FT
Parking	53 Spaces - Common
Sewer/Water	City
Zoning	C2
RE Taxes	Included
CAM	\$1. psf
PIN#	03-17-103-003
Lease Term	3-5 Years

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,974	34,164	119,689
Avg Household Income	\$110,061	\$108,666	\$83,837
Daily Traffic Counts: 11,700 on Huntley Rd.			

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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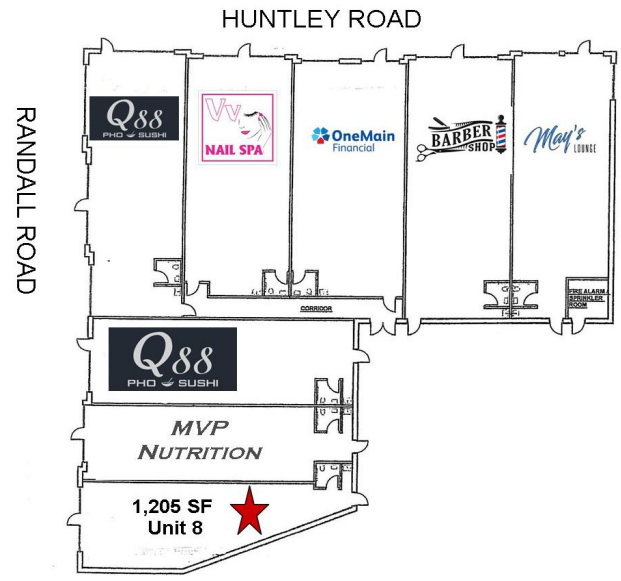
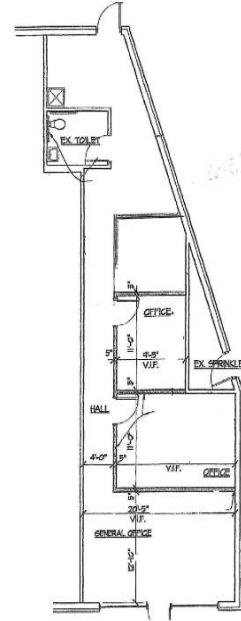
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## UNIT 8



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