

NORTHSIDE SHOPPING CENTER

40-60 W. TERRA COTTA AVENUE
CRYSTAL LAKE, ILLINOIS 60014



SAFeway
GROUP, INC.

CURRENT SPACES AVAILABLE FOR LEASE

BRANDI JORDAN

Leasing & Property Manager
Safeway Group, Inc.

OFFICE: (770) 409-9910 Ex. 16

CELL: (678) 886-5415

FAX: (770)409-9982

EMAIL: brandi@safewaygrp.com

Website: safewaygrp.com

SUITE #

SQUARE FOOTAGE

151-40D

1,100

151-40F

1,100

151-60F

1,000



SOME OF THE NEARBY BUSINESSES/PLACES

NAME	ADDRESS
URBAN AIR TRAMPOLINE & ADVENTURE PARK	220 EXCHANGE DR. CRYSTAL LAKE, IL
URBAN AIR TRAMPOLINE AND ADVENTURE PARK	220 EXCHANGE DR. CRYSTAL LAKE, IL
STERNE'S WOODS & FEN	5617 HILLSIDE RD. CRYSTAL LAKE, IL
VETERAN ACRES PARK	431 WALKUP RD. CRYSTAL LAKE, IL
PRAIRIE RIDGE HIGH SCHOOL	6000 DVORAK DR. CRYSTAL LAKE, IL
WEST BEACH	2330 LAKE AVE, CRYSTAL LAKE, IL
CRYSTAL LAKE MAIN BEACH	300 LAKESHORE DR, CRYSTAL LAKE, IL
CRYSTAL LAKE COUNTRY CLUB	721 COUNTRY CLUB RD, CRYSTAL LAKE, IL
THE UPS STORE	60 W TERRA COTTA AVE B, CRYSTAL LAKE, IL
JOHN CRANE INC	29 BURDENT DR # 31, CRYSTAL LAKE, IL
THE LAW OFFICES OF DAVID R. GERVAIS	4 E TERRA COTTA AVE, CRYSTAL LAKE, IL
ALPHA STAR TOOL & MOLD INC	11 BURDENT DR, CRYSTAL LAKE, IL
LAW OFFICE OF CHRISTOPHER HAAFF	210 N WALKUP AVE, CRYSTAL LAKE, IL
LAST CHANCE HOUSE	244 2ND ST, CRYSTAL LAKE, IL 60014
UPRR CRYSTAL LAKE CREW FACILITY	140 W TERRA COTTA AVE, CRYSTAL LAKE, IL
NICOR GAS	300 W TERRA COTTA AVE, CRYSTAL LAKE, IL
BRILLIANCE HONDA OF CRYSTAL LAKE	680 W Terra Cotta Ave, Crystal Lake, IL
WEST ELEMENTARY SCHOOL	WEST ELEMENTARY SCHOOL
SUBWAY	40 B & C, W TERRA COTTA AVE, CRYSTAL LA

NORTHSIDE SHOPPING CENTER

SUITE #	OCCUPANT NAME	SQ, FT	STATUS
151-40A	C.US CLEANERS, INC	1,100	OCCUPIED
151-40B	SUBWAY REAL ESTATE, LLC	2,200	OCCUPIED
151-40D	VACANT	1,100	OCCUPIED
151-40E	C.LAKE, INC (ROSATTI PIZA)	1,200	OCCUPIED
151-40F	VACANT	1,100	VACANT
151-40G	WIN SING INC	2,200	OCCUPIED
151-401	CARLSEN HAIR DESIGN, INC	1,100	OCCUPIED
151-40J	M-BODY FITNESS	1,100	OCCUPIED
151-60A	7-ELEVEN INC	2,500	OCCUPIED
151-60B	WPBC, INC D/B/A THE UPS STORE	967	OCCUPIED
151-60C	CITIZEN'S FINANCE CO	3,000	OCCUPIED
151-60F	VACANT	1,000	VACANT

PROPERTY SUARE TOTAL FOOTAGE ----- 18,567 SF

NORTHSIDE SHOPPING CENTER

POINTS OF INTEREST

- Crystal Lake Station Commuter Rail (Union Pacific Northwest Line) is 10 min walk or 0.5 miles.
- . Pingree Road Station Commuter Rail (Union Pacific Northwest Line) is 9 min drive or 2.6 miles
- Crystal Lake is about 6 minutes walk or 0.31 miles
- Pingree Road is 5 minutes drive or roughly 1.45 miles
- Cary is 15 minutes drive or approximately 4.78 miles
- Fox River Groove is 22 minutes drive or 6.21miles
- McHenry is 24 minutes drive or 6.92 miles
- Woodstock is 28 minutes drive or 8.12 miles

DEMOGRAPHICS REPORT

	1 MILE	3 MILES	5 MILES
2022 TOTAL POPULATION	4,157	40,379	89,631
2027 POPULATION	4,906	45,958	100,637
POPULATION GROWTH	+18.02%	+13.82%	+12.28%
AVERAGE AGE	37	38	38
2022 TOTAL HOUSEHOLDS	1,367	12,875	29,038
HH GROWTH 2022-2027	+18.14%	+14.13%	+12.43%
MEDIAN HH INCOME	\$86,904	\$103,508	\$103,347
AVERAGE HH SIZE	3.10	3.10	3.10
2022 AVG HH VEHICLES	2.00	2.00	2.00
MEDIAN HOME VALUE	\$248.278	\$298.054	\$297.420
MEDIAN YEAR BUILT	2000	2001	2000