



FOR SALE

220 W Virginia St
Crystal Lake, IL

MARKET OVERVIEW

Crystal Lake's CRE market is on an upward trajectory, driven by significant mixed-use projects and a robust retail sector.

- \$1.4 billion in retail sales in Crystal Lake
- Notable developments: Water's Edge project, a 30-acre mixed-use initiative development
- National/regional retail including Crumble Cookies, Summer Moon Coffee, and Guzman y Gomez establishing a presence.
- Directly across is a liquor store, candy shop, bank, and Petco shopping plaza behind the site.
- Starbucks and Dunkin are within 3 miles of the site and thus the QSR salability is more limited due to the size.



LEGAL INFORMATION

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|----------------------|-----------------------|
| TAX PARCEL ID | 19-05-334-024 |
| 2024 RE TAXES | \$22,964 |
| ZONING | B2 General Commercial |

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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