

RETAIL/OFFICE SPACE

1305-1385 N. LAFOX STREET
SOUTH ELGIN, IL 60177

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Property Summary



OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Year Built:

1990

Building Size:

6,000 SF

Zoning:

B-1

Market:

Chicago - Far West

Submarket:

Kane County

PROPERTY OVERVIEW

Retail/office space in strip center on IL Rt 31 [LaFox St]. Great drive-by exposure and signage. Private parking lot. Other tenants include accountant, vape shop, tattoo shop, & gaming cafe.

LOCATION OVERVIEW

On LaFox Street [Rt. 31], 1.2 miles south of Rt. 20, north of Sundown. East side of street. Traffic Counts [CoStar 2015]: 20,350+ VPD.

PROPERTY HIGHLIGHTS

- Rt 31 Strip Center
- Monument Signage
- Private Parking
- Great Drive-By Exposure
- Traffic: 20,350 VPD [2015]

Available Spaces

LEASE RATE:	NEGOTIABLE	TOTAL SPACE:	-
LEASE TYPE:	-	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
1305	Street Retail	\$14.00 SF/yr	NNN	1,200 SF	Negotiable	End-cap retail/office space. Windows on 3 sides. Former natural supplements shop [since 1993]. Vanilla box condition. \$2,579/mo includes \$5.34/sf in pass thru costs.



