

**DOLPHIN CENTER**  
Lease or Sale  
9,460 Square Feet Available  
(Divisible) 16' Clear



**New Lease/Sale Program**  
**Build Out Possible**

**2,500 to 9,460 Square Feet**  
**Available**

**JOIN**  
**Dolphin Swim Club**  
**Crystal Lake IL**



- ❖ Various uses possible: Zoning district allows for a lot of special use  
Recreational, Medical Services, Office, Day Care, Wholesale, Showroom; Some Retail
- ❖ Extraordinary parking 6.62:1000 (121 spaces)
- ❖ Short block from new Super Wal-Mart Development on Route 31
- ❖ **DOLPHIN SWIM CLUB. A LEARN TO SWIM FACILITY, EXPECTS AN AVERAGE OF 2000 CHILDREN PER WEEK COMING THROUGH THEIR OPERATION**
- ❖ Visible to Rakow Road Corridor (Randall Road Extension to Route 31)  
Clear View over Detention Pond: Oversize signage variation approved.
- ❖ Convenient Access to Growth Communities: Crystal Lake/Huntley, Algonquin/Lake in the Hills, Elgin/Carpentersville, Cary/Fox River Grove, McHenry/Woodstock, Wauconda/Island Lake ...
- ❖ LEASE/SALE RATE – NEGOTIABLE – CALL TO DISCUSS

**LIBERTY**  
**REAL ESTATE**  
**GROUP, INC.**

Information herein deemed to be obtained from sources believed reliable but not warranted. Offers herein are subject to verification, change and withdrawal without notice

For leasing or sale information please call:  
Rob Campbell  
(847) 259-9500  
Cell (847) 274-6624  
Email: rob@lreg.net



**Direct visibility to Rakow Road. Great Visible Signage available.**

**AREA BUSINESS:** Several immediate area business' are medical and children/family related including Dolphin Swim Club; Family Medical McHenry County; Cheers Fusion All-star (Cheerleading) Academy; The Pediatric Place; Pump It Up Fun Center; Lehman & Menis Oral and Maxillofacial Surgery; All That Dance; 24 Hour Animal Emergency Center; Life Laser Quit Smoking Clinic. Also Super Wal-Mart; Harris Bank; Paultoy Toyota; Starbucks; Sally Beauty; Verizon; Great Clips.

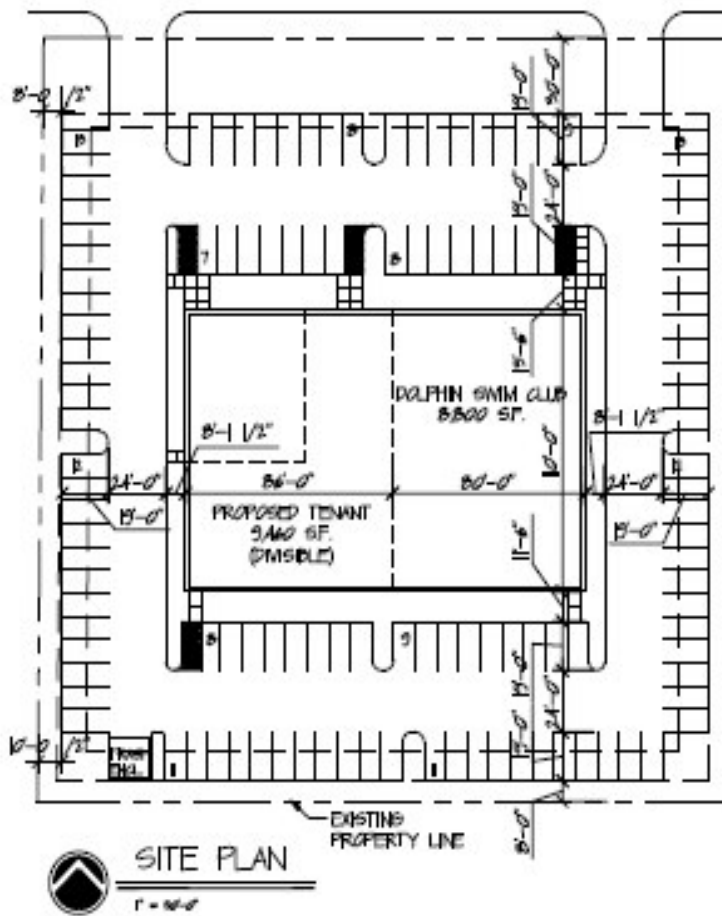
**Average Daily Traffic on Rakow Road 29,900 Cars Per Day**

