



+/-6,860
Square Feet

Dental Office For Sale or Lease

**3065 Falling Waters Blvd
Lindenhurst, IL 60046**

Partnership. Performance.

LEASE INFORMATION

- +/-6,860 SF
- Lease Rate: \$25.00 SF NNN
- Sale Price: \$1,250,000

FEATURES

- Rare 6,860 RSF, stand-alone, turn-key dental building
- 6 working operatories
- 15 designated parking spaces
- Pylon Signage
- 10 minutes from Lake Villa Station Commuter Rail & Round Lake Beach Station Commuter Rail

AREA DEMOGRAPHICS



Population

1,942 within .5 mile	6,619 within 1 mile	39,323 within 3 miles
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Median Age

36 within .5 mile	36 within 1 mile	38 within 3 miles
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Median Income

\$87,910 within .5 mile	\$100,678 within 1 mile	\$104,948 within 3 miles
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Area Map



Suite Photos

