

PRIME RETAIL SPACE AVAILABLE

452 W STATE ROAD
ISLAND LAKE, IL 60042

FOR LEASE: 920-1,400 SF | 0.61 AC



Property Information

- Superior Visibility Along one of the Busiest Streets in Island Lake
- Strong Curb Appeal with Frontage along IL Route 176 and River Road - located on east side of Route 176 and State Road
- Strong neighboring businesses including Dunkin' Donuts, McDonalds, and Walgreens
- Building Signage Available

Demographics

	Population	Average Household Income	Businesses
1 Mile:	6,241	\$116,432	112
3 Miles:	19,657	\$123,681	595
5 Miles:	72,653	\$150,442	2,203

AERIAL | 452 W STATE ROAD, ISLAND LAKE, IL 60042

HIGH TRAFFIC AREA - 22K VPD



SITE SOURCE
RETAIL BROKER NETWORK

ICSC

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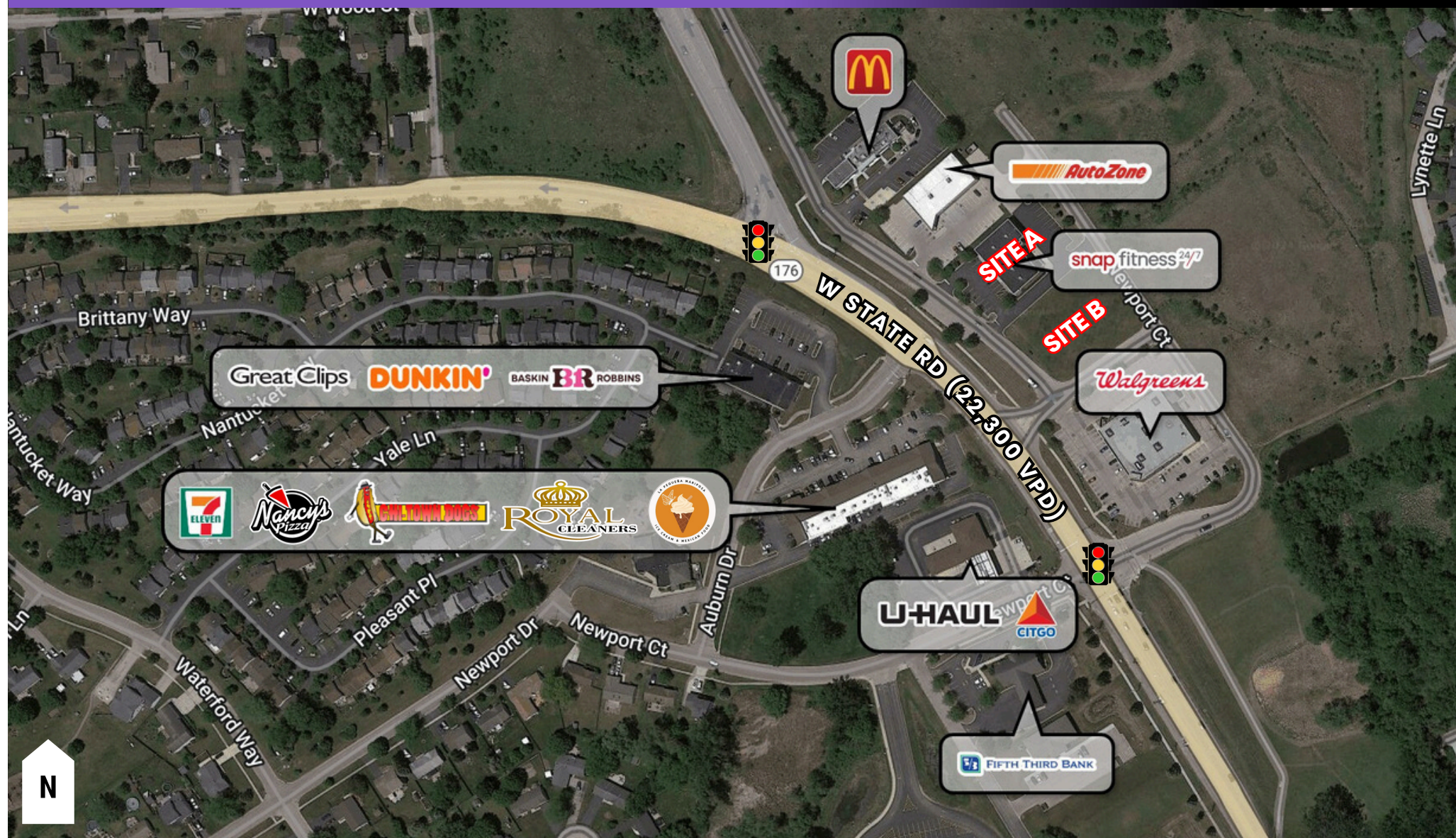


