

LEASE

Former Dispensary & Consumption Lounge with Kitchen and License

660 E STATE ROAD

Island Lake, IL 60042

PRESENTED BY:

**KAREN KULCZYCKI,
CCIM, SIOR**

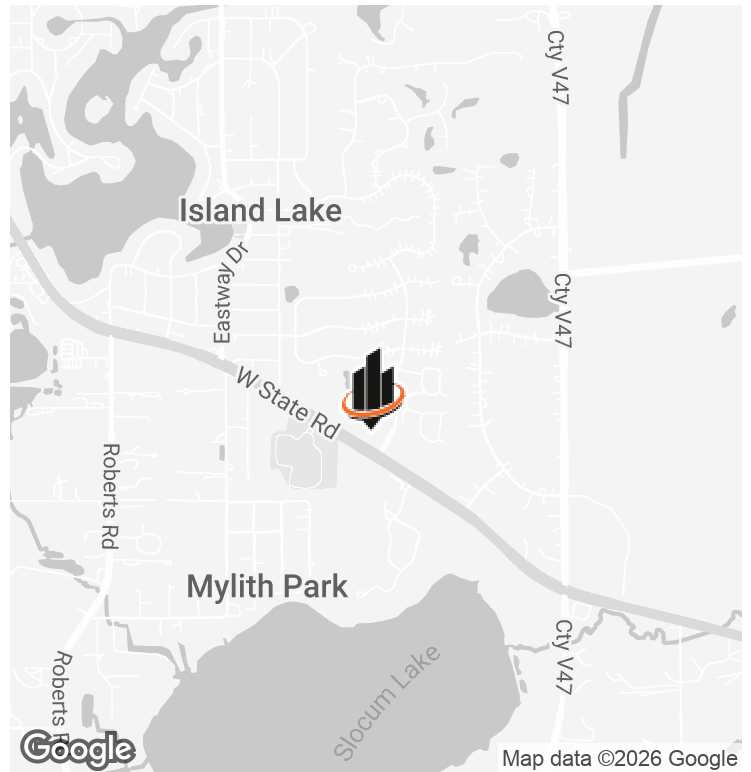
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IL #471020279



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$38 SF/yr (NNN)
AVAILABLE SF:	10,384 SF
LOT SIZE:	0.74 Acres
YEAR BUILT:	1999
RENOVATED:	2023
ZONING:	GB (General Business)
SUBMARKET:	Far Northwest
TRAFFIC COUNT:	17,258
APN:	09-28-204-012
VIDEO:	View Here

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present Emerald Dispensary, located at 660 E State Street, Island Lake, Illinois, with an 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. Dispensary License sold separately.

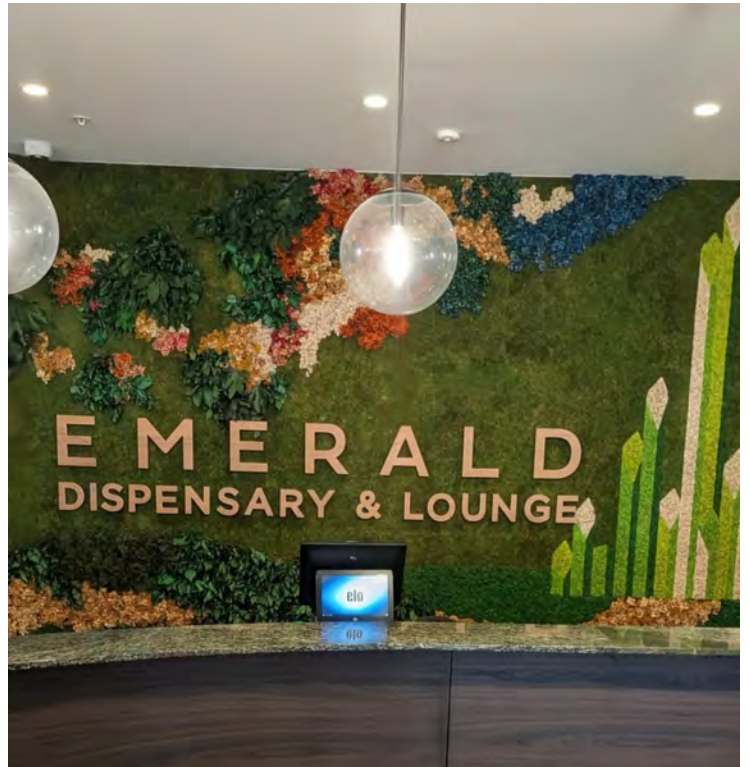
A members-only lower-level consumption lounge offers a limited food menu and private entertainment rooms. Turnkey Cannabis Cultivation Farm Property sold separately.

