



FOR SALE

STNL Retail Sale | Dispensary & Consumption Lounge with Kitchen

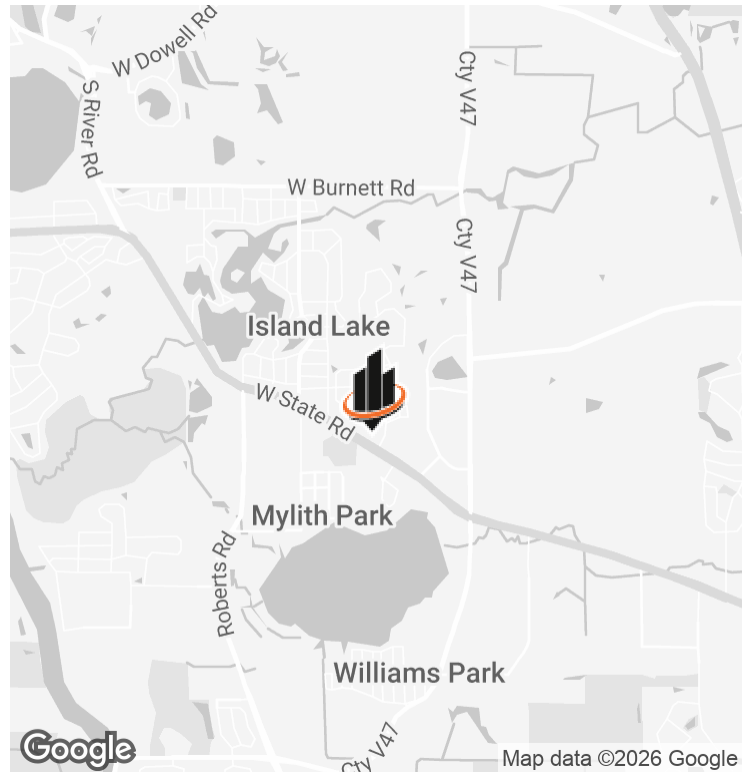
660 E STATE ROAD
ISLAND LAKE, IL 60042

±10,384 SF CLASS A RETAIL BUILDING ON 0.74 ACRES
UPDATED IN 2023 WITH DESIGNER GRADE FINISHES
203' FRONTAGE ON ROUTE 176

PRESENTED BY:

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PROPERTY SUMMARY



VIDEO

PROPERTY HIGHLIGHTS

- ±10,384 SF Class A Retail Building Redesigned in 2023
- High-End Turn-key Dispensary & Consumption Lounge
- Designer-grade finishes | Kitchen | Elevator
- Offices | 4 Restrooms | Breakroom Kitchenette
- DID | Storage | Upgraded HVAC System
- High-Visibility | 203' Frontage on RT 176 | Parking

OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	0.74 Acres
BUILDING SIZE:	10,600 SF
PIN NUMBER:	09-28-204-012-0000

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PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present Emerald Dispensary, located at 660 E State Street, Island Lake, Illinois, an owner/user opportunity in the northwest Chicago suburban market. This former bank property is +/-10,384 SF, fully renovated, free-standing retail building on an outlot with 203' of frontage on Route 176 (17,258 VPD).

Modernized in 2023 with designer-grade finishes, a two-story mural, mechanical systems, and formerly occupied by Emerald Dispensary with award-winning Northern Heights craft cannabis brand. The company retails premium cannabis products, concentrates, edibles, wellness products, and accessories for both medical and recreational consumers.

A members-only lower-level consumption lounge offers a limited food menu and private entertainment rooms. Turnkey Cannabis Cultivation Farm Property and Business sold separately.

COMPLETE HIGHLIGHTS



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CANNABIS INDUSTRY FORECAST

UNITED STATES MARKET

Market Size

~\$47B by 2026

Growth Rate

~3–5% annually
U.S. remains the largest
cannabis market in the world

Status

24 recreational states
Largest cannabis market globally, 38
medical cannabis program states

ILLINOIS MARKET

Revenue

~\$47B by 2026

Market Rank

~3–5% annually
U.S. remains the largest
cannabis market in the world

Operations

~244 dispensaries
21 major cultivation centers
87 craft grow licenses issued

Market Advantages

Higher margins
than many states due to limited licenses,
high demand, and fewer dispensaries

