



CRYSTAL LAKE CRYSTAL LAKE, IL 60014

450 N ROUTE 31

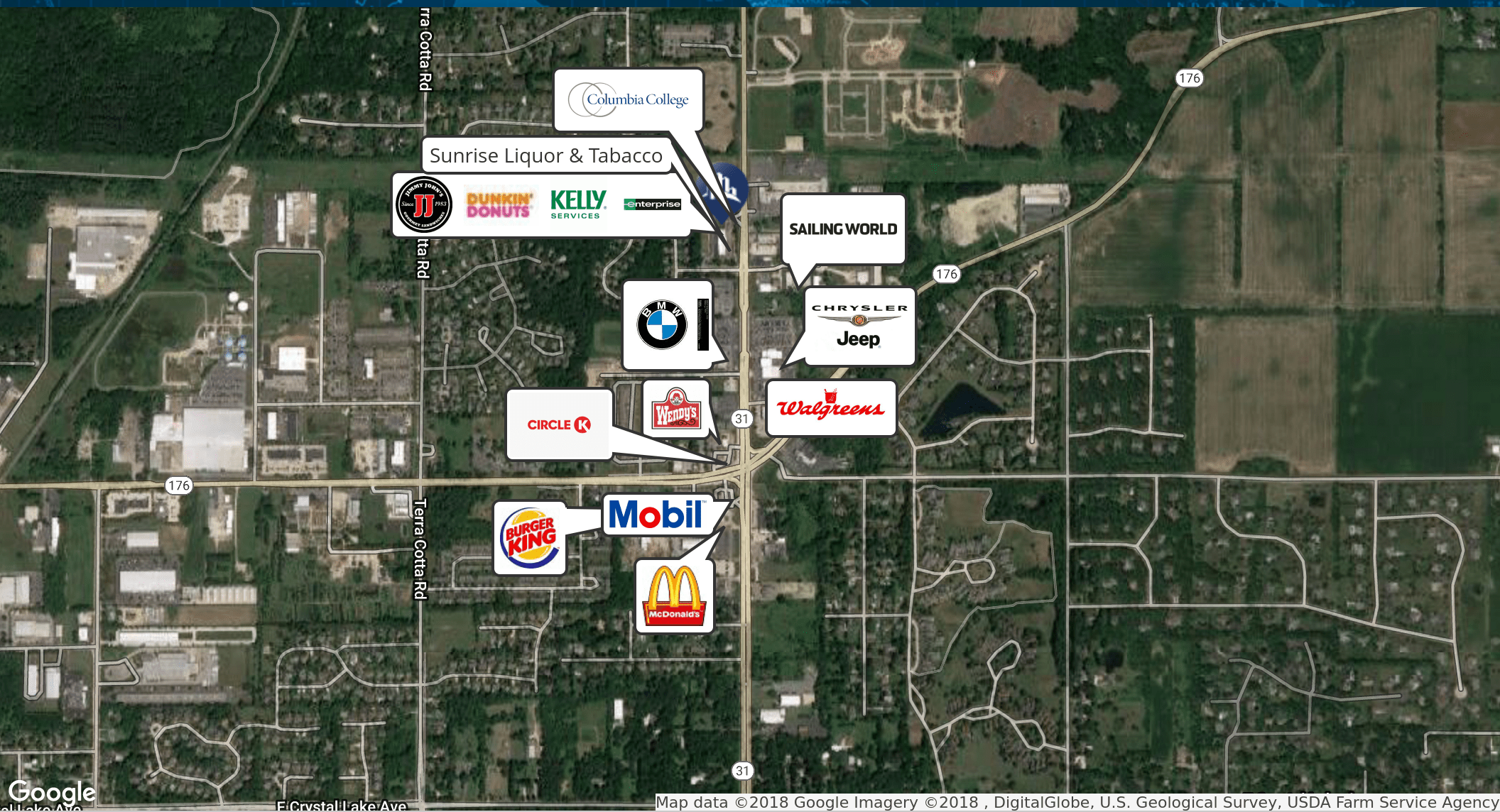


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ILR REALTY GROUP  
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# Retailer Map



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RETAILER MAP // 2

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# Executive Summary



## PROPERTY OVERVIEW

End unit, former Dunkin Doughnuts would make a great spot for a restaurant Strong Tenant base Allstate Ins., Jimmy Johns, Sunrise Liquor & Tobacco and Enterprise Rent-a-Car.

