



FOR SALE

1,659 SF AVAILABLE CRYSTAL LAKE, IL

Key Features

17,975/SF (0.41 acres) former gas station/c-store

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 area developments include Water's Edge, a 30-acre mixed-use development
- Area retailers include: Mariano's, Bank of America, Citibank and CVS

Property Highlights

- Property located at 220 W Virginia St, Crystal Lake, IL, which is the NW corner of Virginia St & Keith Ave.
- Signalized intersection w/traffic counts in excess of 25,600 VPD. Shopping strip at this intersection with users that include Dollar Tree, Petco, TJ Maxx, and Burger King
- **Site may be restricted against C-Store/Fuel use.**

Tax Parcel ID	2024 RE Tax	Zoning	Asking Price
19-05-334-024	\$22,964	B2 General commercial	Contact broker

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