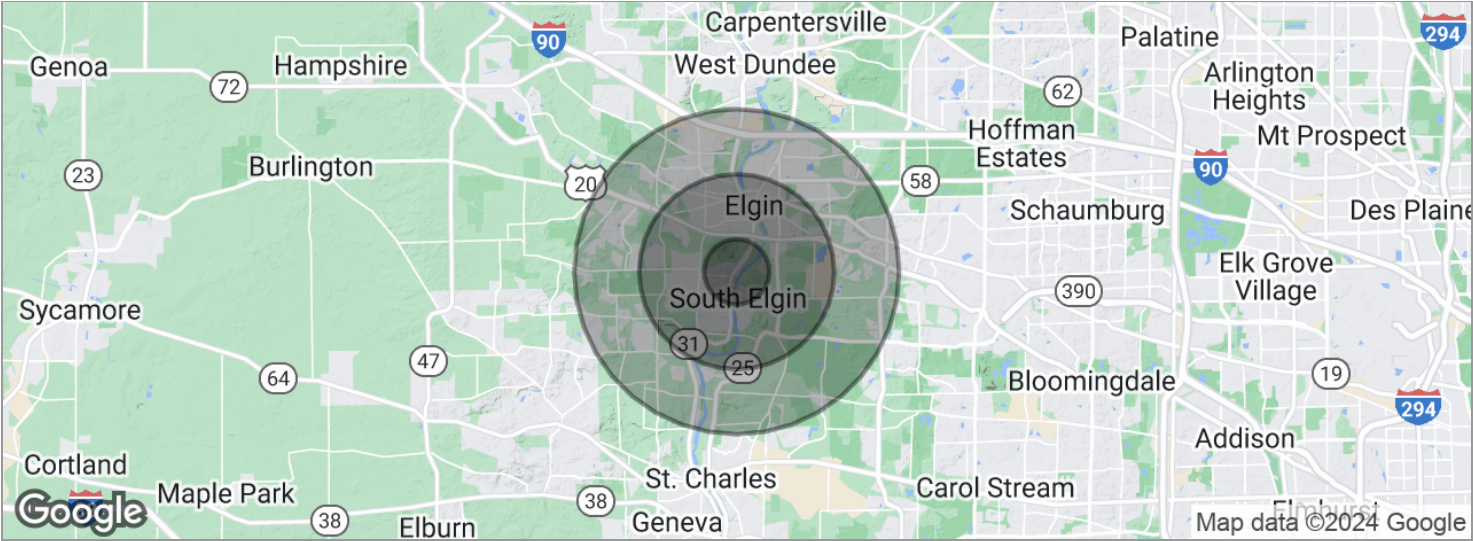


1305 Storefront





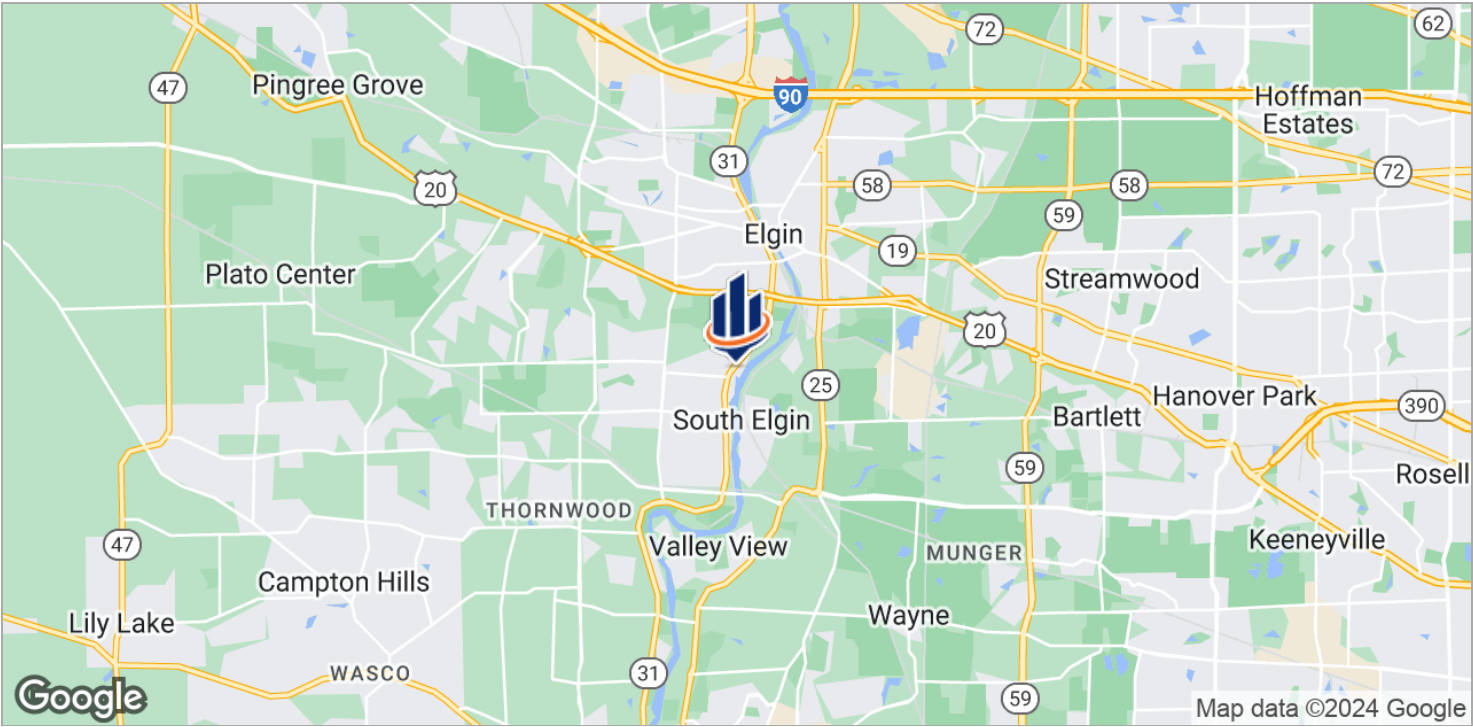
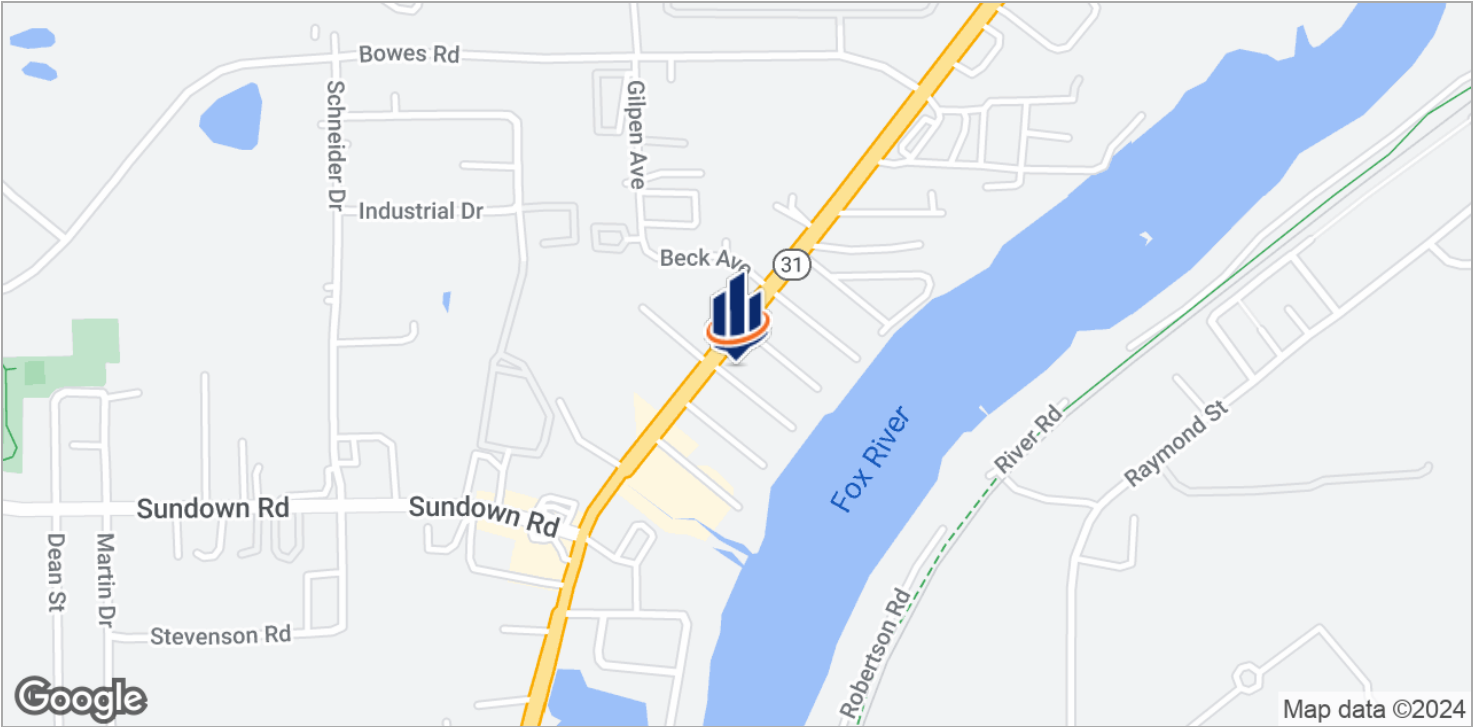
Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,384	87,548	182,135
Median age	34.1	31.6	33.6
Median age [Male]	32.2	30.6	32.9
Median age [Female]	35.7	33.0	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,106	28,507	61,389
# of persons per HH	3.0	3.1	3.0
Average HH income	\$65,872	\$69,532	\$79,608
Average house value		\$229,027	\$302,061

* Demographic data derived from 2020 ACS - US Census

Location Maps





Regional Map

