

For Lease Long Grove, Illinois

Retail / Commercial

1,780
SF Building

RETAIL / COMMERCIAL

Long Grove Historic District

350 Old McHenry Road, Long Grove, IL

DESCRIPTION OF PROPERTY:
Ideal Location! Free-standing commercial building for lease located in the Long Grove Historic District, a beautiful town center known for its quaint, specialty shops & restaurants.



Building Size: 1,780 SF

* Approximately 1,000 SF on 1st floor

* Approximately 780 SF on the 2nd floor

Possession: March of 2008

Zoning: B-1

Lease Rate: \$24.00 NNN

CAM & Taxes (psf): \$3.91 psf



STRONG DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	3,827	71,567	211,787
Average Income	\$181,970	\$136,358	\$121,699

TRAFFIC COUNTS:

9,900 vehicles per day

Jenny Lewis - (847) 346-6644
jenny@wagnercommercial.com

Sherry Wagner - (312) 637-9887
sw@wagnercommercial.com



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WAGNER COMMERCIAL
www.wagnercommercial.com

For Lease Long Grove, Illinois

Retail/Commerical

350 Old McHenry Road, Long Grove, IL

Directions: Located in the Long Grove Historic District (from the intersection of Old McHenry Road & Robert Parker Coffin Road, head Southeast on Old McHenry Road).

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Heating System: Gas forced air

Power: 200 amp

Sewer & Water: City

Parking: 7

Restrooms: 1

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