

FOR LEASE

122 INDIAN SPRINGS DRIVE
SUITE 4 & SUITE 5
SANDWICH, IL 60510



Building Highlights

- ▶ Located along Route 34 with high visibility
- ▶ Large Storefront Windows
- ▶ Option to Combine Suites
- ▶ ADA Accessible
- ▶ Located in growing area of Sandwich
- ▶ Private Restrooms
- ▶ Ample Parking

RETAIL SPACE AVAILABLE!

1,947 SF Total
Suite 4– 973 SF
Suite 5– 974 SF

Two store front retail spaces available with the option to combine for more space

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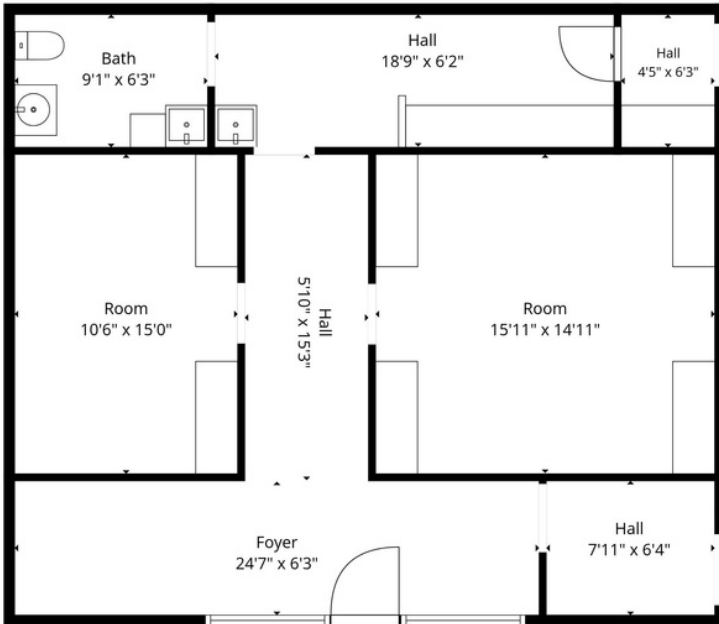
122 INDIAN SPRINGS DRIVE
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PROPERTY DETAILS:

Suite 4 is positioned in a well-established neighborhood retail center anchored by national and local tenants.

Offering roughly 973 square feet of flexible retail space with a private restroom, ample natural light, and on-site parking.

This versatile space is ideal for retail, service-oriented businesses, professional, offices, specialty shops, or boutique concepts.



SUITE 4: 973 SF | \$12.00psf NNN | CAM \$3.41psf



DANIELLE HOLMAN

PORTFOLIO LEASING MANAGER

✉ DHOLMAN@BEICRE.COM

☎ 630.457.1334

📍 140 FIRST STREET, BATAVIA, IL 60510

🌐 WWW.BEICRE.COM

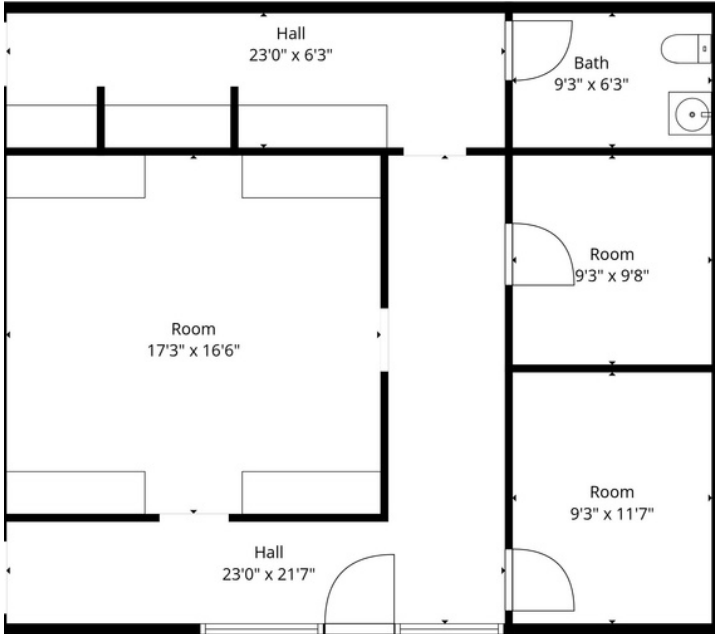
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PROPERTY DETAILS:

Suite 5 offers an excellent opportunity for a retail or service provider seeking affordable, highly visible space in one of Sandwich's established shopping destinations.

