

WAL-MART OUTPARCEL

1125-1145 S ROUTE 31, CRYSTAL LAKE, IL

CENTRAL PARK PLACE



Offered By:
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PROPERTY HIGHLIGHTS



PROPERTY SPECIFICATIONS

OFFERING :	“Central Park Place” Retail Space For Lease
LEASE RATE:	\$30 SF (NNN)
OPERATING: EXPENSES	\$17.11 SF
BUILDING: SIZE	20,536 SF (Total) * 10,227 SF * 10,306 SF
SPACE SIZE:	1,462 SF (inline)
AGE:	2006
ZONING:	B2 PUD (City of Crystal Lake)
UTILITIES:	Separately Metered
WATER & : SANITARY	City of Crystal Lake
PARKING:	Ample Parking
SIGNAGE:	Wall Signage
TRAFFIC: COUNTS	35,500 VPD Route 31
CO-TENANTS:	Starbucks, Verizon, Sally Beauty, Game Stop, Kumi Sushi, Dental Works, BMO Harris

Investment Highlights

- 1,462 SF Inline Space - ** 2026 Tenant Possession**—Ideal for Fast Food, Retail, Office Use
 - High Profile Exposure Along Route 31
 - Outparcel to Walmart Supercenter
 - National Retail Co-Tenancies
 - Surrounded by Retail, Industrial, Office, and Residential Land Uses
 - Residential Base of 132,000 within 5 Mile Radius
- Affluent Population with Average Household Income Exceeding \$103,000 Within 3 Mile Radius

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AERIAL CLOSE UP



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SUBJECT SPACE



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CO-TENANCIES



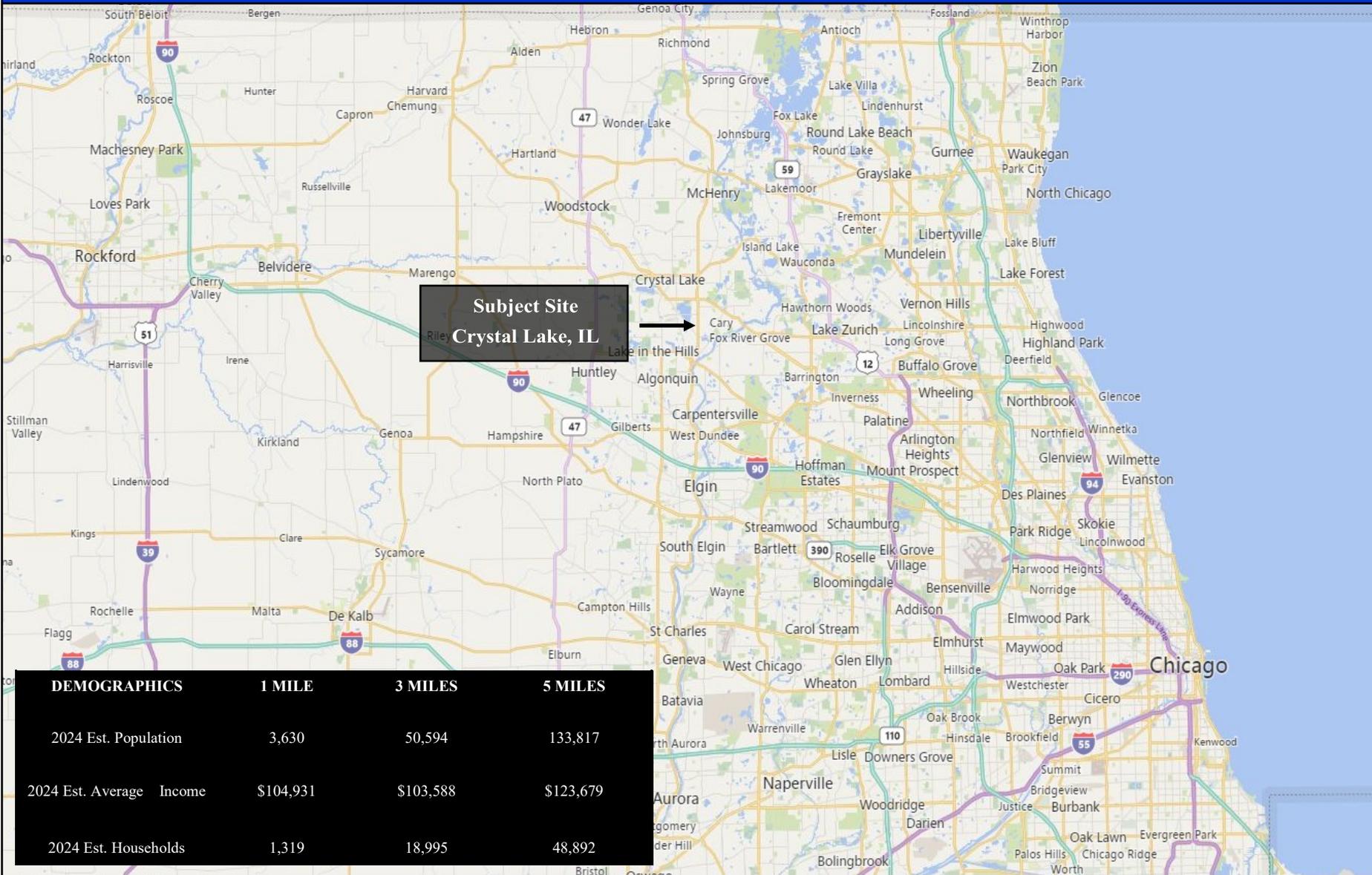
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STREET MAP & DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Est. Population	3,630	50,594	133,817
2024 Est. Average Income	\$104,931	\$103,588	\$123,679
2024 Est. Households	1,319	18,995	48,892

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