

# FOR LEASE

12100 S. IL ROUTE 47, HUNTLEY, IL

## PROPERTY HIGHLIGHTS



### PROPERTY SPECIFICATIONS

**OFFERING :** For Lease 1,007 SF

**LEASE:** \$26 NNN

**CAM:** \$6.50

**BUILDING:** 14,366 SF

**DIVISIBLE:** NO

**AGE:** 2009

**ZONING:** B3

**UTILITIES:** Municipal Water & Sanitary

**PARKING:** Shared Lot

**SIGNAGE:** Wall Signage & Monument

**TRAFFIC:** 49,000 VPD (IL-47)  
**COUNTS**

### Property Highlights

- Ideal for Office, QSR, Storefront, Retail
- National & Reputable Retailers/Restaurants Nearby
- Excellent Visibility with High Exposure on Heavily Travelled Route 47
- Walmart Anchored Site—Major Co-tenants include UPS, Great Clips, ATI Physical Therapy, Tropical Smoothie, T-Mobile

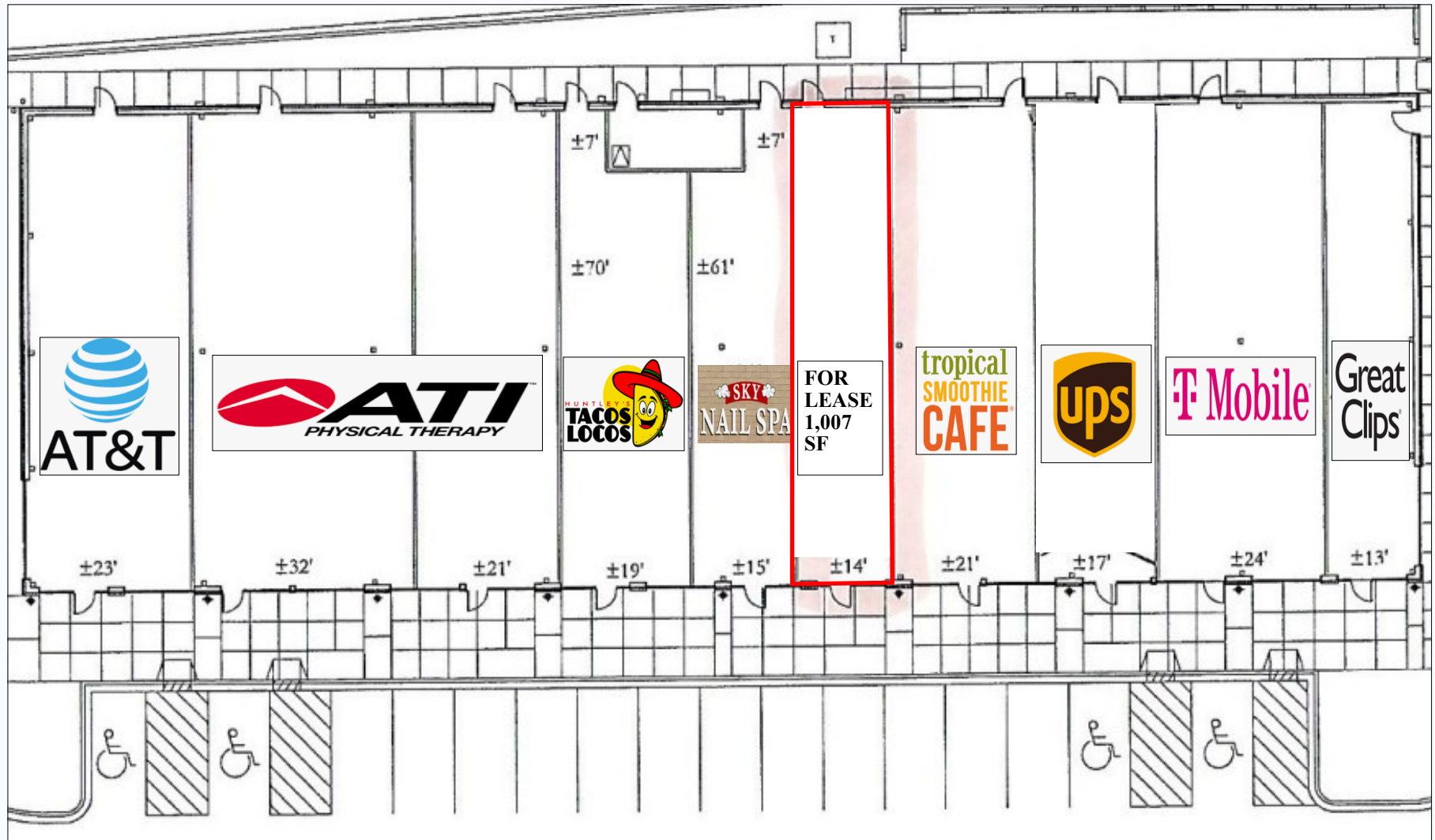
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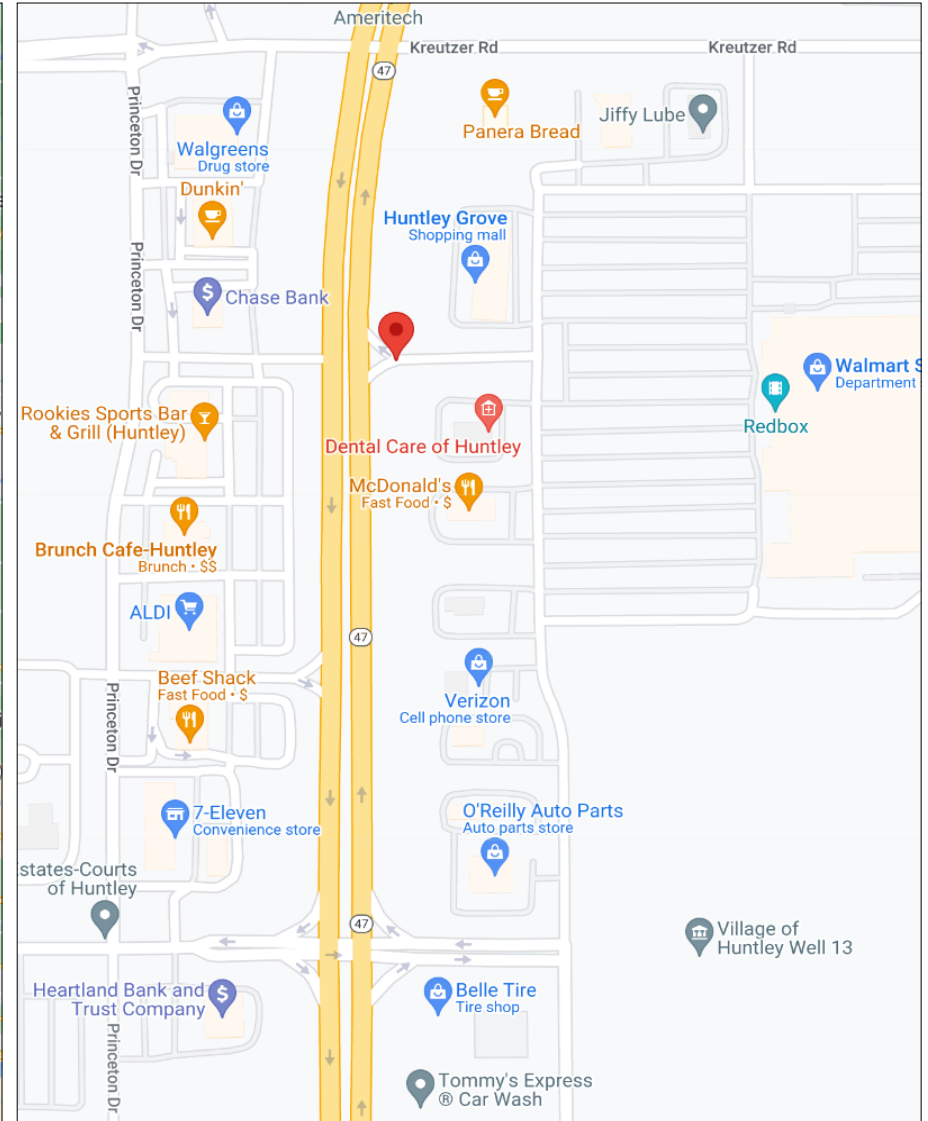
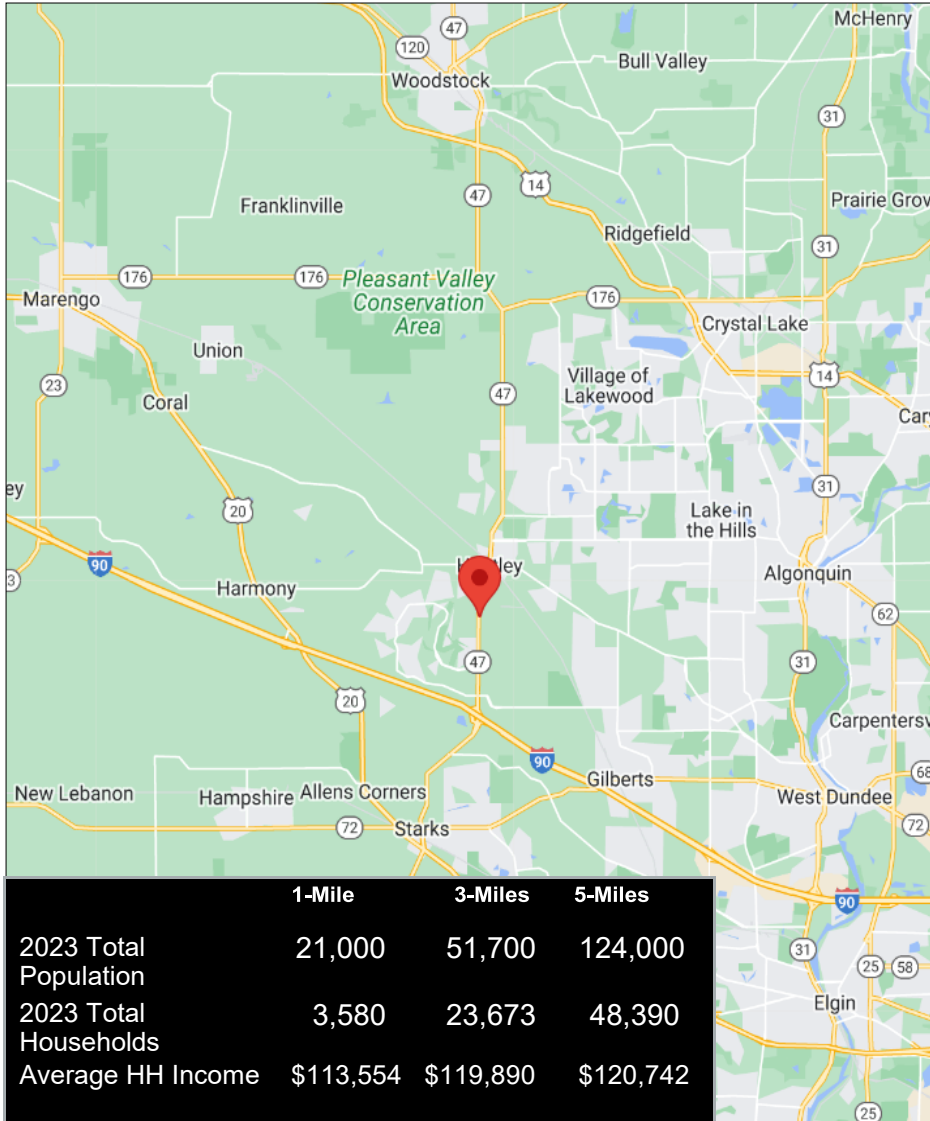
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## MAP & DEMOGRAPHICS



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