

# 121 W RAND RD. (ROUTE 120) LAKEMOOR, IL 60051

## FOR LEASE

MLS # 11116805

June 3, 2021



**OFFICE / RETAIL**  
**1,900 SF (DIVISIBLE TO 950 SF)**

**\$11.68 psf Gross**  
**(\$925 - \$1,850/mo.)**

### DESCRIPTION

**Office or Retail**  
**1,900 SF (Divisible to 950 SF)**  
**Partial Basement Storage**

1,900 SF - Divisible to two 950 SF units with full basement! Possible office uses include everything from Attorney to Insurance. Retail possibilities include Salon, Craft, Health and Fitness, Dance Studio, Mini-Mart and more.

Includes partial use of basement for storage with 1 bathroom . Great exposure on busy Route 120. Owner pays for water, via well. Utilities are separately metered. Part of a mixed use building with 2nd floor leased apartments.

### SPECIFICATIONS

Description	Office/Retail Space
Building Size	3,800 SF
Land Size	.2 AC
Year Built	1994 / 2000
HVAC System	GFA / Central Air
Electrical	100 AMP
Sprinklers	No
Washrooms	(1) main floor (1) Basement
Ceiling Height	8 FT
Parking	Common
Sewer/Water	Well / Septic
Zoning	C4
CAM & Taxes	Included in Rent
Possession Date	Negotiable
Lease Term	3-5 years
PIN	15-05-228-002

### DEMOGRAPHICS

**1 Mile    3 Miles    5 Miles**

Population	5,341	18,667	82,599
Avg Household Income	\$77,354	\$85,589	\$81,599
Daily Traffic Counts: 21,300 vpd			

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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**BRIAN COWELL**

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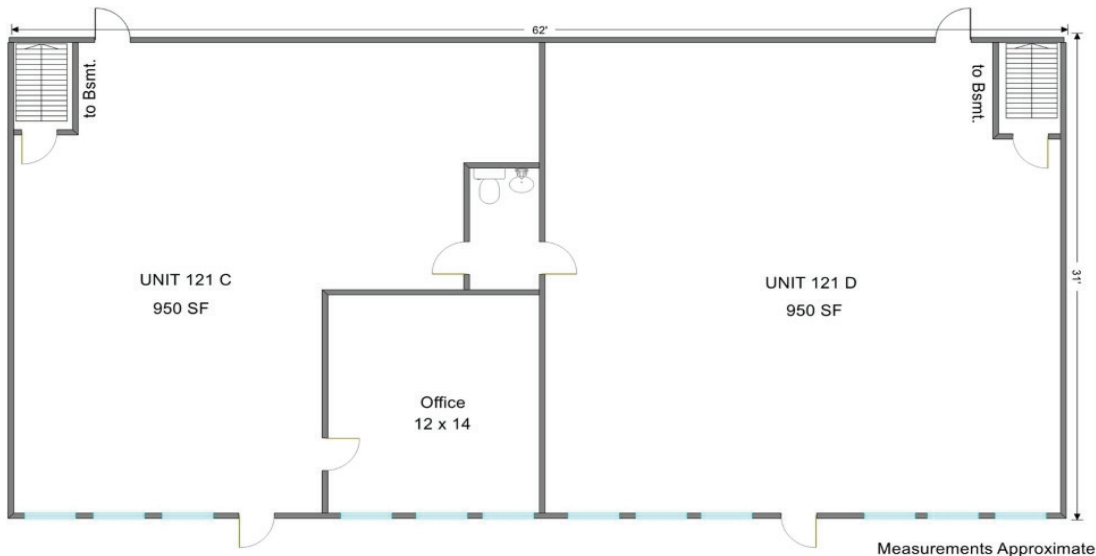
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## FLOOR PLAN



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