



ROBERT E. FRANK
 OWNER / MANAGING BROKER
 847-508-5263



Grayslake
**STORE
 FOR LEASE**
 ASKING
\$1,500/MO

**115 S. US HIGHWAY 45
 GRAYSLAKE, IL 60030**



ABOUT PROPERTY

Grayslake Route 45 retail/professional office space available. Exposure on State Rt 45 with 23,500 traffic count. This approx. 1,125 sf space will be available August 1 or possibly sooner. Signage on building and on marquee sign/letter board. Gross lease where landlord pays snow removal, lawn maintenance, parking lot maintenance, real estate taxes and building insurance. Tenant pays utilities. Ideal for coffee shop, donut shop, massage therapy, pizza parlor, law office, accounting office, acupuncture, dental, vein therapy, book store, martial arts, etc.. Rear door alley access for material and supply deliveries. Join Tang's, Foremost, Cut and Tan, Local Nails and Lewis Florist at School House Plaza (The southeast corner of Rt 45 and Old Plank Road). Broker interest. Contact broker for showings.

FEATURES

- Approx. 1,125 sq. ft.
- \$16.00 SF/YR
- Gross
- Many Potential Uses
- High Traffic Count
- Ample Parking
- Private Restroom
- Marquee Signage

**Can Also Contact Property Manager, Louis Frank, at
 847-476-8136 for Questions or a Showing**



STRIP MALL



MAIN SPACE



ADD'L SPACE

- 847-356-LAND
- P.O. BOX 1111, LAKE VILLA, IL 60046
- WWW.ROBERTEFRANKREALESTATE.COM
- ROBERTEFRANKREALESTATE@GMAIL.COM



Retail/Stores
 Status: **NEW**
 Area: **30**
 Address: **115 S US Highway 45 , Grayslake, IL 60030**
 Directions: **From Route 120 & Route 45: North on Route 45 to Schoolhouse Plaza to Unit in Strip Mall (corner of Old Plank)**

MLS #: **12669893**
 List Date: **06/05/2026**
 List Dt Rec: **06/05/2026**
 Closed Date:
 Off Mkt Date:
 Township: **Avon**

Zoning Type: **Commercial**
 Actual Zoning: **GB**

Subtype: **Restaurant, Strip Center**
 Lot Dimensions: **223 X 22 X 188 X 243 X 200**

Apx. Tot. Bldg SF:
 Land Sq Ft: **48061**

Net Rentable Area:

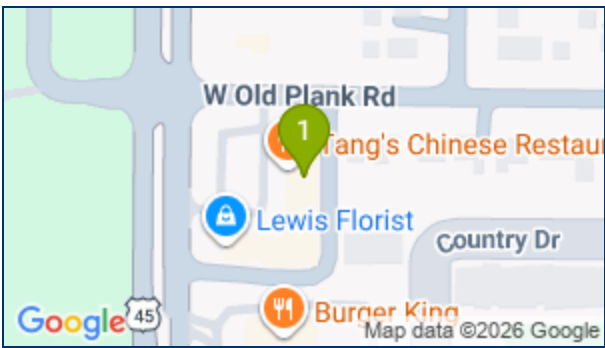
MLS #: **12669893**
 List Price: **\$0**
 Orig List Price:
 Sold Price:

Lst. Mkt. Time: **1**
 Contract:
 Concessions:
 Unincorporated: **No**
 Subdivision:
 Year Built: **1980**
 Relist:
 List Price Per SF: **\$0**
 Sold Price Per SF: **\$0**

Rented Price:
 Lease Price SF/Y: **\$16**
 Mthly. Rnt. Price: **\$1,500**
 Ann. Passthru. \$/SF:
 County: **Lake**
 PIN #:
 Multiple PINs:
 Min Rentbl. SF: **1125**
 Max Rentbl. SF: **1125**

Stories: **1**
 Gross Rentbl. Area:
 # Units: **6**
 Unit SF: **1125** (Leasable Area Units: **Square Feet**)
 Lease Type: **Gross**
 Est Tax per SF/Y: **\$0**

Tenants: **5**
 Estimated Cam/Sf: **\$0**



Remarks: **Grayslake Route 45 retail/professional office space available. Exposure on State Rt 45 with 23,500 traffic count. This approx. 1,125 sf space will be available August 1 or possibly sooner. Signage on building and on marquee sign/letter board. Gross lease where landlord pays snow removal, lawn maintenance, parking lot maintenance, real estate taxes and building insurance. Tenant pays utilities. Ideal for coffee shop, donut shop, massage therapy, pizza parlor, law office, accounting office, acupuncture, dental, vein therapy, book store, martial arts, etc.. Rear door alley access for material and supply deliveries. Join Tang's, Foremost, Cut and Tan, Local Nails and Lewis Florist at School House Plaza (The southeast corner of Rt 45 and Old Plank Road). Broker interest. Contact broker for showings.**

Frontage Acc: **State Road**
 Current Use: **Commercial, Restaurant/bar**
 Known Encumbrances: **None Known**
 Location: **Corner, High Traffic Area**
 # Drive in Doors: **0**
 # Trailer Docks: **0**
 Ceiling Height: **9**
 Gas Supplier: **Nicor Gas**
 Electric Supplier: **Commonwealth Edison**

Construction: **Brick, Concrete**
 Exterior: **Brick**
 Foundation: **Concrete**
 Roof Structure: **Flat**
 Roof Coverings: **Membrane**
 Docks: **None**
 # Parking Spaces: **45**
 Indoor Parking:
 Outdoor Parking: **31-50 Spaces**
 Parking Ratio:
 Extra Storage Space Available: **No**
 Misc. Inside: **Air Conditioning, Private Restroom(s)**
 Floor Finish: **Carpet, Varies**

Air Conditioning: **Central Air**
 Electricity: **101-200 Amps**
 Heat/Ventilation: **Forced Air, Gas**
 Fire Protection: **Fire Extinguisher/s**
 Water Drainage: **Storm Sewers**
 Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water to Site**
 Tenant Pays: **Air Conditioning, Electric, Heat, Janitorial, Repairs & Maintenance, Scavenger, Water/Sewer**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Backup Info:
 Sale Terms:
 Possession: **Negotiable**

Financial Information

Gross Rental Income:
 Annual Net Operating Income:
 Real Estate Taxes: **\$21,515**
 Tax Year: **2025**
 Special Assessments: **No**
 Fuel Expense (\$/src): /
 Trash Expense (\$/src): /
 Operating Expense Includes:

Individual Spaces (Y/N):
 Total Income/Month:
 Net Operating Income Year:
 Total Annual Expenses:
 Expense Source:
 Frequency: **Not Applicable**
 Electricity Expense (\$/src): /
 Insurance Expense (\$/src): /

Total Building (Y/N):
 Total Income/Annual:
 Cap Rate:
 Expense Year:
 Loss Factor:
 Water Expense (\$/src): /
 Other Expense (\$/src): /

Broker: **Robert E. Frank Real Estate (2412) / (847) 356-5263**
 List Broker: **Robert E Frank, GRI (11927) / (847) 356-5263 / robertefrankrealestate@gmail.com; Landman5263@aol.com**
 CoList Broker:
 More Agent Contact Info:

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 NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.