6801 Spring Creek Road, Rockford, IL 61114

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SITE SURVEY | 452 W STATE ROAD, ISLAND LAKE, IL 60042

SITUATED BETWEEN TRAFFIC SIGNALS



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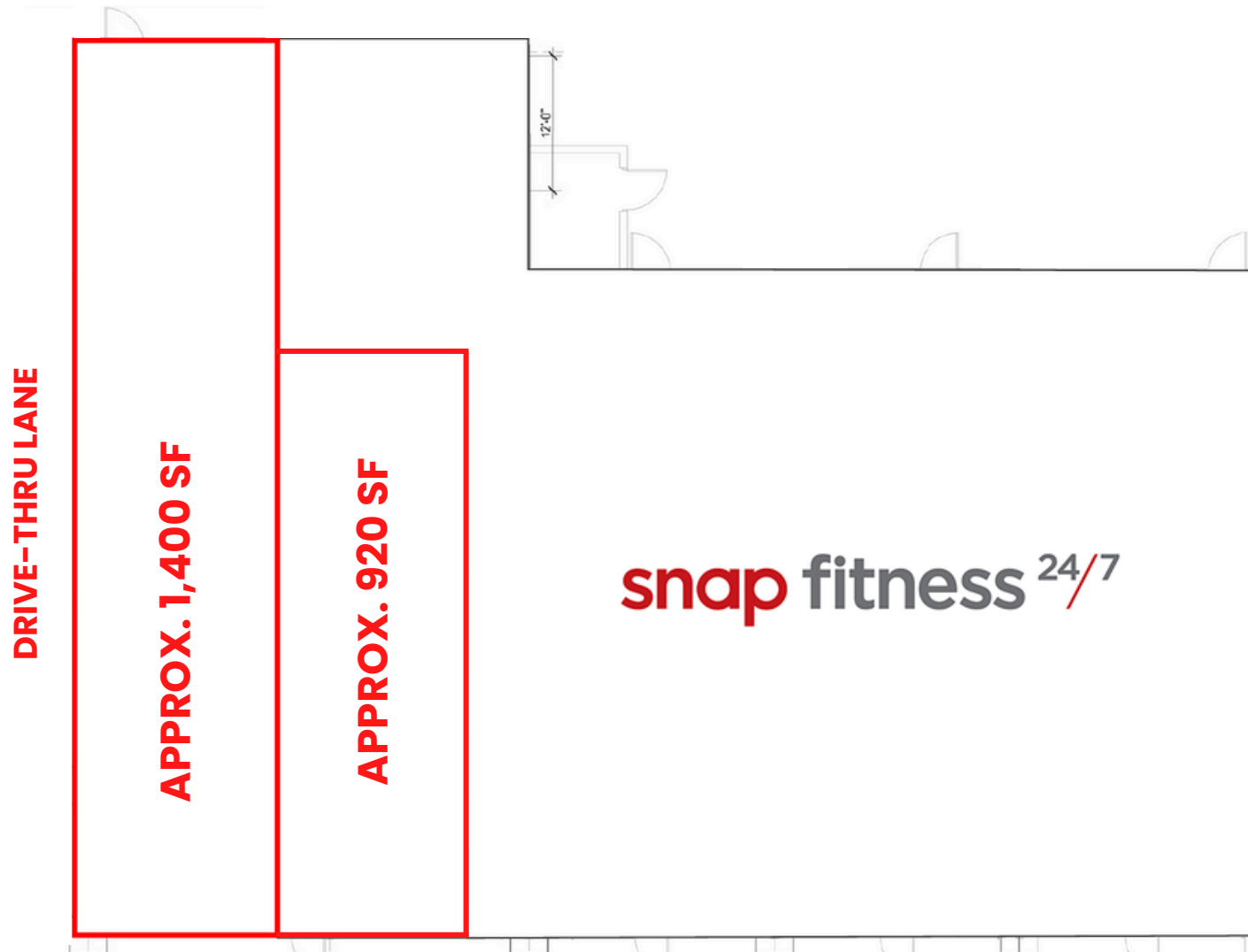


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SITE PLAN | 452 W STATE ROAD, ISLAND LAKE, IL 60042

