

INSTITUTION ORDERS SALE

# FORMER CIRCUIT CITY STORE AVAILABLE IN CRYSTAL LAKE

MILLENNIUM  
PROPERTIES R/E, INC.

4483 US Route 14 | Crystal Lake, Illinois

Asking Price: \$1,550,000



## PROPERTY HIGHLIGHTS

### Building Size

32,446sf

### Land Area

138,822sf

### Property Taxes

\$89,294.18 ('08)

### Parking Ratio

5 to 1

### Zoning

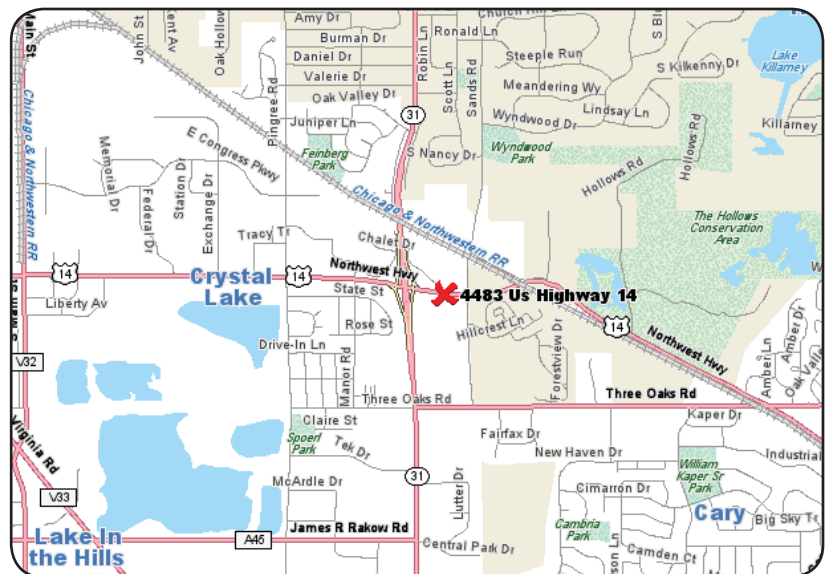
B-2 PUD

### Demographics

	1-mile	3-mile	5-mile
Population	4,011	48,943	132,986
Avg. HHI	\$84,502	\$87,661	\$95,903

## AREA HIGHLIGHTS

The Twin Ponds Marketplace is anchored by The Home Depot, PetSmart, Office Max, La-Z-Boy and Tuesday Morning. The 240,000sf Marketplace was built in 1997 to serve a growing trade area in McHenry County. It is in a prime location at US Route 14 and State Route 31 and sees over 40,000 vehicles daily. Route 14 is the major retail thoroughfare in the area and home to many retailers such as Borders, Best Buy, Target, Sam's Club, Kohl's, Dominick's, Barnes & Noble, K-mart, Big Lots and many more...



**Susan B. Silver**

executive vice president

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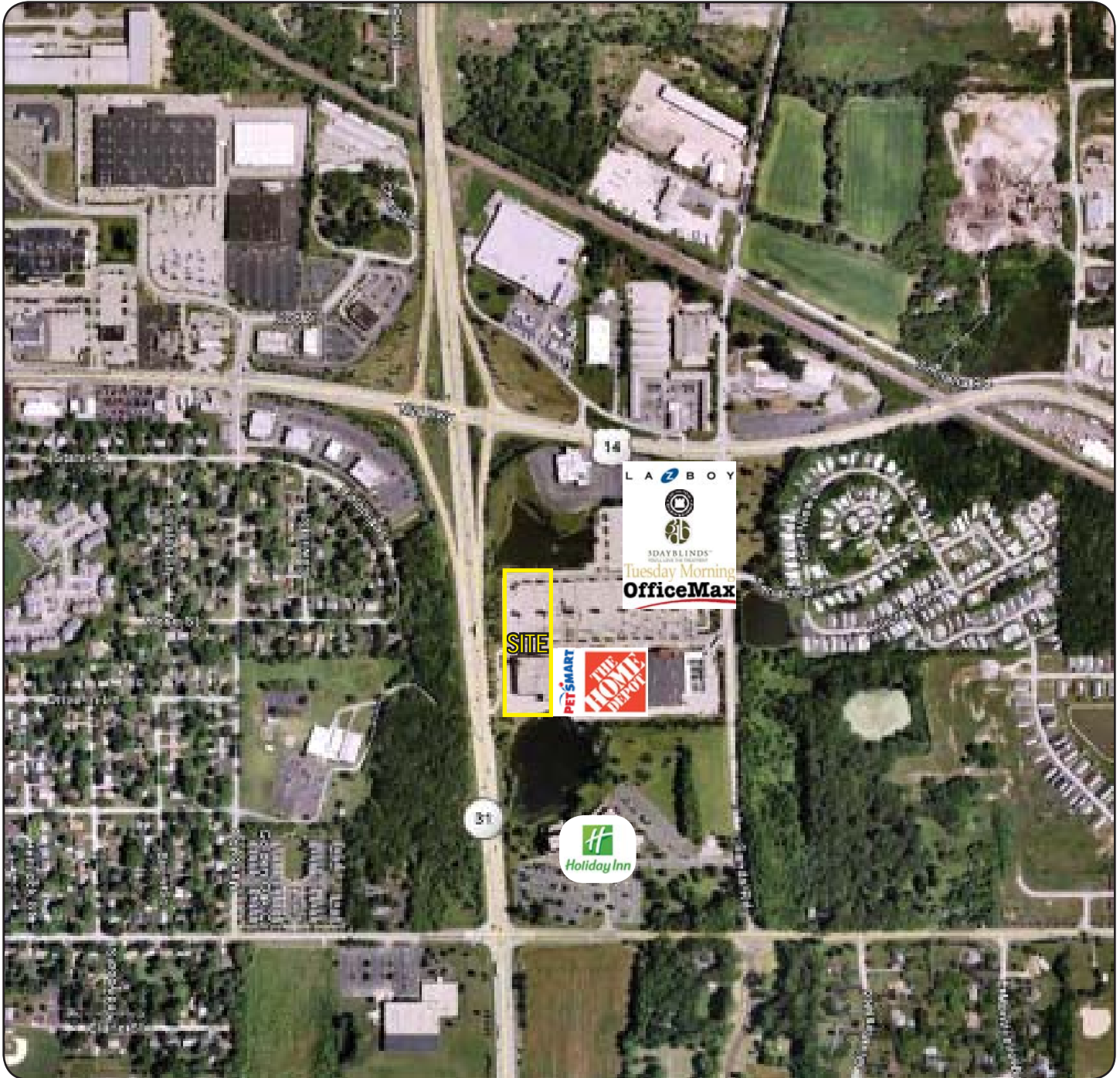
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