

# INVESTMENT OFFERING

10 VIRGINIA ROAD, CRYSTAL LAKE, IL

*FOR SALE*



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## PROPERTY HIGHLIGHTS



### PROPERTY SPECIFICATIONS

<b>OFFERING :</b>	1,320 SF Commercial Building
<b>LIST PRICE:</b>	\$231,000   \$175 SF
<b>CAP RATE:</b>	6.11%
<b>BUILDING: SIZE</b>	1,320 SF
<b>ACRES:</b>	0.28 Acres
<b>AGE:</b>	1971
<b>BASEMENT:</b>	NO
<b>FRONTAGE:</b>	125' (Virginia Road)
<b>ZONING:</b>	B1 (City of Crystal Lake)
<b>WATER &amp; : SANITARY</b>	City of Crystal Lake
<b>PARKING:</b>	16 Parking Spaces
<b>SIGNAGE:</b>	Pylon Signage
<b>TRAFFIC: COUNTS</b>	29,900 VPD   Virginia Road
<b>R.E. TAXES:</b>	\$6,222 (2024)   \$4.71 SF

### Property Highlights

- Freestanding All Brick Commercial Building Situated on Virginia Road
- Investment Opportunity | 5 year Lease in Place (Option to terminate after 3 years)
- Mixed Use Neighborhood with National & Reputable Retailers/Restaurants Nearby
  - Rear Parking Lot | 16 Spaces
  - Includes Private Offices, Reception Area, Open work Space, Kitchenette
- Affluent Population with Average Household Income Exceeding \$101,978 Within 2 Mile Radius

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*AERIAL TAX MAP*



**SUBJECT  
SITE**

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## NEIGHBORHOOD MAP



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## CRYSTAL LAKE MARKET SUMMARY



Crystal Lake is located 50 miles northwest of Chicago, a short drive from O'Hare International Airport, near several major highways and interstates. The Union Pacific rail line provides easy access to Chicago. As a result, Crystal Lake residents enjoy employment, and cultural and recreational opportunities of a major metro city yet live in a pleasant, friendly, small-town atmosphere.

Beginning in the 1970's, Crystal Lake experienced significant changes in both its residential and business population. The population has grown from 14,000 in the early 1970's to over 38,000 today.

The local job market is expanding rapidly; and with this expansion, citizens have access to excellent educational, recreational and cultural activities. Crystal Lake boasts two of the very best public school systems in the region; Elementary School District 47 and Community High School District 155. Citizens are also served by the parochial grade schools of Saint Thomas and Immanuel Lutheran, and Faith Lutheran High School of McHenry County. Ever-expanding McHenry County College is on Crystal Lake's northern border.



Crystal Lake is truly a great place to live and work and it's also a great place to play! One of Crystal Lake's greatest attractions is its public parks system. There are over 1,600 acres of parks and open space, as well as 230-acre Crystal Lake for fishing, boating, swimming and skating in the winter; it's truly year-round fun! The Crystal Lake park district sponsors many of the recreational programs held throughout the city and maintains much of the open space.

Crystal Lake is a leader in the region in the areas of planning, growth management and municipal services. Crystal Lake offers residents a variety of excellent, high-quality programs and services at one of the lowest municipal tax rates in the area. The city staff and elected officials are dedicated to continuing to make Crystal Lake one of the premier communities in northern Illinois.