Tax Impact

\$490M annual tax revenue

ILLINOIS REVENUE PROJECTIONS

2024	2030	2035
~\$2B	~\$2.5–3B	~\$3–4B

GROWTH DRIVERS & CATEGORIES

Fastest Growing Categories

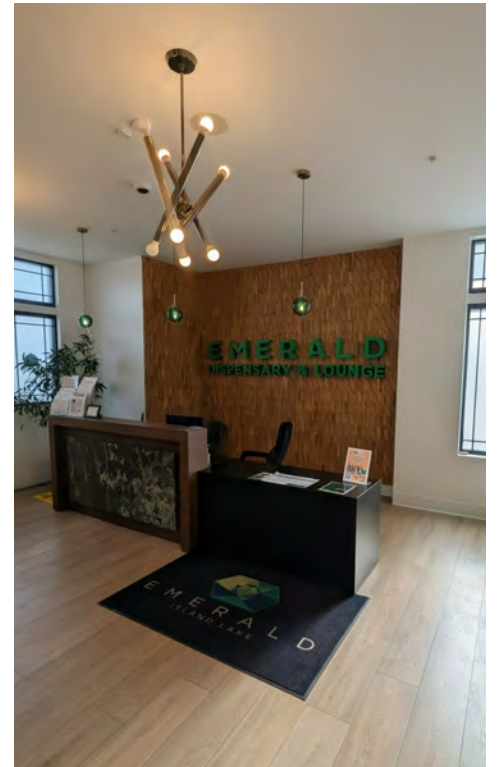
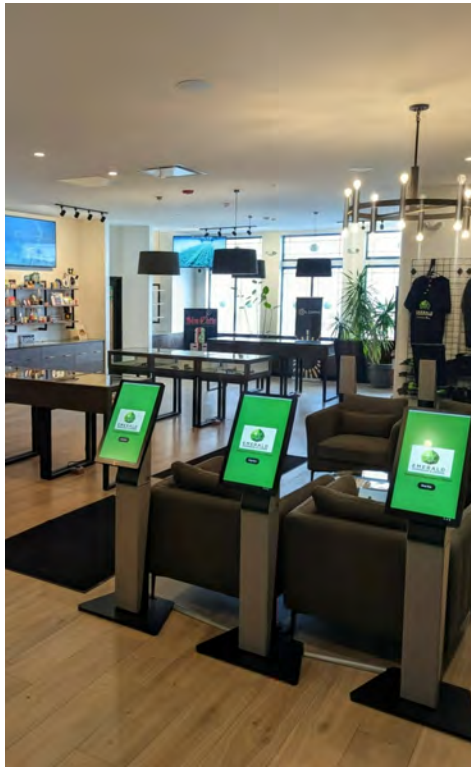
Infused beverages, edibles, and low-dose THC wellness products.

Expected Growth Drivers

New dispensaries, more craft growers entering production, product diversification, and cross-border demand from neighboring states