## PROPERTY HIGHLIGHTS

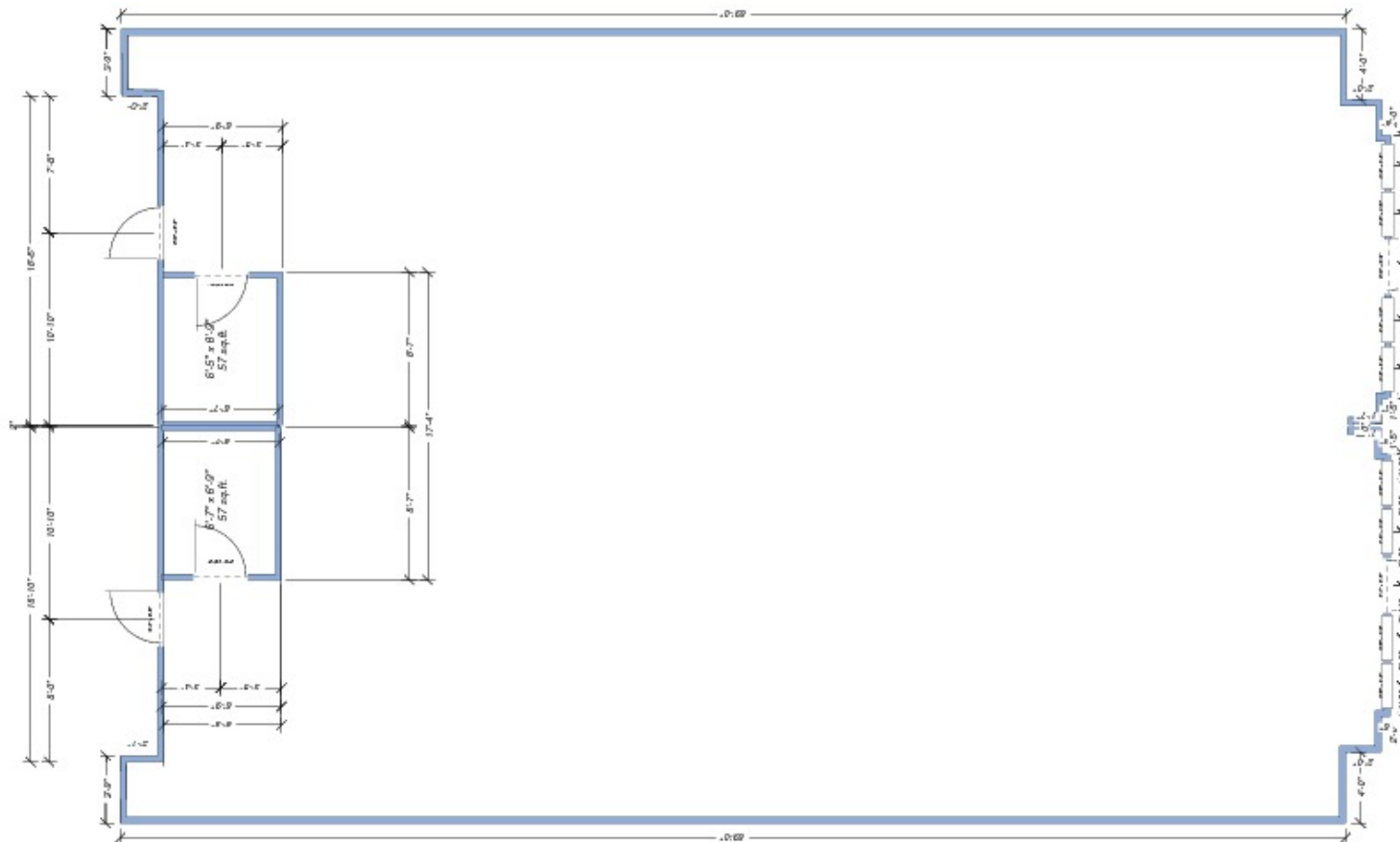
- Great Visibility
- High Traffic count
- Full Access
- Pylon Sign
- Corner location

