

650 E. TERRA COTTA AVE, #100, 101 & 110

CRYSTAL LAKE, IL 60014



\$15-16 PSF NNN



PROPERTY DESCRIPTION

END CAP AND INLINE RETAIL SPACES 878 – 3,140 SF

Unit 100: 1,580 SF End Cap space with drive thru window possible. Mostly open floor plan with (1) bath. Can be combined with Unit 101 for 3,140 SF. Drive Thru/Pick Up window possible for new tenant. \$15 PSF NNN. Triple net lease and pass thru costs of \$6.50 psf.

Unit 101: 1,560 SF Inline space (1) bath and open floor plan with upgraded vinyl flooring, architectural ceiling tiles and LED lighting. Can be combined with Unit 100 for 3,140 SF. \$15 PSF NNN. Triple net lease and pass thru costs of \$6.50 psf.

Unit 110: 2,808 SF End Cap with drive thru window for up to ten vehicles. Former office/financial space with 4 private offices, open clerical, kitchen and (2) baths \$16 PSF NNN. Triple net lease and pass thru costs of \$6.50 psf.

Divisibility Options Below:

Unit 110A: Approx. 1,930 SF End Cap with open clerical, private office, kitchen/break room, 1 bath and I.T. room. \$16 psf NNN.

Unit 110B: Approx. 878 SF Entrance on side of building, open clerical, 3 private offices and 1 bath. \$16 psf NNN.

Lighted monument signage. Beautiful well positioned neighborhood. Center located at traffic lit intersection with combined traffic counts of over 22,800 vpd. Strong restaurant demand in corridor.



SPECIFICATIONS

✓ MLS:	#12162305
✓ Building Size:	16,000 SF
✓ Year Built:	2005
✓ HVAC System:	GFA / Central Air
✓ Electrical:	200 Amp
✓ Sprinklers:	Yes
✓ Washrooms:	Varies Per Unit
✓ Ceiling Height:	12ft
✓ Parking:	64 (Common)
✓ Sewer/Water:	City / City
✓ Zoning:	B2PI
✓ CAM & Taxes:	CAM: \$3.05 psf Taxes: \$3.45 psf
✓ PIN:	14-33-277-006

