

- Industrial
- Commercial
- Office
- Land
- Business

7 S. US Highway 12  
Unit 3  
Fox Lake, IL 60020

## FOR LEASE

### Retail Space 1,530 SF

Great exposure, this 1,530 SF space fronts Route 12 and is located at the corner of Route 12 and Grand Ave. With over 20,000 cars per day, offers excellent visibility for any business. Zoned D (downtown business district) many uses approved for this location. Former Papa John's space has 1 bathroom, existing venting for restaurant hood, partitioning wall could stay or be removed for new business. Contact Joe H for additional information and do schedule a showing. Visit Premier Commercial Realty website to see more listings.



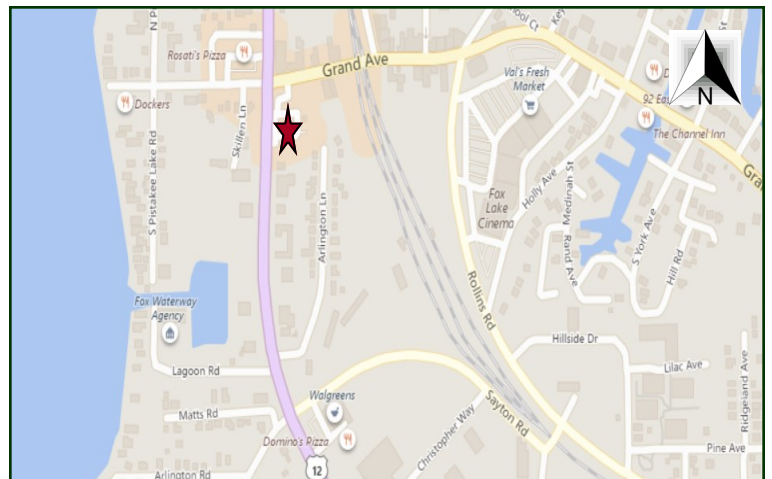
MLS: 10022588

PROPERTY SPECIFICATIONS	
Description:	Inline Retail Space
Unit Size:	1,530 SF
Land Size:	Strip Center
Year Built:	1989
HVAC System:	GFA / Central Air
Electric:	200 amp
Sprinklered:	No
Washrooms:	1
Flooring:	Varies
Ceiling Height:	10'
Possession:	Negotiable
Parking:	10+ common
Sewer: City	Water: City
Zoning:	D (Downtown Business Dist.)
Real Estate Taxes:	\$1.71 psf
CAM:	\$5.00 psf
Insurance:	\$0.42 psf
Lease Term:	3 + Yr.
Lease Price	\$16. 00 psf NNN

Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$62,279	\$79,166	\$84,102
Population	4,406	29,648	81,290

#### TRAFFIC COUNTS:

22,400 vehicles per day (Route 12) at E. Grand



Directions: Route 12 N from Route 12 to Grand Ave.

PIN: 05-09-200-028

July 24, 2018

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

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TO VISIT OUR WEBSITE

[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com)

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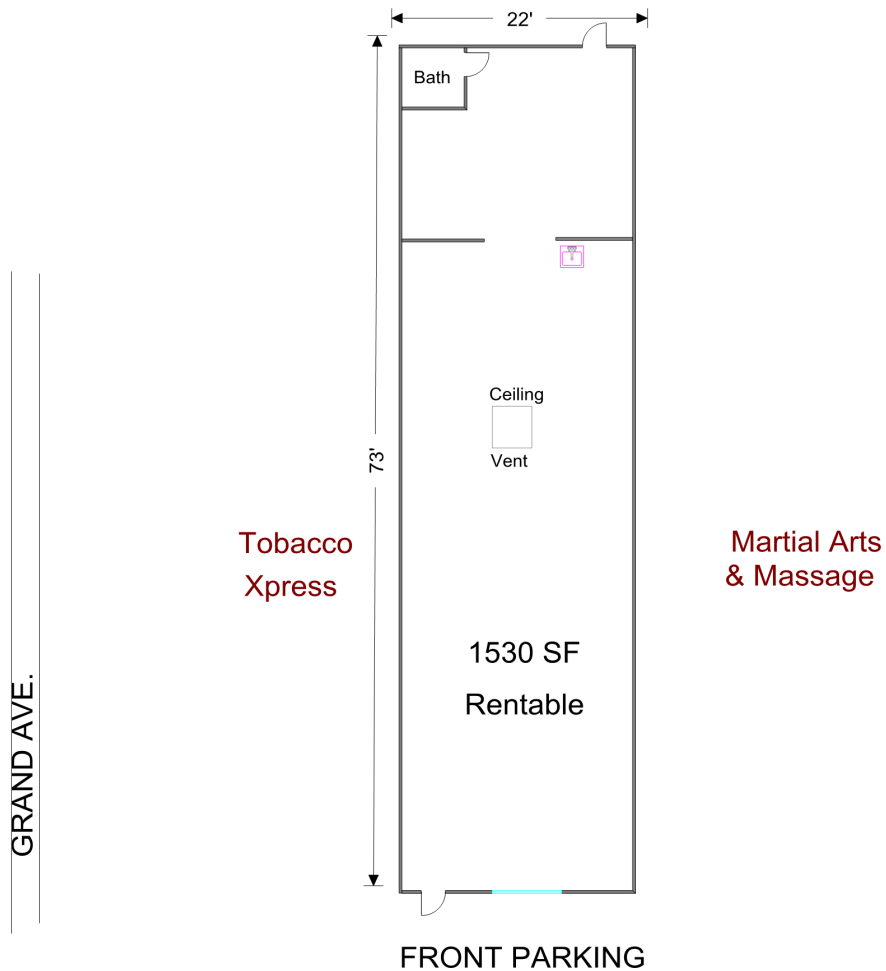
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PARKING



ROUTE 12 (20,000 + CPD)