

Retail Space Endcap with Drive Thru

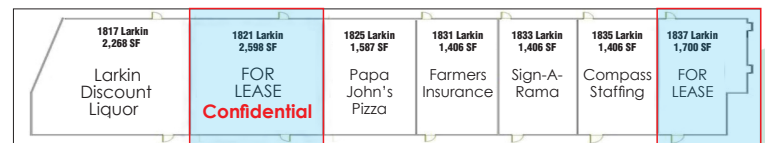
FOR LEASE PROPERTY SPECIFICATIONS

Year Built:	1993
Building Size:	12,500 SF
Available:	1,700 & 2,598 SF
HVAC System:	Gas Forced Air
Power:	150 amp 3-phase
Ceiling Height:	10'
Parking:	87 spaces (common)
Washrooms:	1
Sprinklered:	No
Possession:	Lease Execution
Zoning:	AB (Area Business)
Real Estate Taxes:	\$2.42 PSF (2018)
CAM & Insurance:	\$2.77 PSF
Lease Rate:	\$14.00 PSF, NNN



PROPERTY OVERVIEW 1,700 & 2,598 SF

- 1,700 SF Unit: Move-in condition, with three private offices, small kitchenette & drive-thru window
- 2,598 SF Unit: Open space with new ceiling & ceramic tile - **Confidential Listing - Do not talk to employees**
- Special use permit may be required for drive thru
- Spaces suitable for restaurant, retail, medical or office
- Monument signage available
- Join Papa John's Pizza, Larkin's Discount Liquor, Signarama, Farmers Insurance and Compass Staffing
- Area draws include St. Joseph's Hospital, Jewel, Walgreens, Dunkin Donuts, McDonald's and Larkin High School
- Easy access and great signage on busy Larkin Avenue, ¼ mile east of Randall Road
- PIN: 06-16-477-040, 041



Presented By:

Linda Kost
Senior Broker/Partner
847.910.8820
LKost@realtymetrix.com

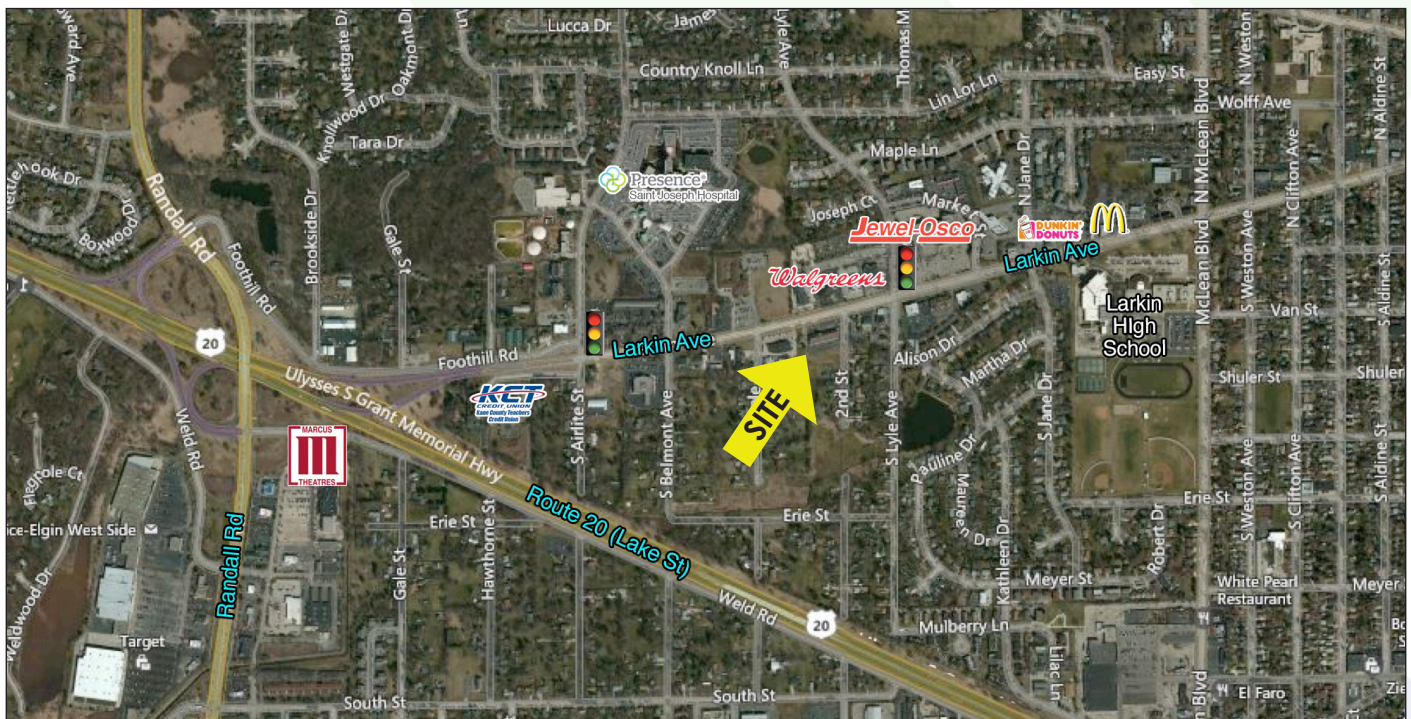
Dave Schmidt
Managing Broker/Partner
847.404.3851
DSchmidt@realtymetrix.com

Realty Metrix Commercial
2390 Esplanade Drive
Suite 201
Algonquin IL 60102



Demographics	1 mile	3 miles	5 miles
Avg. Household Income	\$74,668	\$73,819	\$84,949
Population	11,662	88,765	168,044

Traffic Counts: 9,700 cars per day Larkin Ave



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1,700 SF UNIT



DRIVE-THRU
WINDOW



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