

For Lease

Retail Space

SEC W. Main Street & S. Rand Road

Lake Zurich, IL 60047 | Route 22 & Route 12



- Prime corner opportunity with access from both Route 22 and Route 12
- New multi-tenant building or single tenant ground lease / build to suit
- Up to 4,500 SF available with drive-thru potential
- Between 46-54 parking spaces available to accommodate a multitude of restaurant / retail users
- Area retailers include Costco, Target, Walmart, Starbucks, T.J.Maxx, Petco, Jewel-Osco, Vitamin Shoppe, Sleepy's, Jimmy John's, FedEx Office and Verizon

DEMOGRAPHIC SUMMARY

	RADIUS		
	1 MILE	3 MILES	5 MILES
AVERAGE HHI	\$129,473	\$145,196	\$142,437
DAYTIME POPULATION	5,257	33,870	69,222
RESIDENTIAL POPULATION	5,465	38,246	84,573

TRAFFIC COUNTS

S. RAND ROAD	45,800 VPD
W. MAIN STREET	15,700 VPD

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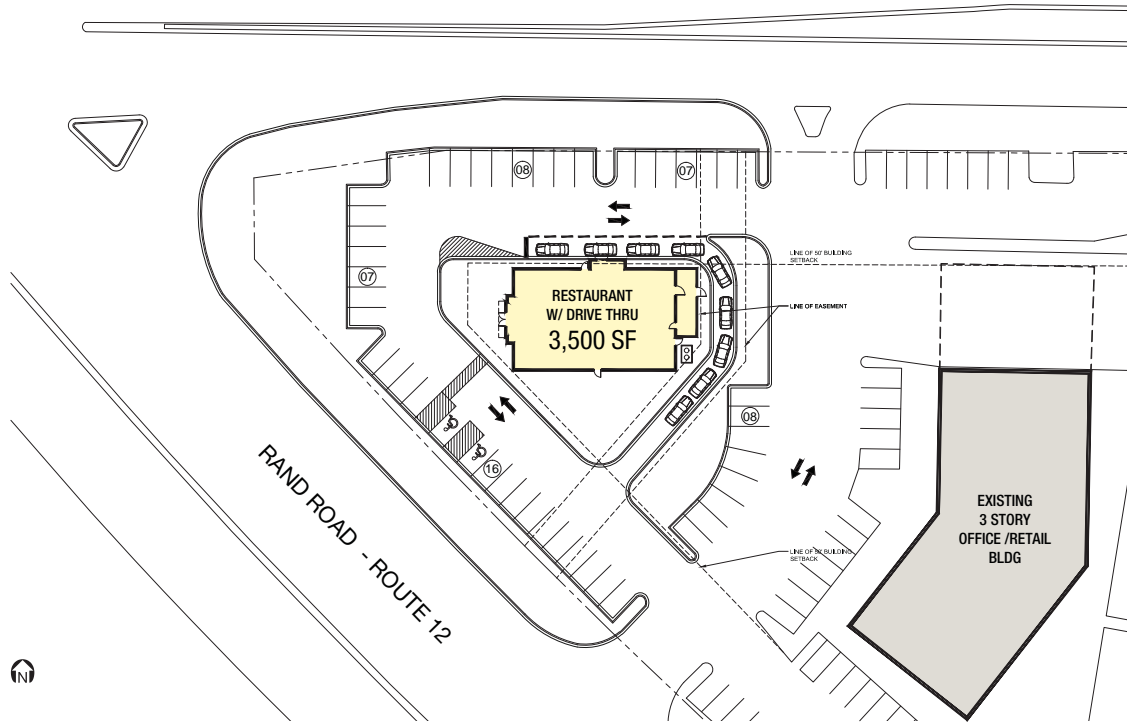
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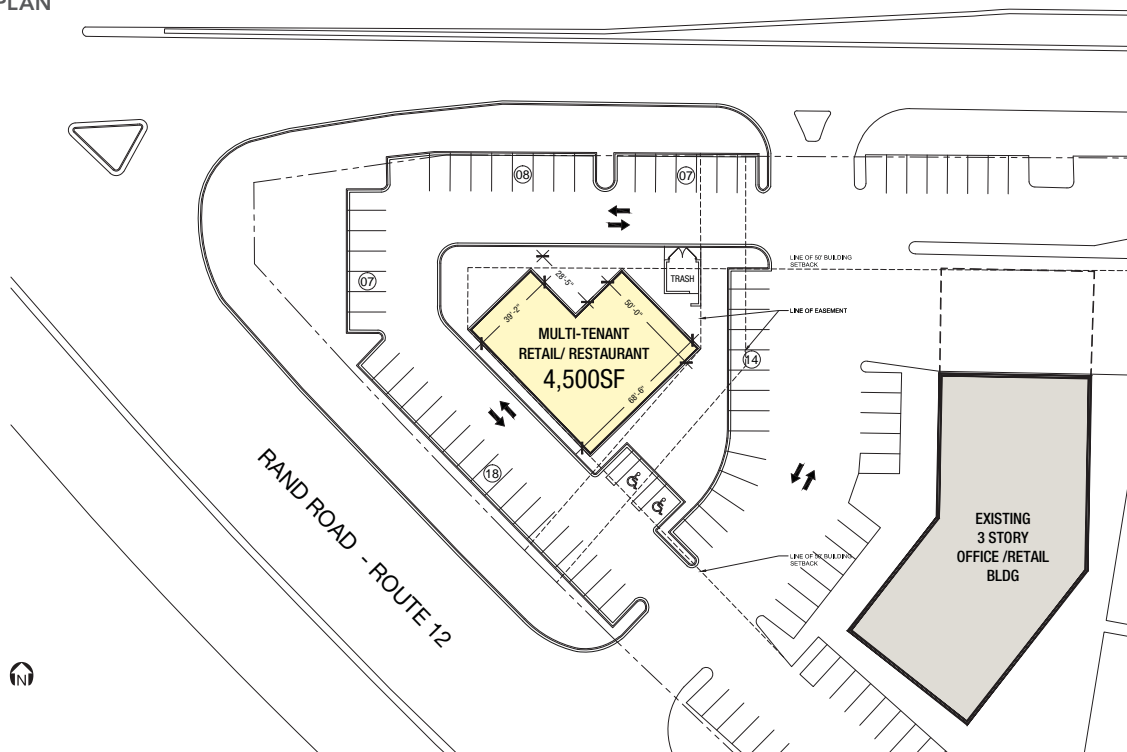
OPTION 1 DRIVE THRU PLAN

W. MAIN STREET - ROUTE 22



OPTION 2 MULTI-TENANT PLAN

W. MAIN STREET - ROUTE 22



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