

# RETAIL SPACE AVAILABLE

JOIN VITAMIN SHOPPE AND ILLINOIS BONE & JOINT!

## 3,000 SF Space Available

NWQ Northwest Hwy & Route 31  
Crystal Lake, IL

### POTENTIAL USES

- Retail, Restaurant, Service

### TRAFFIC

- Route 14: 25,500 VPD
- Route 31: 31,500 VPD

### SPECIAL FEATURES

- Strong activity drivers attract a steady stream of consumers to the center during day, evening, and weekend hours
- More than 2.5 million square feet of retail in the immediate trade area
- Join exciting retailers and restaurants in the area, including:
  - Vitamin Shoppe
  - Texas Roadhouse
  - Chick-Fil-A
  - Illinois Bone & Joint
  - Panda Express
  - Chipotle
  - Starbucks
  - Portillo's
  - Panera Bread
  - Potbelly
- Located at a signalized intersection with access off of Route 14
- Excellent exposure to over 30,000 VPD at the Gateway to the Trade Area

### DEMOGRAPHICS

	3-Mile	5-Mile	7-Mile
• Population	47,823	127,948	205,365
• Average HH Income	\$88,753	\$97,735	\$97,992
• Daytime Population	58,118	122,036	191,900

## CONTACT INFORMATION

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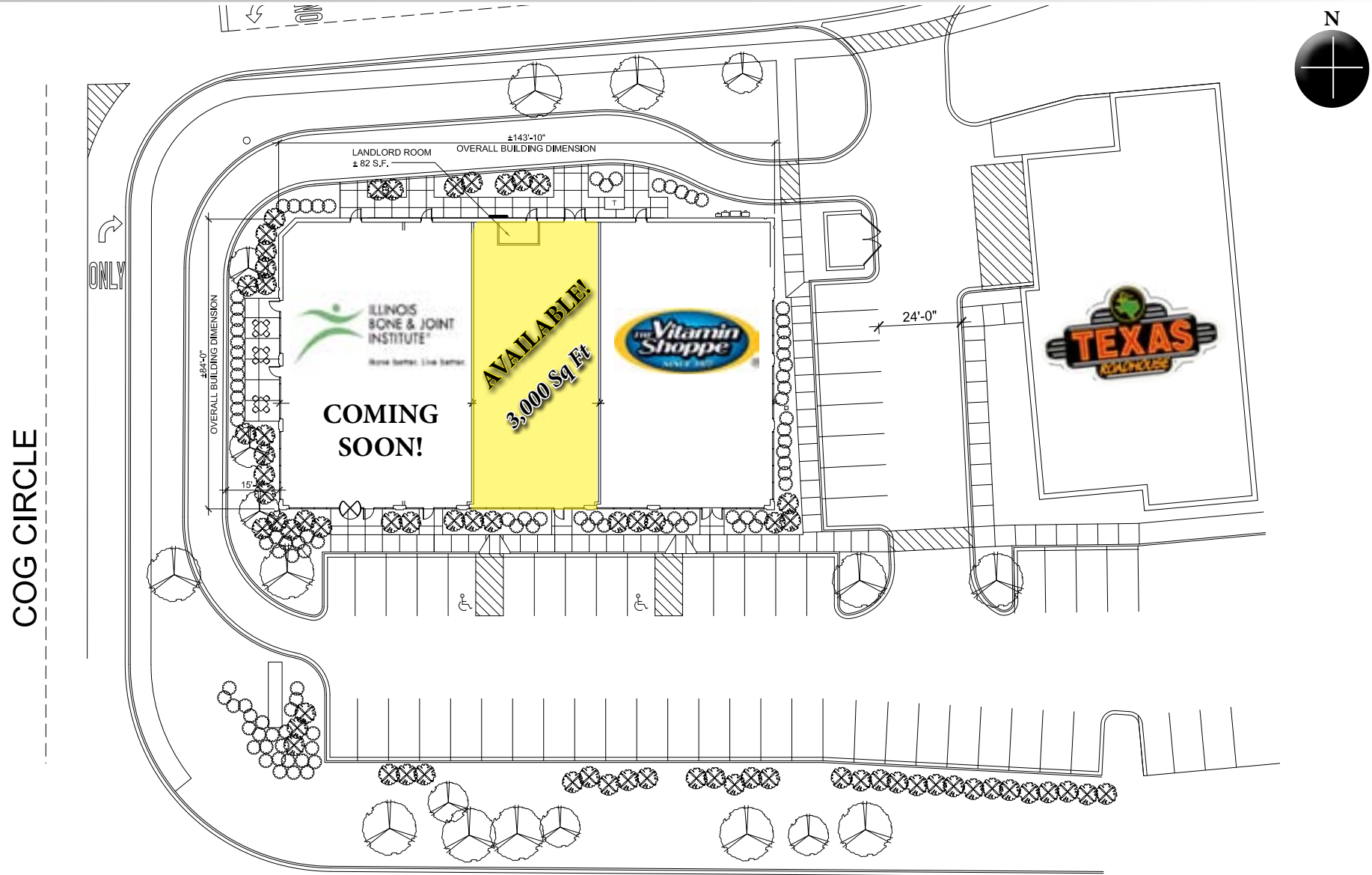
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Crystal Lake, IL

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# DRIVE-THRU LAYOUT

## 815 COG CIRCLE - CRYSTAL LAKE

THE  
**BRADFORD**  
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