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DISPENSARY PHOTOS



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CONSUMPTION LOUNGE PHOTOS



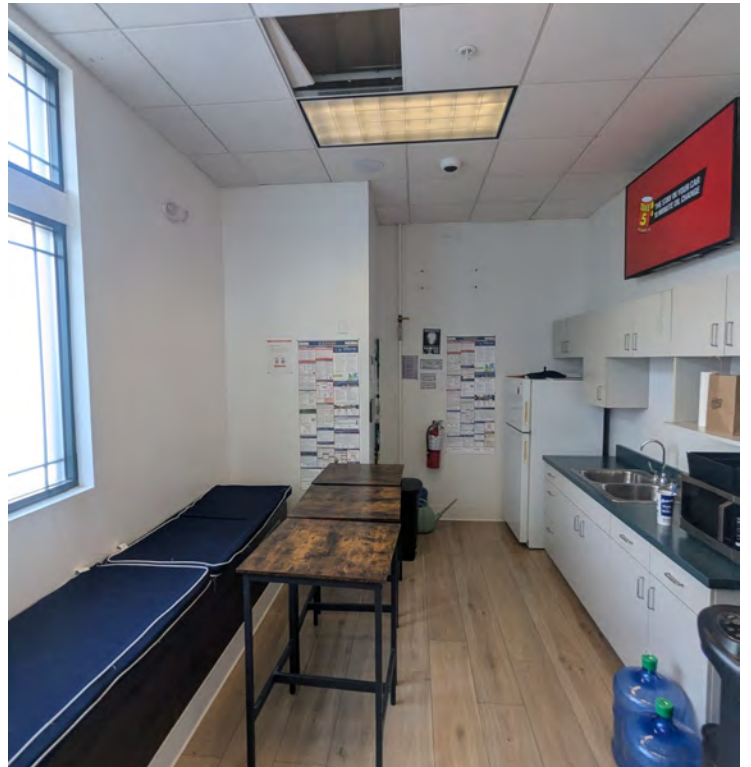
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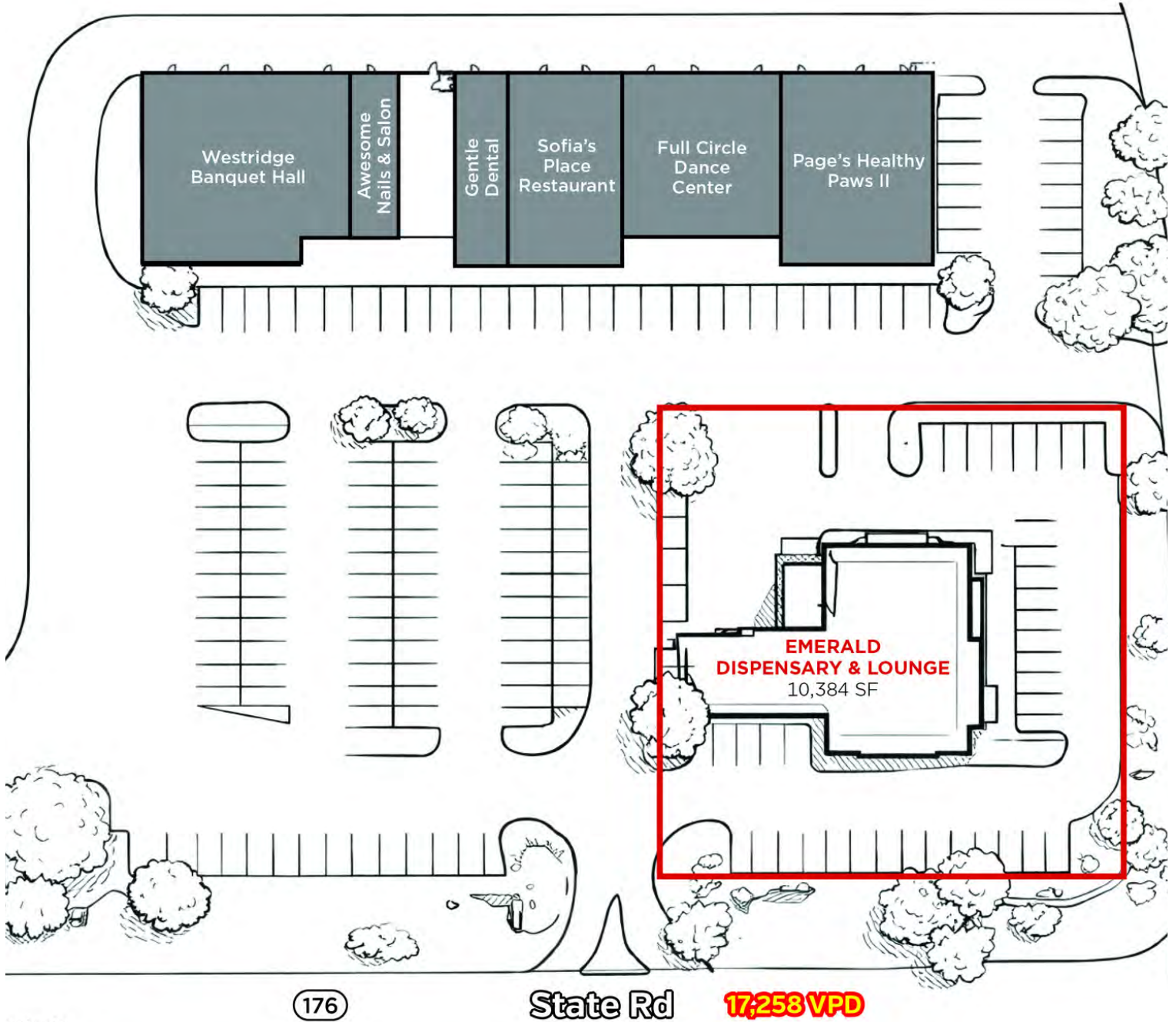
ADDITIONAL PHOTOS



