



+/- 15 Acres
NWC Rt. 31 & Rakow Road
Crystal Lake, IL

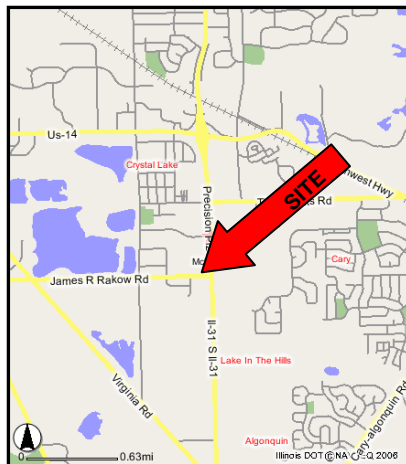


Available for Sale/Ground Lease

- Available for Sale or Ground Lease
- Traffic Signal at Rakow and Rte 31.
- Across from new and opened Super Wal-Mart & Pauly Toyota dealership
- Approx 15 acres with 372' frontage on Route 31
- Crystal Lake shows interest in rezoning land - now zoned for manufacturing
- Sewer and water at property line

<u>Demographics</u> 2006 est.	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	4,168	56,645	139,098
# of Households	1,320	19,562	46,668
Average HH Income:	\$97,973	\$86,069	\$95,742
Daytime Pop:	4,269	30,553	49,044

Average Daily Traffic: 30,000 vehicles per day on Rt. 31



For further information call:

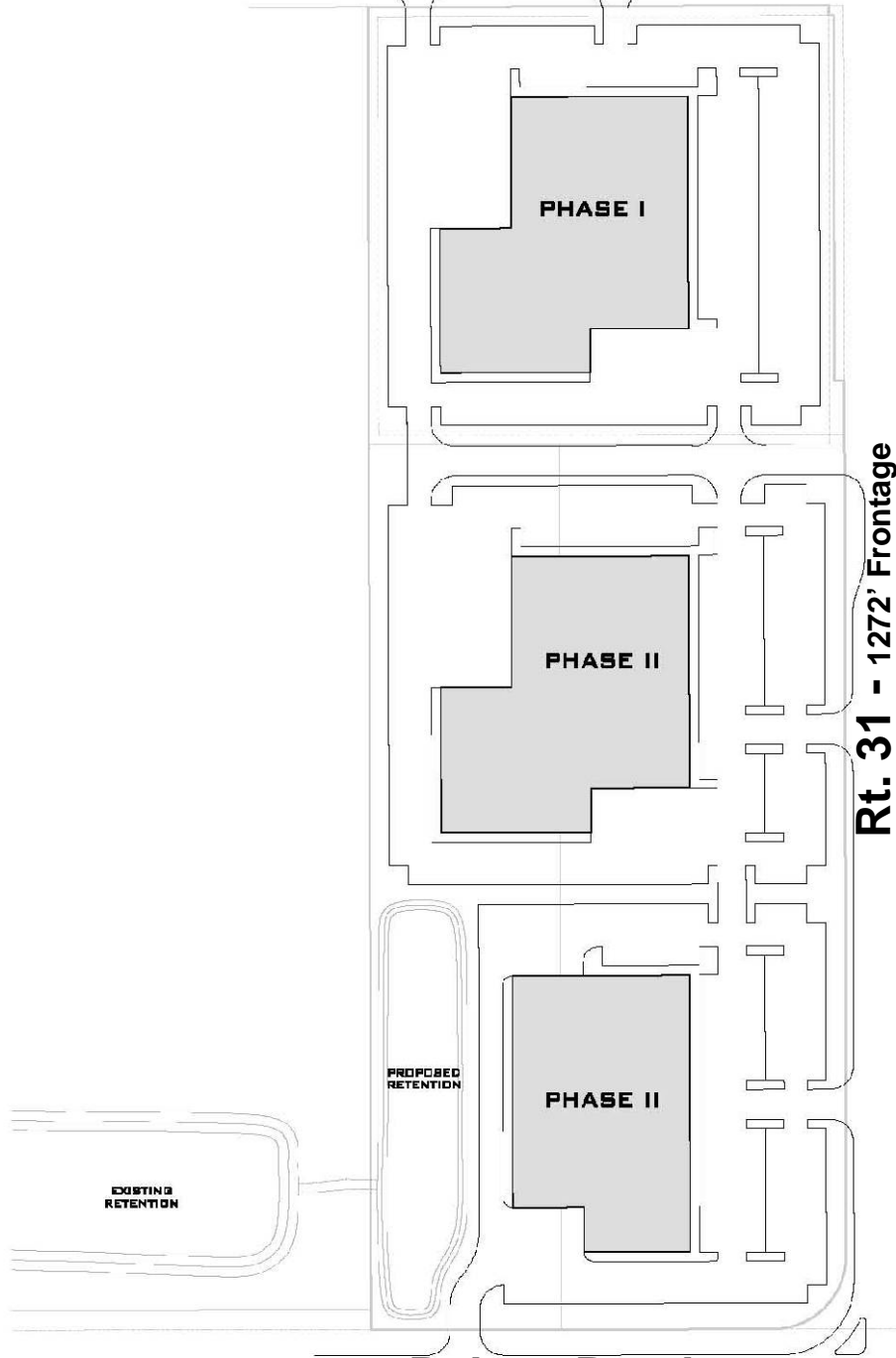
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CONCEPTUAL PLAN
Tek Road - 587' Frontage



SITE DATA:

PHASE I-A
LOT AREA : 4.9 ACRE
BUILDING AREA : 56,600 SF.
PARKING SPACE : 250

PHASE II
LOT AREA : 2.0 ACRE

RETAIL II
LOT AREA : 7.92 ACRE

TOTAL LOT AREA : 14.83± ACRE
TOTAL BLDG AREA : 56,600 SF.

Rt. 31 - 1272' Frontage

Rakow Road - 484' Frontage

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