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

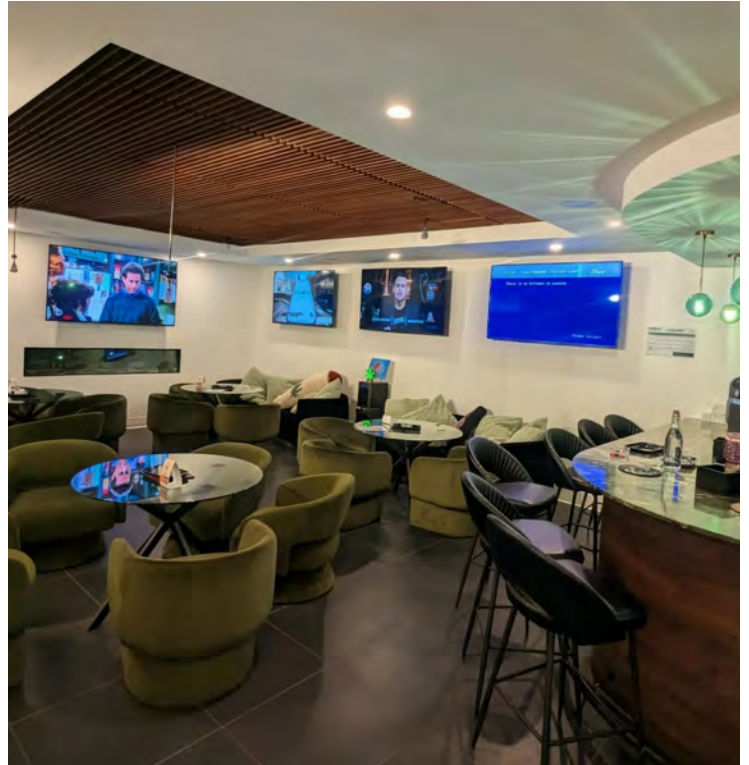
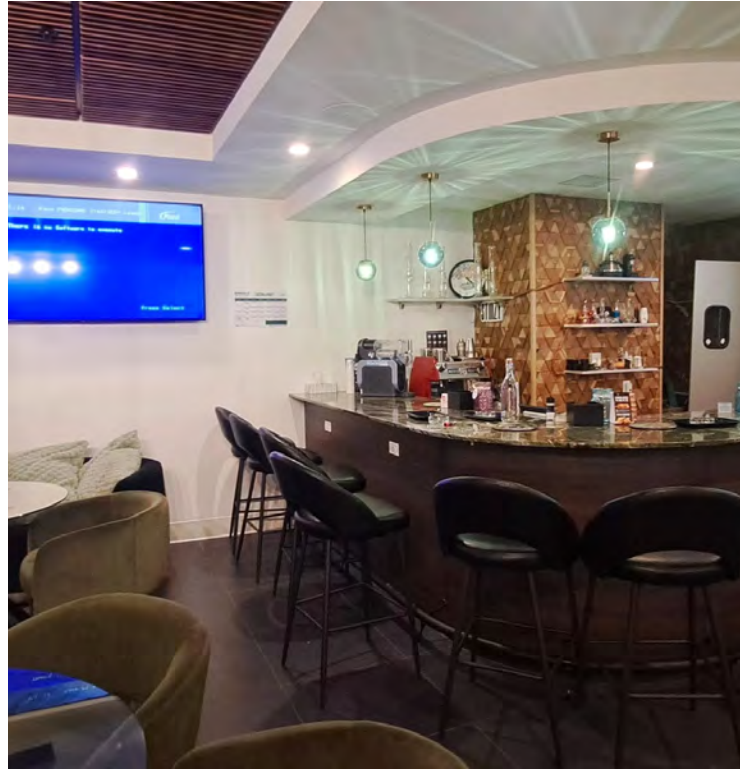
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FIRST FLOOR