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SITE PLAN

WESTRIDGE SHOPPING CENTER | ISLAND LAKE, IL



proximate

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PROPERTY AERIAL



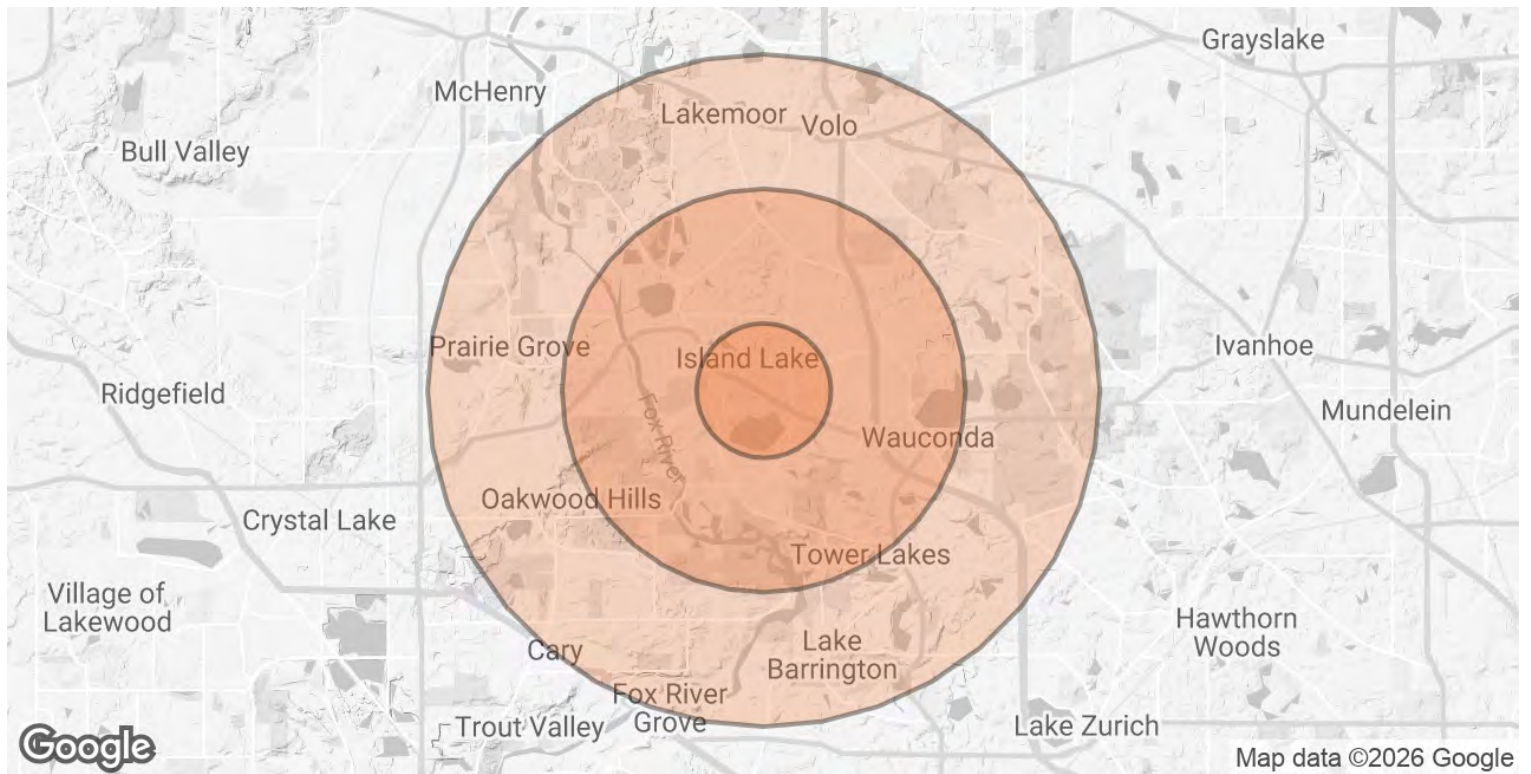
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,616	25,156	72,141
AVERAGE AGE	41	42	42
AVERAGE AGE (MALE)	41	41	41
AVERAGE AGE (FEMALE)	41	43	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,386	9,800	27,245
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$112,765	\$124,025	\$138,521
AVERAGE HOUSE VALUE	\$342,360	\$341,204	\$367,167

Demographics data derived from AlphaMap

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