MIKE DEACON

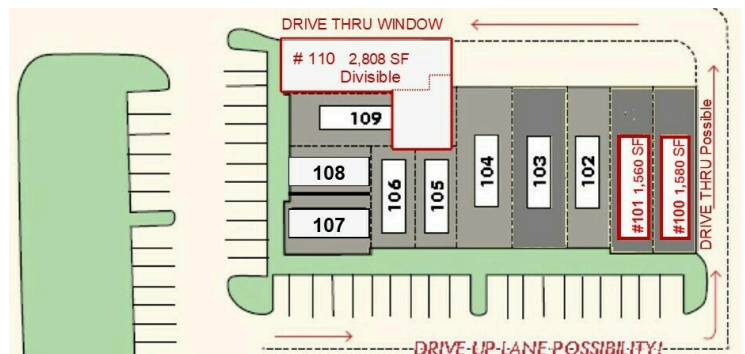
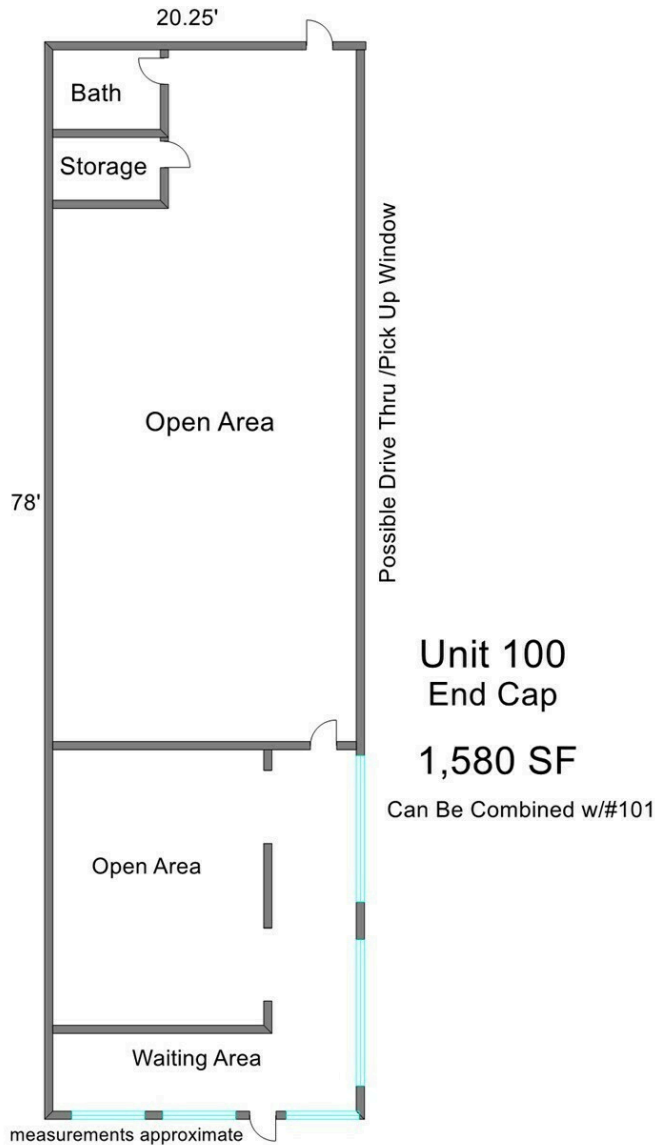
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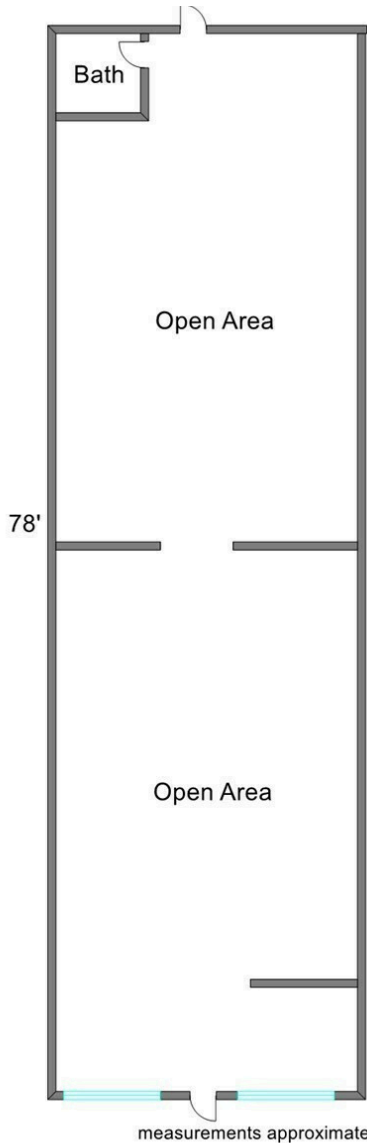
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650 E. TERRA COTTA AVE. #101

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UNIT 101
1,560 SF
Can Be Combined w/#100