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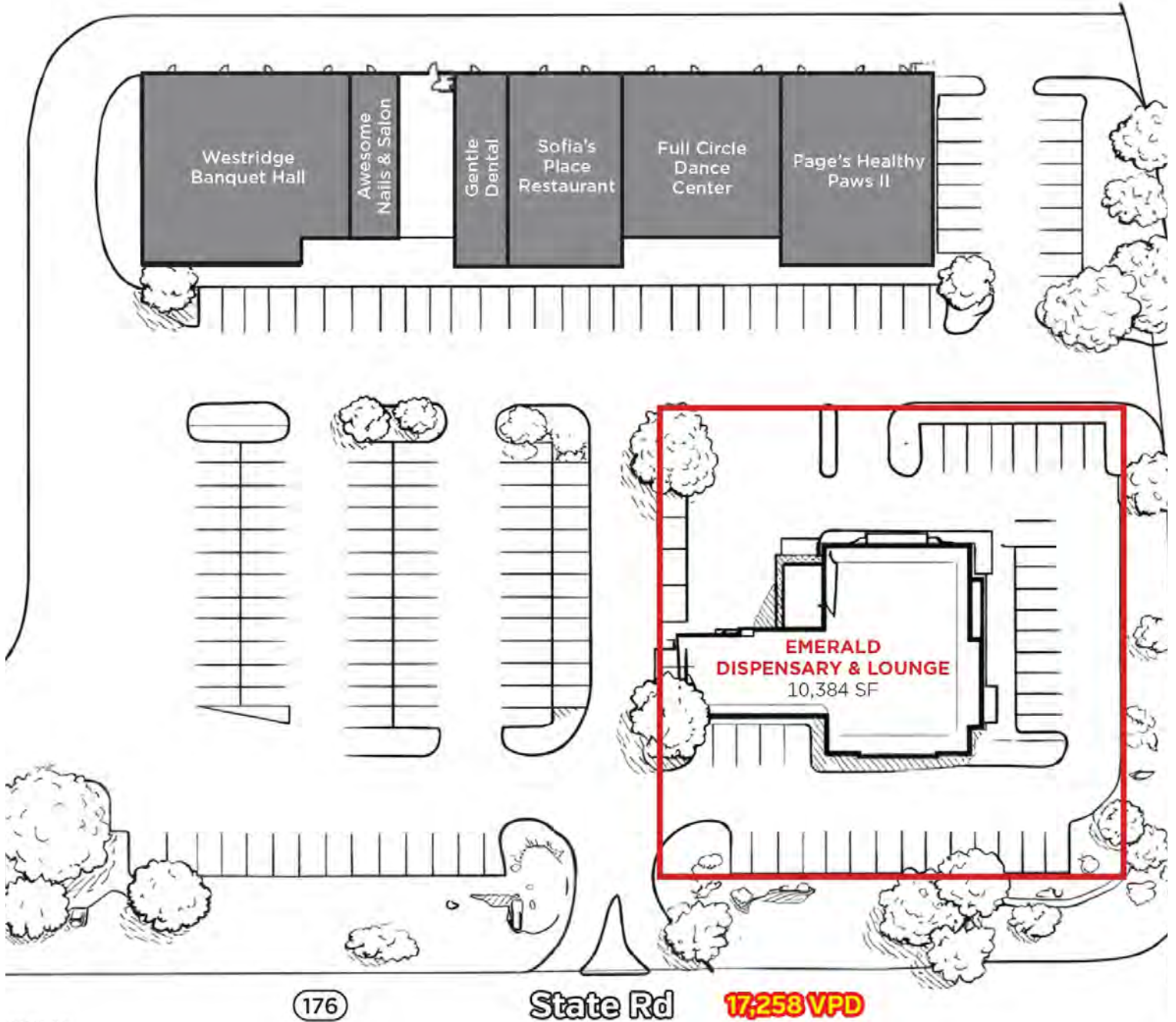
LOUNGE