SITE A: APPROX 920-1,400 SF

NEWPORT COURT



WEST STATE ROAD



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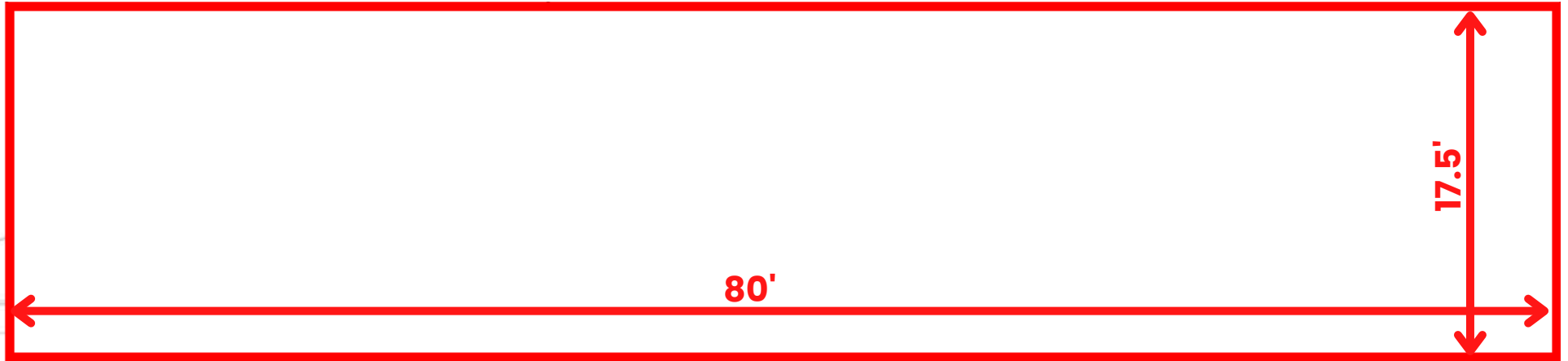


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FLOOR PLAN | 452 W STATE ROAD, ISLAND LAKE, IL 60042

FLOOR PLAN – SUITE A: 1,400 SF

**APPROX.
1,400 SF**



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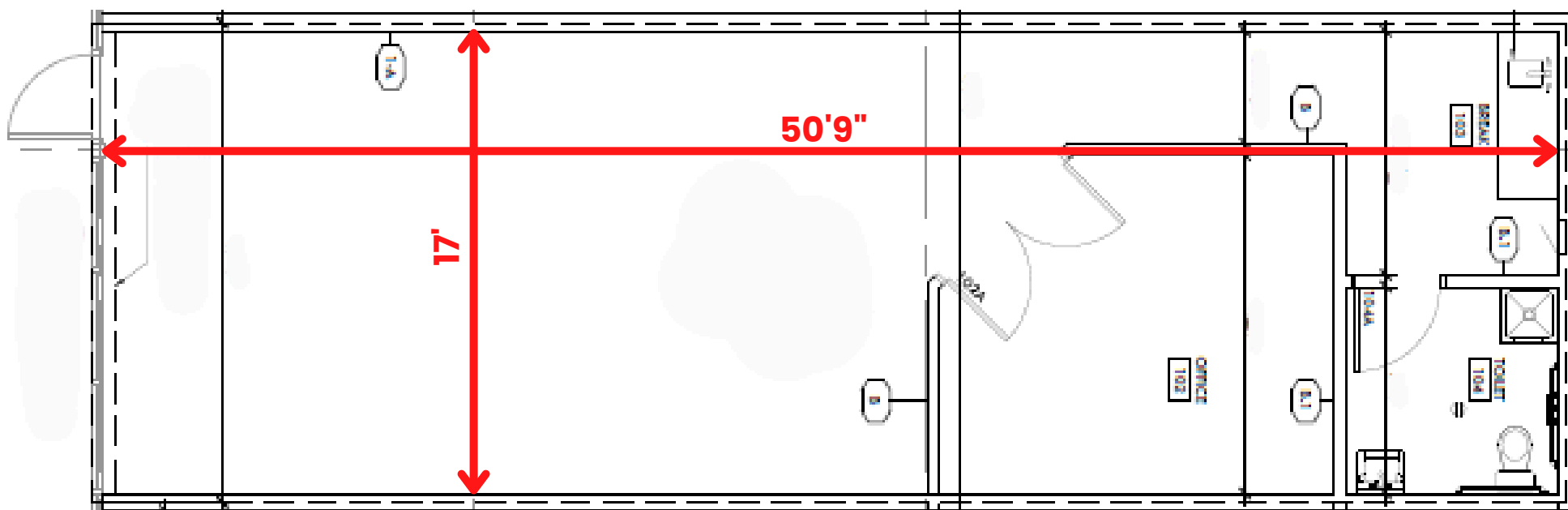


