



## 517 N WESTHILL BLVD

FOR SALE OR LEASE - CAN BUILD TO SUIT

- ✓ CLOSE TO BIG BOX RETAILERS & MALL
- ✓ NEW HEATING & COOLING SYSTEM
- ✓ HWY 41 VISIBILITY
- ✓ FIBER OPTIC INTERNET



## SPECIFICATIONS

### LOCATION

<b>Available Space</b>	115-13,920 SF
<b>Total Available Space</b>	13,920 SF
<b>Land Size</b>	3.12A
<b>Lease Rate</b>	\$18/SF
<b>Sale Price</b>	See Broker for Details
<b>Parking</b>	Private
<b>Nearby Retailers</b>	Fox River Mall, Woodmans, Culvers, Home Depot, PetSmart, Burlington, Applebees, Chick Fil A

### TRAFFIC COUNTS

<b>HIGHWAY 41</b>	67,700
<b>Westhill Blvd</b>	11,400
<b>College Ave</b>	30,100



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