

FOR SALE220 West Virginia Street Crystal Lake, IL

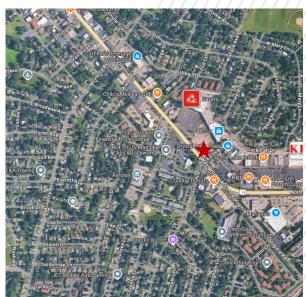


PROPERTY HIGHLIGHTS

Property located at 220 West Virginia Street, Crystal Lake, IL, which is the NW corner of Virginia Street & Keith Avenue. Signalized intersection with traffic counts more than 25,600 VPD. Shopping strip at this intersection with users that include Dollar Tree, Petco, TJ Maxx, and Burger King.

BUILDING SF	1,659
LAND SF	17,975
YEAR BUILT	1967
TRAFFIC COUNTS	25,600 VPD

3-MILE (POP.)	54,416
5-MILE (POP.)	123,148
AVG HH. INCOME	\$101,323
CURRENT USE	Service Station



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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

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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