## PROPERTY SUMMARY

Available SF:	1,450 - 3,000 SF
Lease Rate:	\$20.00 SF/yr (NN)
Property Tax:	\$3.84 SF/yr
CAM:	\$1.75 SF/yr
Lot Size:	1.51 Acres
Building Size:	15,616 SF
Ceiling Height:	14.0 FT
Year Built:	2007
Zoning:	Retail / Office
Market:	Chicago O'Hare
Cross Streets:	Route 176
Traffic Count:	23,000



# Additional Photos



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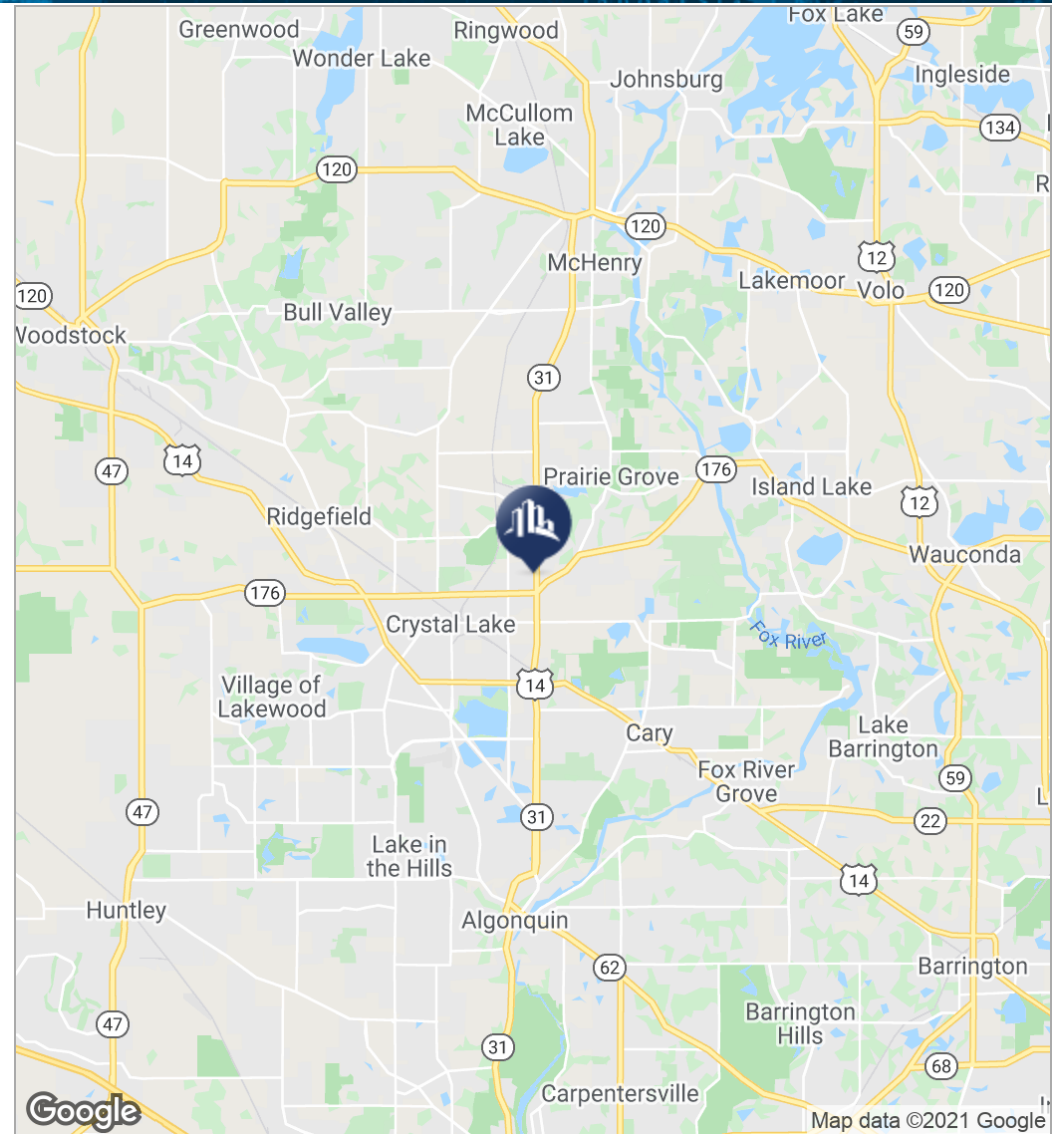
ADDITIONAL PHOTOS // 4