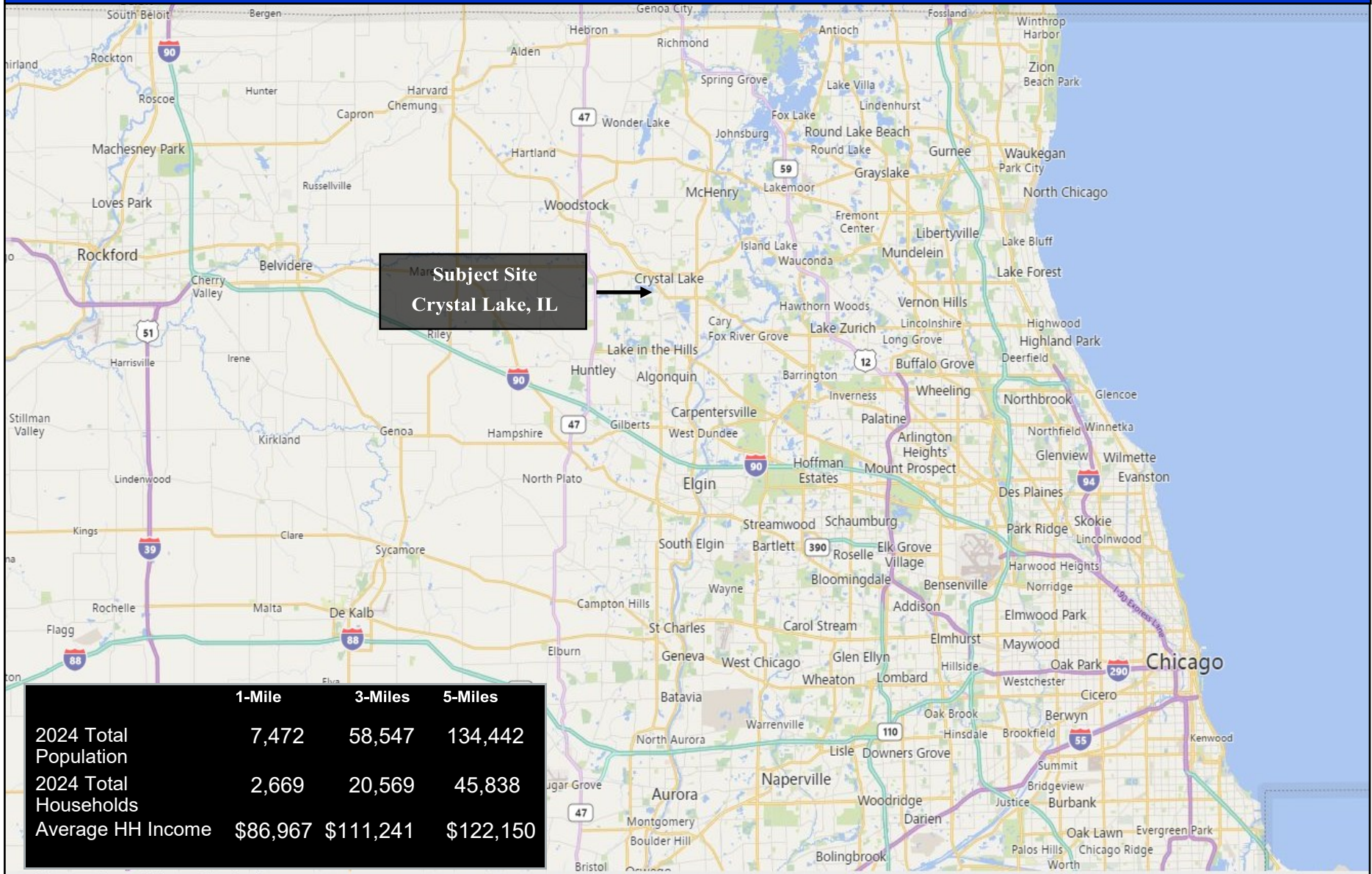


Crystal Lake's vibrant, historic downtown is home to over 170 businesses, including specialty stores, restaurants, and services which can be found within easy walking distance of each other. Readers of the Northwest Herald have voted Crystal Lake as the "Best Downtown Shopping District in McHenry County". Downtown Crystal Lake is host to many popular family-oriented events, including the lunch with the Easter Bunny, A Garden Party, Farmers Market, Johnny Appleseed Festival, Halloween Handout, Festival of Lights Parade, Breakfast with Santa, and Santa House Visits.

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# STREET MAP & DEMOGRAPHICS



**Subject Site**  
**Crystal Lake, IL**

	1-Mile	3-Miles	5-Miles
2024 Total Population	7,472	58,547	134,442
2024 Total Households	2,669	20,569	45,838
Average HH Income	\$86,967	\$111,241	\$122,150

Disclaimer: Blue Chip Commercial Real Estate, LLC is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of this information contained herein. The information has been obtained through sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale or lease.