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FLOOR PLAN | 452 W STATE ROAD, ISLAND LAKE, IL 60042

FLOOR PLAN – SUITE B: 920 SF

**APPROX.
920 SF**



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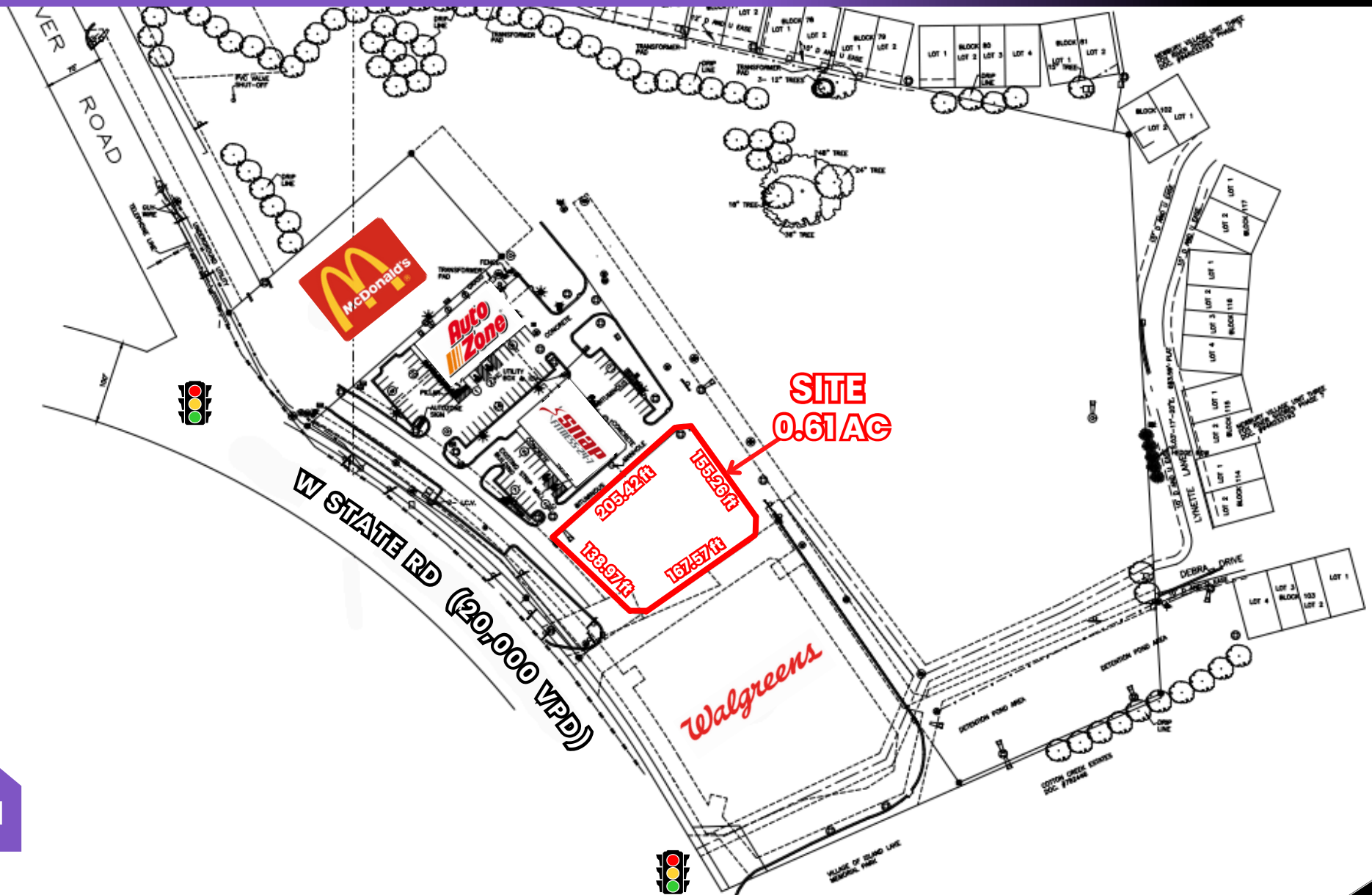
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SITE PLAN | 452 W STATE ROAD, ISLAND LAKE, IL 60042

SITE B: APPROX 0.61 AC & C1 ZONING



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