

# RETAIL

12182 IL Route 47, Huntley, IL 60142

# FOR LEASE



## PROPERTY SPECIFICATIONS

|             |                         |
|-------------|-------------------------|
| OFFERING:   | For Lease               |
| PRICE:      | \$ 27 NNN               |
| NNN:        | \$12 SF                 |
| SIZE:       | 1,750 SF                |
| UTILITIES:  | Tenant's Responsibility |
| ZONING:     | B3                      |
| PARKING:    | Shared                  |
| YEAR BUILT: | 2009                    |
| SIGNAGE:    | Wall Signage            |
| TRAFFIC:    | 32,800 VPD              |

## PROPERTY HIGHLIGHTS

- Former T-Mobile retail space available for lease
  - Prime Route 47 retail corridor
- Co-Tenants include AT&T, ATI Physical Therapy, UPS, Great Clips, Tropical Smoothie Cafe
- Excellent visibility on Route 47 with approximately 32,800 VPD

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## Huntley Grove

12102-12192 Route 47  
Huntley, IL 60142

- |    |                      |          |
|----|----------------------|----------|
| 1. | AT&T                 | 1,910 SF |
| 2. | ATI PHYSICAL THERAPY | 3,694 SF |
| 3. | TACOS LOCOS          | 1,250 SF |
| 4. | SKY NAIL SPA         | 1,007 SF |
| 5. | ICE CREAMERY         | 1,007 SF |
| 6. | TROPICAL SMOOTHIE    | 1,500 SF |
| 7. | UPS                  | 1,250 SF |
| 8. | VACANT               | 1,750 SF |
| 9. | GREAT CLIPS          | 1,000 SF |

TOTAL GLA: 14,366 SF



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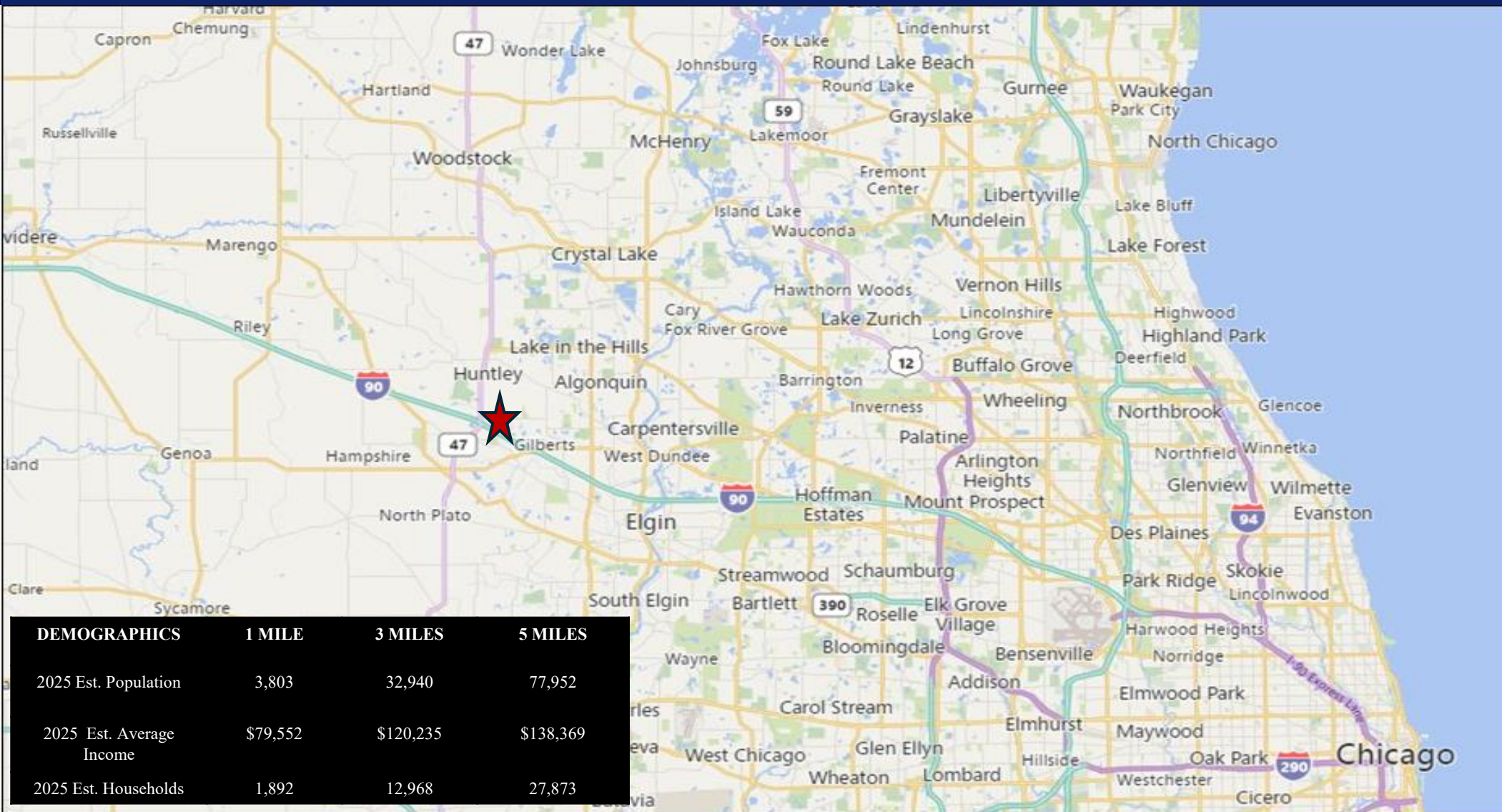
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