This 974 square foot storefront provides a functional layout with a private restroom, ample, lighting, and convenient surface parking. This space also offers a professional setting and outstanding visibility and easy accessibility.



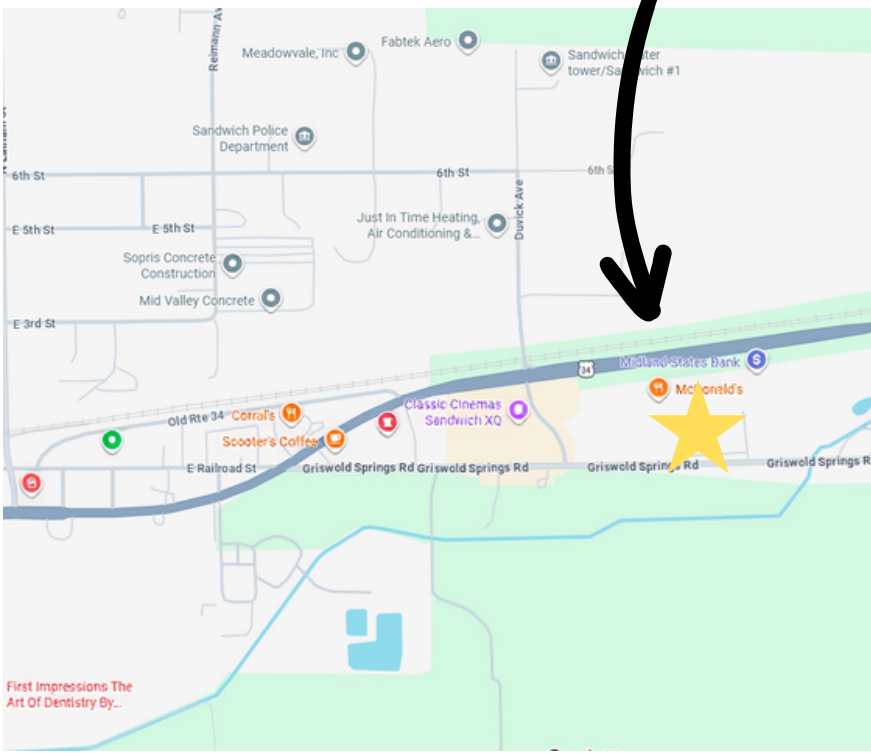
SUITE 5: 974 SF | \$12.00PSF NNN | CAM \$3.41 PSF



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LOCATION & PROPERTY OVERVIEW



Located on highly visible U.S. Route 34 in Sandwich, Illinois, 122 Indian Springs Drive offers an excellent opportunity for retail, service, office, and specialty users within an established neighborhood shopping center anchored by Dollar General and In Towne Self-Storage. The property benefits from strong daily traffic, convenient access, ample on-site parking, and proximity to major area businesses including McDonald's, Midland States Bank, and Classic Cinemas. This is an ideal setting for businesses looking to serve the growing Sandwich and surrounding Kendall County market.

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MARKET SUMMARY

**IDOT TRAFFIC COUNT:
RT 34 & CHURCH**
14,291 Daily

**IDOT TRAFFIC COUNT:
E CHURCH &
GRISWOLD SPRINGS**
13,596 Daily

DEMOGRAPHICS
3 Mile Radius:
10,525

DEMOGRAPHICS
5 Mile Radius:
51,065

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