

NOW LEASING!

Long Grove Retail **3976 Route 22** ***2000 square feet***



Route 22 and Old McHenry Rd
Long Grove, IL 60047

Property Description:

2000 sf built out and available immediately.
Great visibility on busy IL Route 22.

Kemper Lakes golf course, summer camps for children and estate residential properties nearby.

<u>Demographics:</u>	1 mile radius	3 mile radius	5 mile radius
Population	1,556	40,740	180,554
Avg. Household Income	\$232,929	\$164,679	\$119,681

Target Tenants:

- Coffee/Donut Shoppe
- Juice Bar
- Golf or other sports shop
- Bicycle Shop
- Dry Cleaner
- Cupcake/Candy Shoppe
- Yoga/Pilates Studio
- Photography Studio
- Music School

Features:

- Busy intersection with over 30,000 cars per day
- Picturesque site with gazebos, natural landscaping
- Join existing tenants listed below

Onsite Existing Tenants:

- PNC Bank
- Urban Tandoor Restaurant
- Smokin' Ts restaurant
- Red Cottage Spa
- Mariola's Organic Spa
- LandStar Realty...and more



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