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# Location Maps



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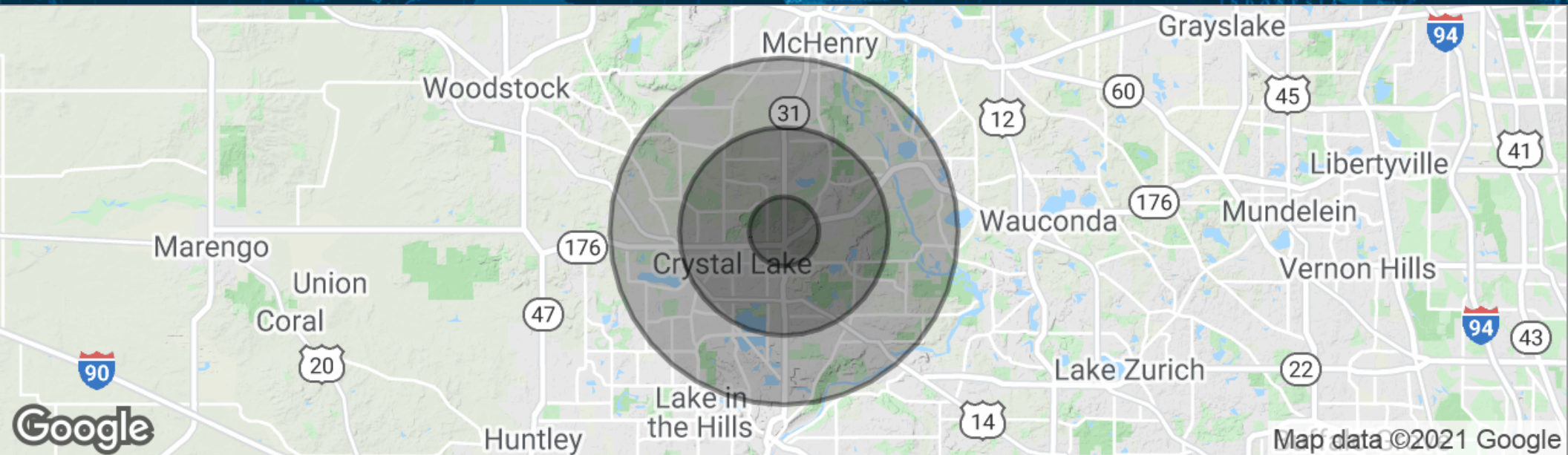
LOCATION MAPS // 5

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# Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	3,486	30,786	93,321
Population Density	1,110	1,089	1,188
Median Age	40.7	38.4	37.5
Median Age (Male)	38.8	36.4	36.1
Median Age (Female)	41.8	39.9	38.5
Total Households	1,142	10,605	32,900
# of Persons Per HH	3.1	2.9	2.8
Average HH Income	\$98,046	\$95,529	\$94,164
Average House Value	\$318,811	\$303,443	\$299,062

\* Demographic data derived from 2010 US Census

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DEMOGRAPHICS MAP // 6



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