

FOR SALE/LEASE 710 Northwest Highway (Rt. 14) Fox River Grove, IL 60021

Commercial Building 4,410 SF

Freestanding modern masonry building at signalized intersection on Route 14. 22 car paved parking. Formerly occupied by Blockbuster Video. High open ceilings. Potential to divide space for user / investor. Price has been reduced from \$1,300,000.



LoopNet: 16683966

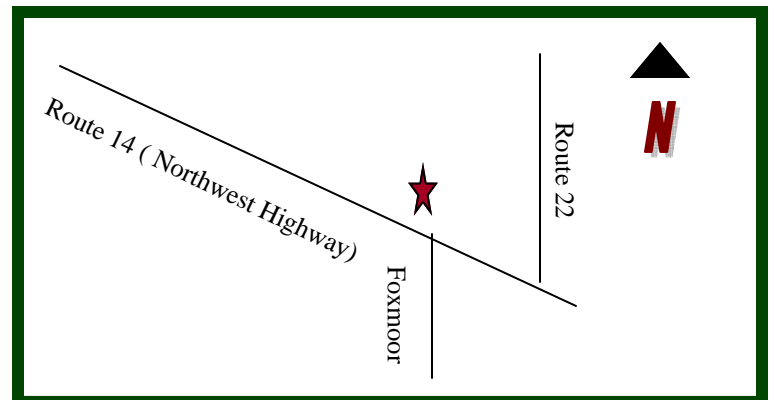
MLS: 07522004

PROPERTY SPECIFICATIONS

| PROPERTY SPECIFICATIONS | |
|-------------------------|------------------------------|
| Description | Freestanding Building |
| Building Size: | 4,410 SF |
| Land Size: | 24,454 SF |
| Year Built: | 2000 |
| HVAC System: | Gas Forced Air / Central Air |
| Electric: | 400 amps |
| Sprinklered: | No |
| Washrooms: | 2 (Handicapped) |
| Floors: | Carpet |
| Ceiling Height: | 15' to Joists |
| Possession: | Negotiable / Immediate |
| Parking: | 22 Paved |
| Sewer: City | Water: City |
| Zoning: | B-4 |
| Real Estate Taxes: | \$20,020 (2009) |
| CAM: | N/A |
| Lease Term: | N/A |
| Lease Price: | Subject to Offer |
| Sale Price: | \$750,000 |

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|--|----------|----------|----------|
| Average Household Income | \$83,362 | \$84,668 | \$79,765 |
| Population | 6,084 | 31,835 | 89,545 |
| Traffic Count: 710 NW Highway : 34,300 | | | |



Directions: Route 14 to Foxmoor Drive at signalized intersection.

PIN: 20-20-130-039

May 13, 2010

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer or sub-agency is being made.

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PREMIER
COMMERCIAL REALTY

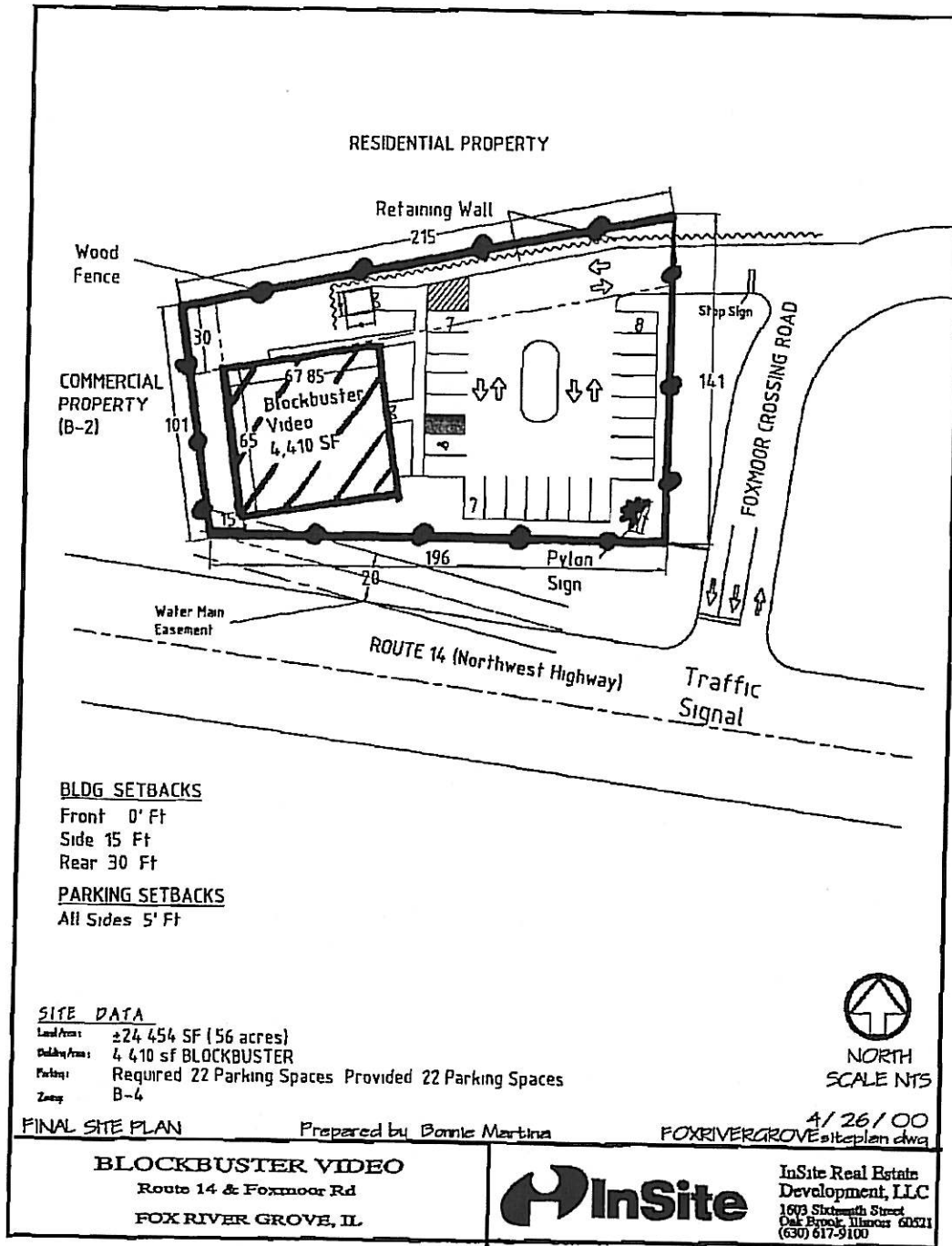
9225 S. Route 31
Lake in the Hills, IL. 60156
Telephone (847) 854-2300
Fax (847) 854-2380
www.premier-comm.com




For Additional Information, please contact:

Bruce Kaplan Ext. 20 Cell 847 507-1759

EXHIBIT "A"

SITE PLAN OF DEMISED PREMISES
(with Tenant Space outlined and defined)



-  BLOCKBUSTER 'BUILDING'
-  BLOCKBUSTER PYLON ROAD SIGN
-  DEMISED PREMISES

