



PROPERTY DESCRIPTION

Prime Retail Opportunity on Route 31 in bustling Crystal Lake!

Be part of a brand-new retail strip-center, under construction now, directly across from the high-traffic MercyHealth Hospital campus, which has hundreds of daily employees and visitors. Flexible space sizes from 1,000 SF up to 4,580 SF available. . Surrounded by national brands and visible to almost 65K vehicles per day, this is a standout location for restaurants, medical, retail, or service businesses.

COMING SPRING 2026!! Now pre-leasing—secure your spot today.

PROPERTY HIGHLIGHTS

- New retail strip center, under construction NOW
- Endcap space available — ideal for restaurant, medical, and more
- Prime location on Route 31, directly across from MercyHealth Hospital campus, kitty-corner from Walmart
- Exceptional visibility with MASSIVE combined traffic numbers of nearly 65,000 vehicles per day, combined
- Surrounded by national powerhouse retailers including Walmart, Target, Starbucks, Thornton’s, and more
- High daytime population from nearby hospital, retail, and service businesses in the immediate area
- Ideal for restaurants, medical, retail, or service-oriented tenants
- Just steps from the new 305 unit Redwood Crystal Lake complex
- Pre-leasing now—custom configurations available

Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.

OFFERING SUMMARY

Lease Rate:	\$30-32/sf/yr	NNN
Available SF:	1,000 - 4,580sf	
Lot Size:	~1 acre	
Traffic Count (combined):	64,800/day	

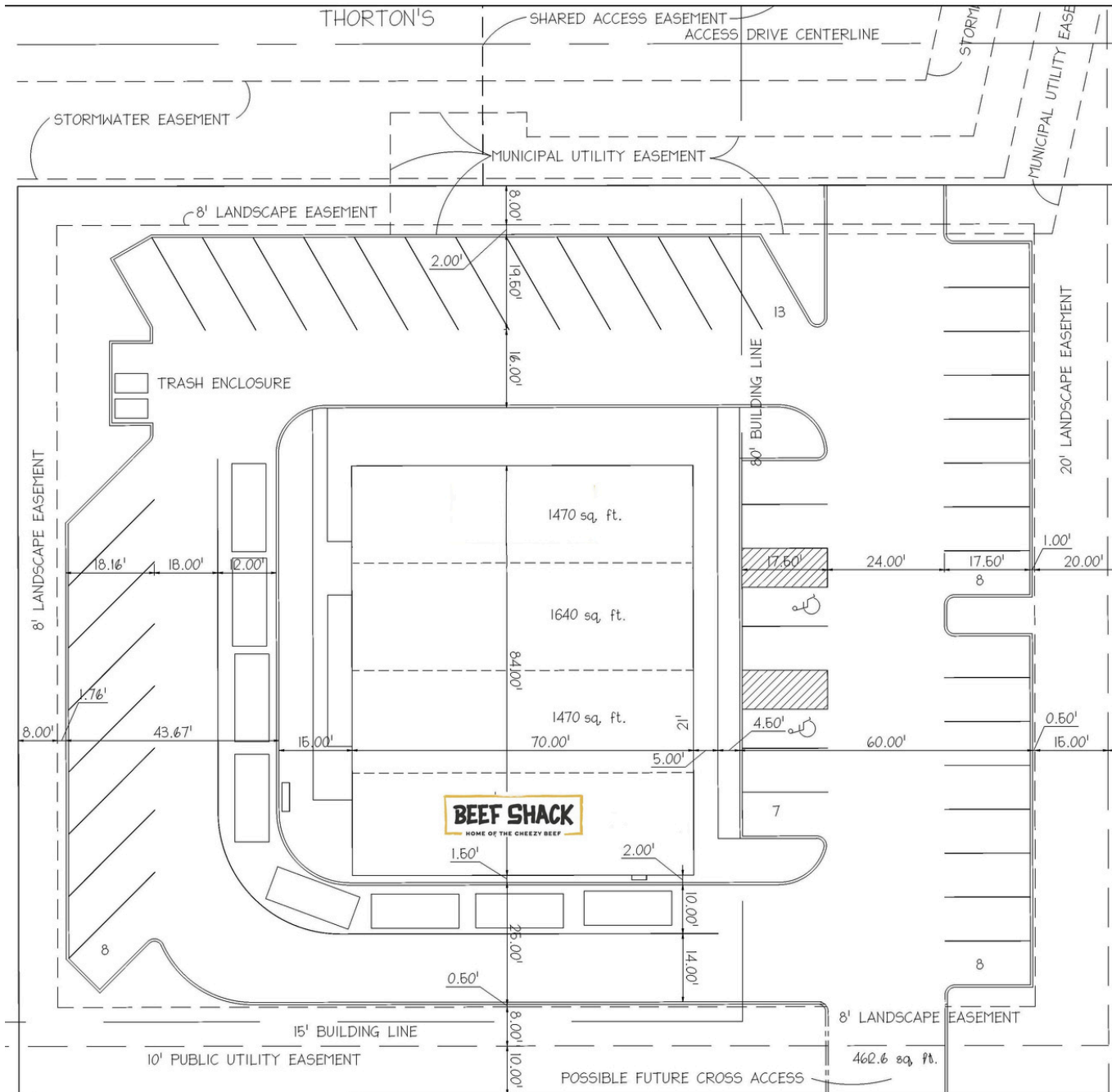
DEMOGRAPHICS

	1mi	3mi	5mi
Total Population	3,639	50,820	132,710
Average HH Income	\$89,623	\$107,784	\$121,679
Total Households	1,294	18,218	46,320

NEARBY TENANTS



SITE / BUILDING PLAN



Square footages shown are flexible



Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.

EXTERIOR RENDERING



Why Do Business in Crystal Lake?

Here are the key reasons to choose Crystal Lake, Illinois.

PRIME LOCATION



- Prime northwestern suburban location, with direct commuter rail service to downtown Chicago

BOOMING GROWTH

- Consistent population, housing and retail growth.



EMERGING TECH / INDUSTRIAL HUB

- Growing hub for tech and advanced manufacturing companies



STRONG COMMUNITY

- 45,000+ residents, 10,000+ businesses, & year round events



THRIVING RETAIL HUB

- The retail and dining hub of McHenry County



PRO-BUSINESS ENVIRONMENT

- Pro-Growth policies and support from the Crystal Lake Chamber of Commerce and local government



AFFLUENT DEMOGRAPHICS

- Average household income over \$155,000



Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.