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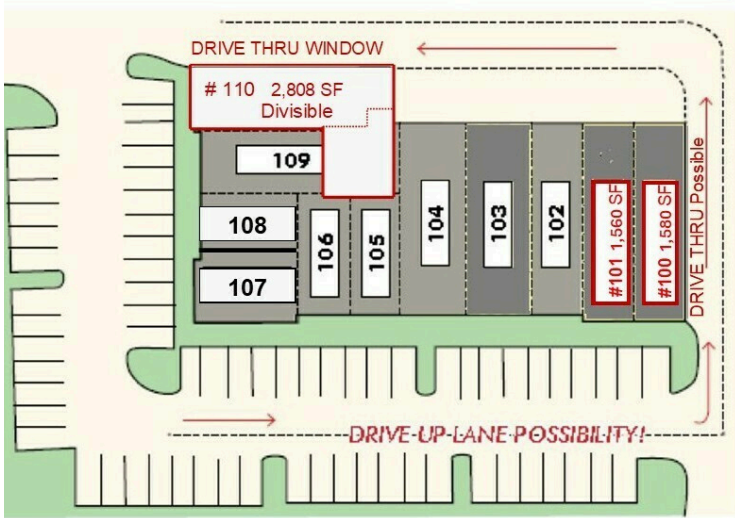
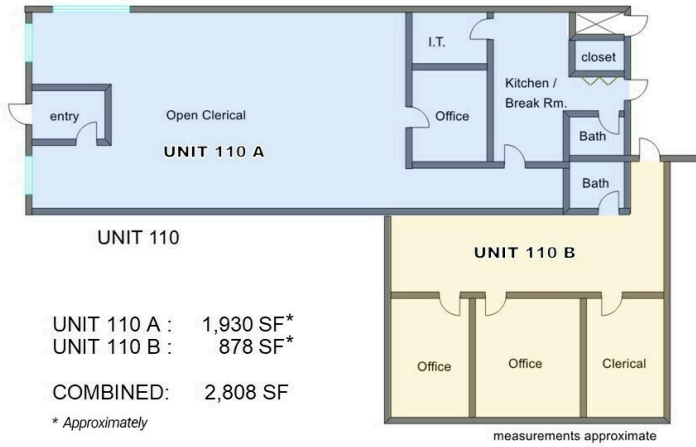
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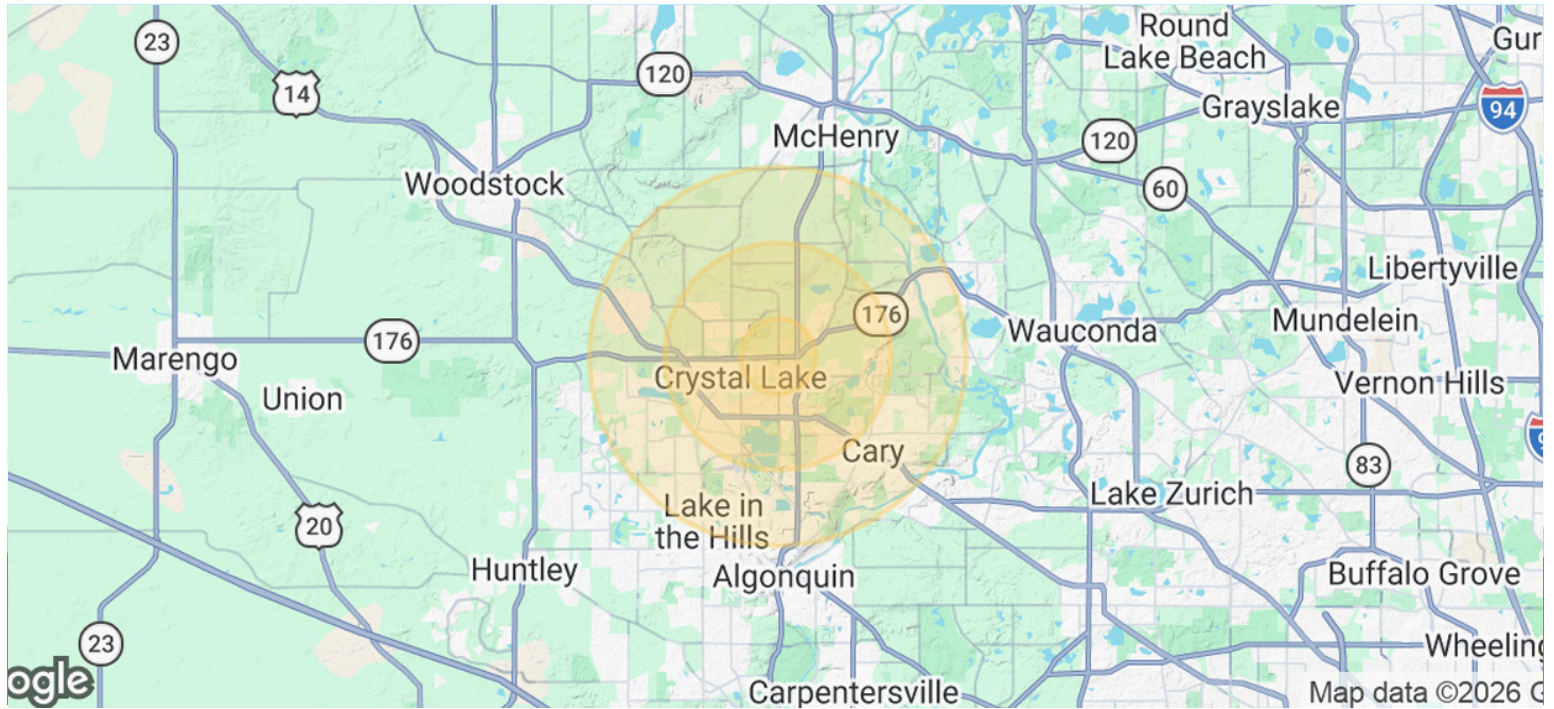
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1 MILE		
	POPULATION	4,364
	HOUSEHOLDS	1,572
	AVG. HOUSEHOLD INCOME	\$106,250
	MEDIAN HOME VALUE	\$315,498

3 MILES		
	POPULATION	38,090
	HOUSEHOLDS	14,079
	AVG. HOUSEHOLD INCOME	\$91,365
	MEDIAN HOME VALUE	\$273,013

5 MILES		
	POPULATION	102,073
	HOUSEHOLDS	37,627
	AVG. HOUSEHOLD INCOME	\$94,164
	MEDIAN HOME VALUE	\$259,674

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