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SITE PLAN

WESTRIDGE SHOPPING CENTER | ISLAND LAKE, IL



roximate

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RETAIL AERIAL



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PROPERTY AERIAL



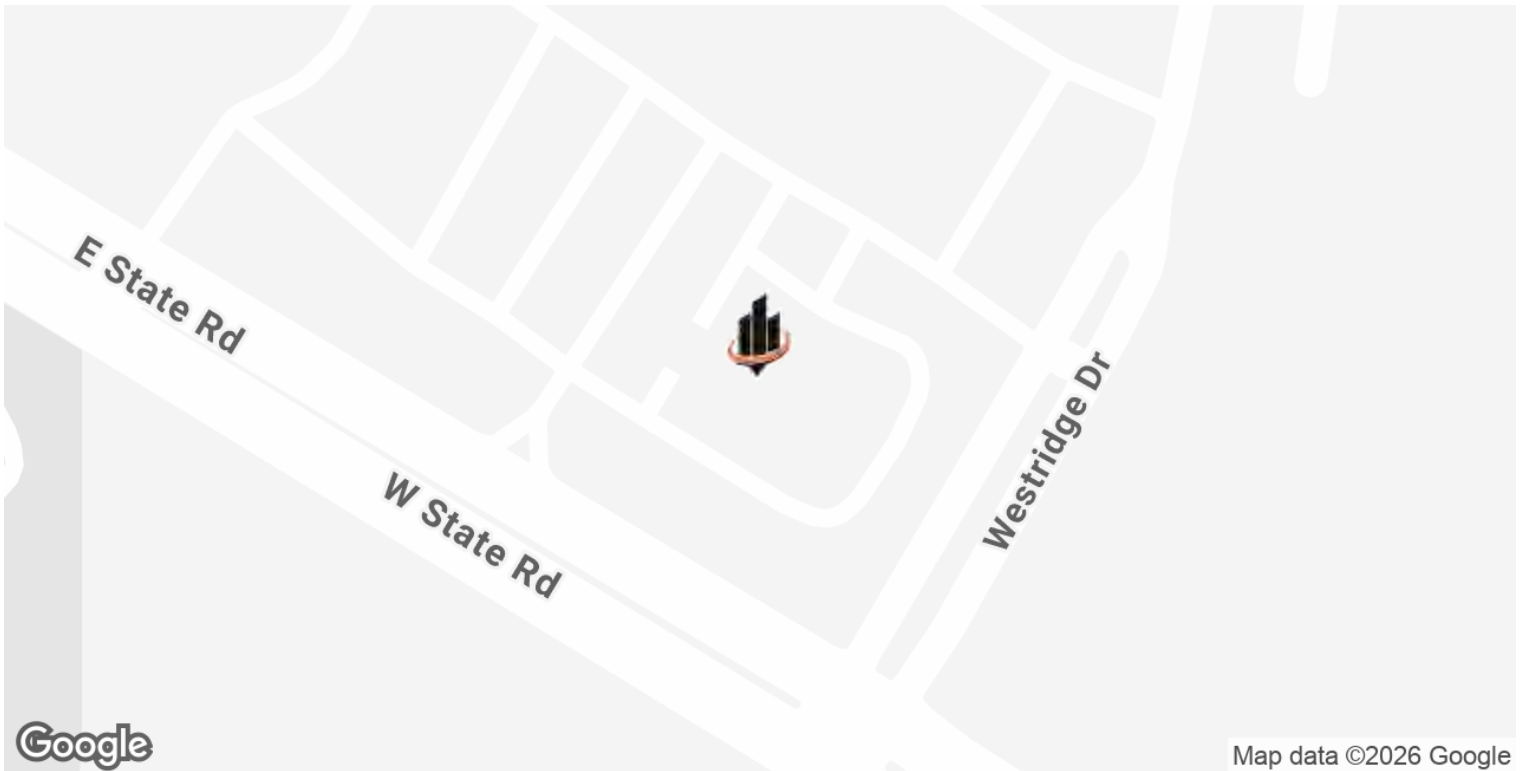
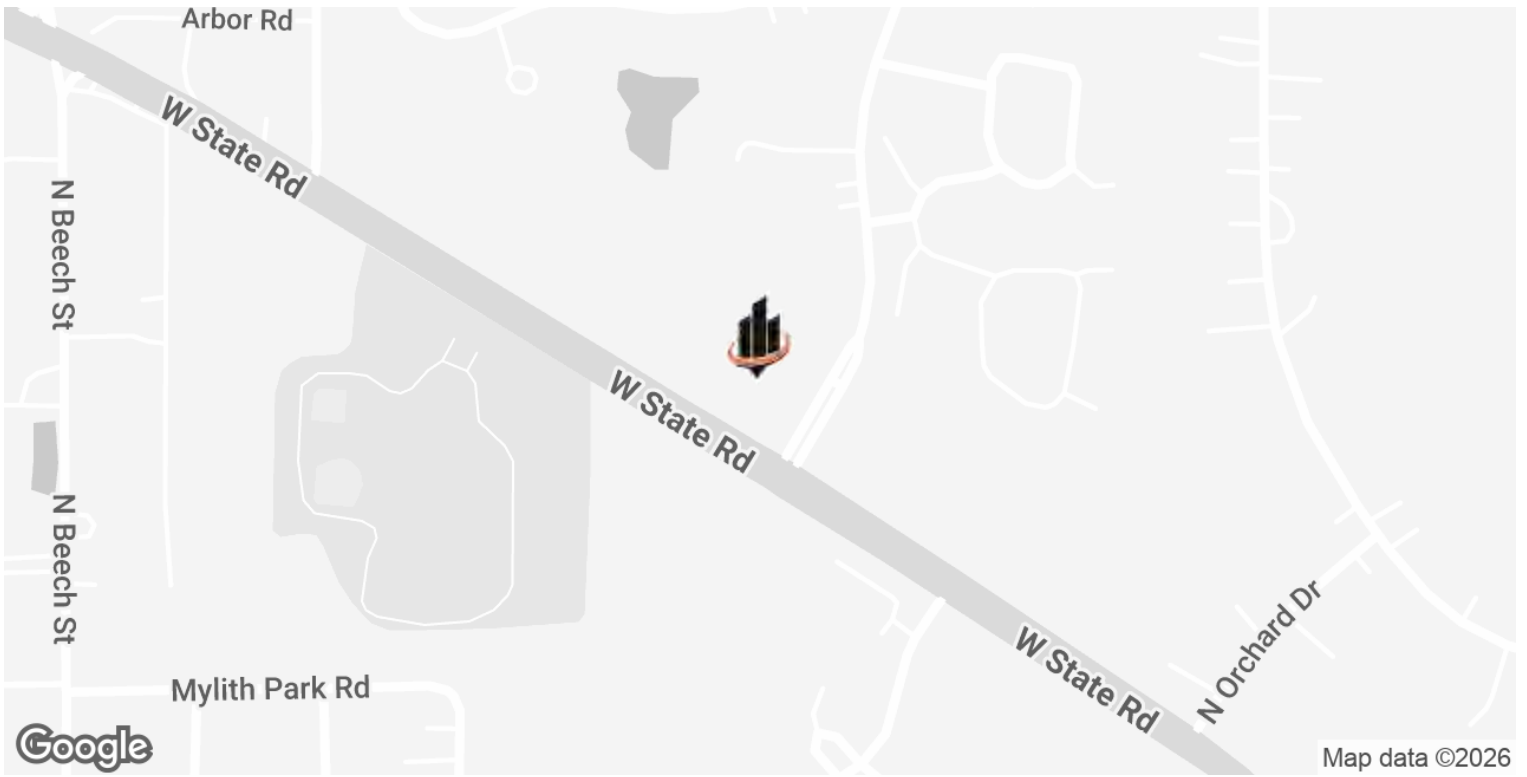
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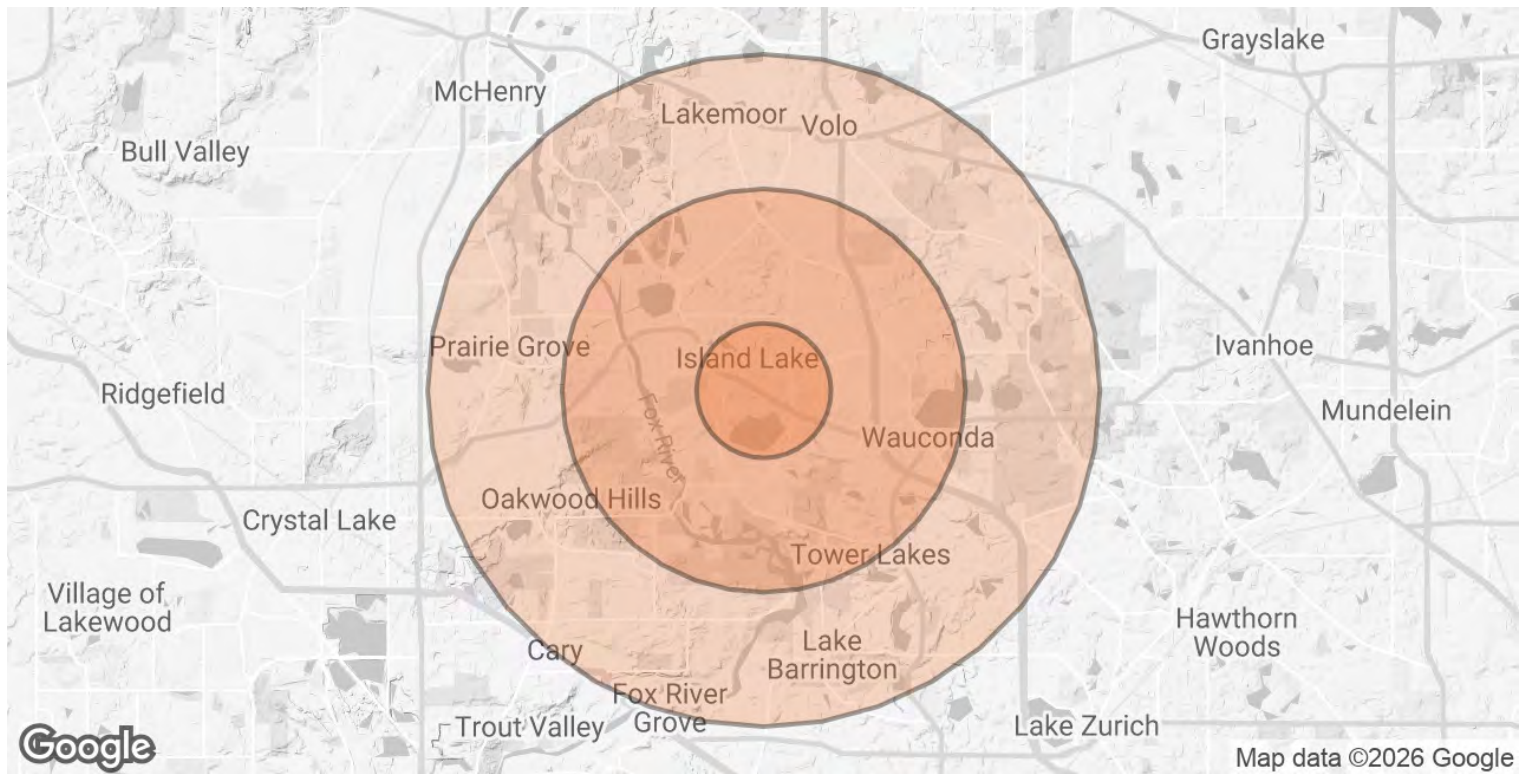
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LOCATION MAP



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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

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