DEMOGRAPHICS	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	2,372	60,401	149,834
Average HH Income	\$111,750	\$102,664	\$115,085



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## DOLPHIN SWIM CLUB

Lot 5, Lakeview Business Park  
Crystal Lake, Illinois

SITE DATA:	
LOT AREA	84,7926 SF. 1.95 ACRES
TOTAL BLDG. AREA	18,260 SF.
PARKING	121 PARKING SPACES (INCLUDES 5 HANDICAP STALLS)

FINAL SITE DIMENSIONS  
FROM PLAT OF SURVEY

**RBA**  
RANDALL BUS ARCHITECTS, INC.

1635 NORTHWIND BLVD.  
LIBERTYVILLE, IL 60048  
TELEPHONE (847) 367-8683  
FACSIMILE (847) 367-4180

PROJECT NO. 06027

DATE  
6/16/08

SIT-F

9,460 square feet available. Potential divisions from 3000 square feet up to 9,460 square feet.  
16' Clear. 200 Amp 3-Phase Power.

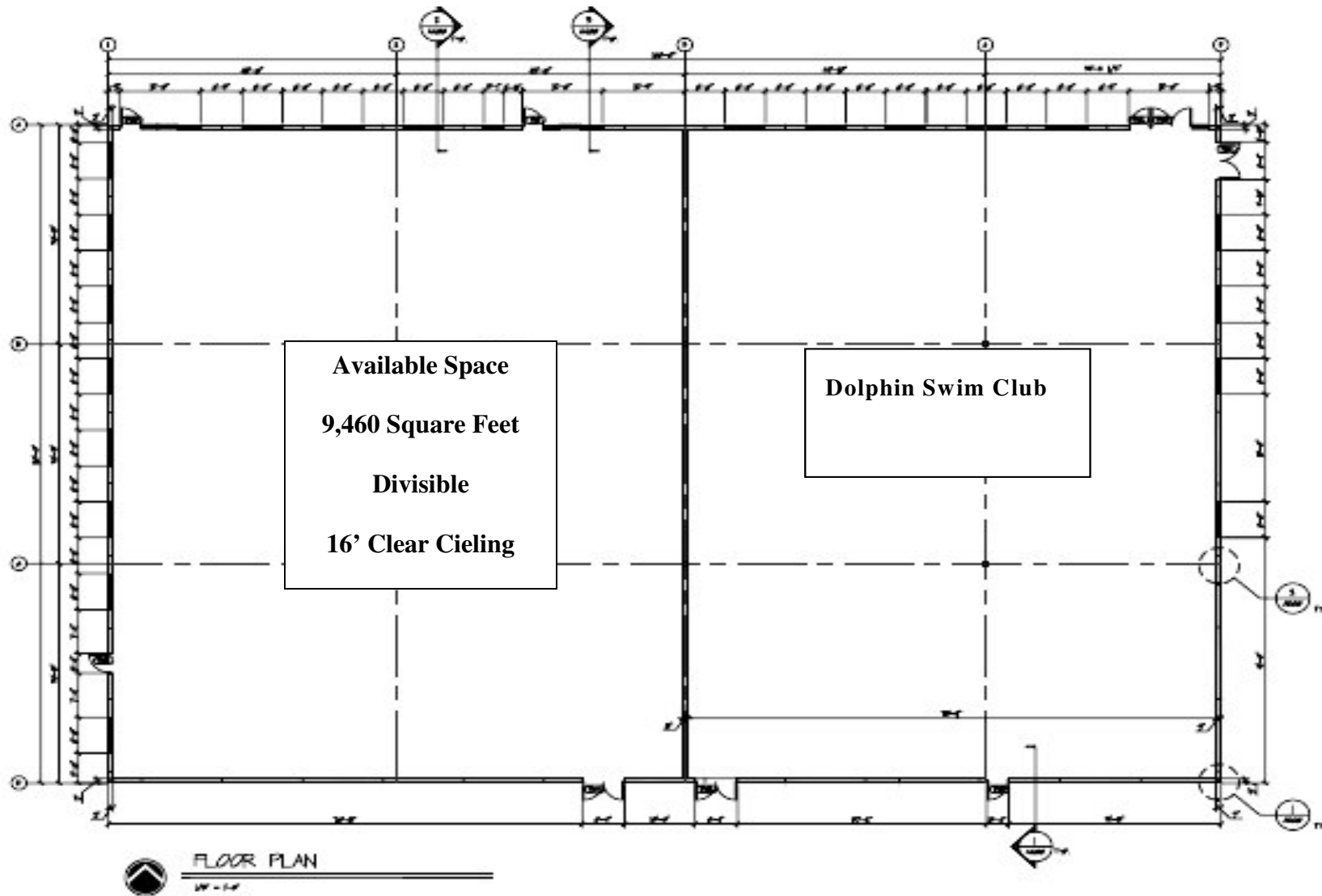
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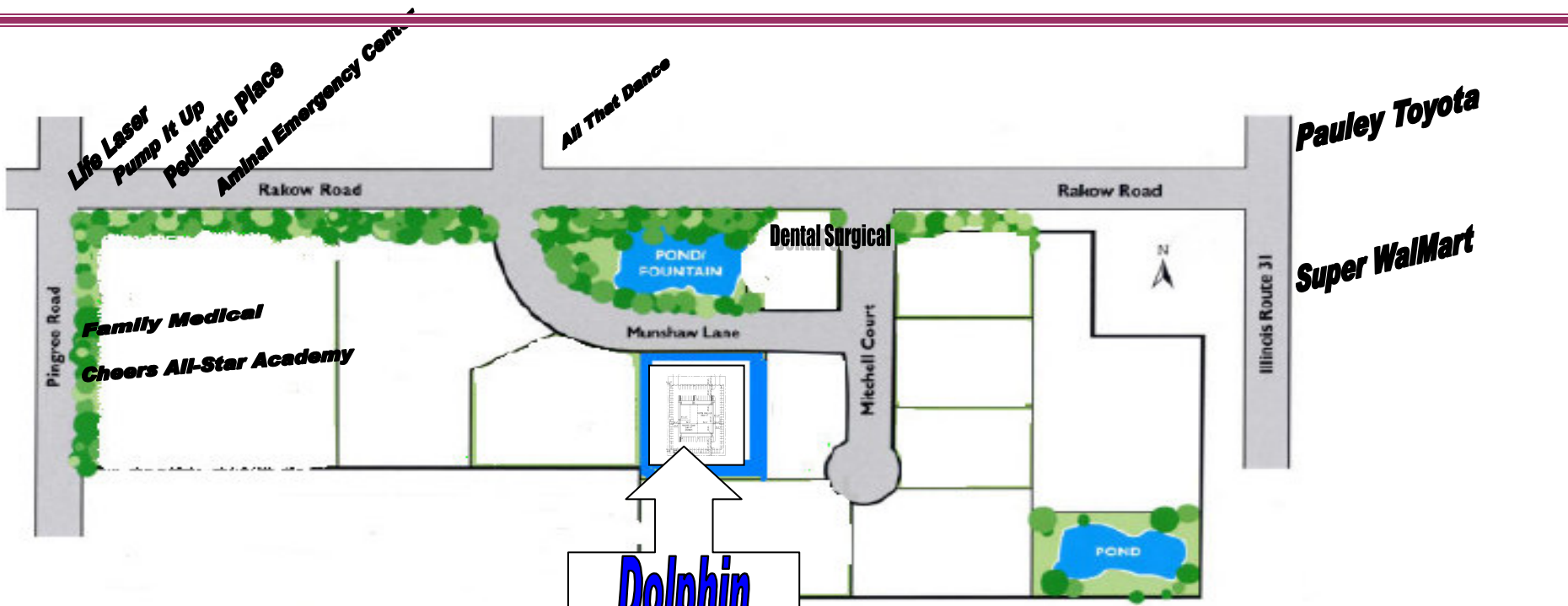
Rakow Road Exposure



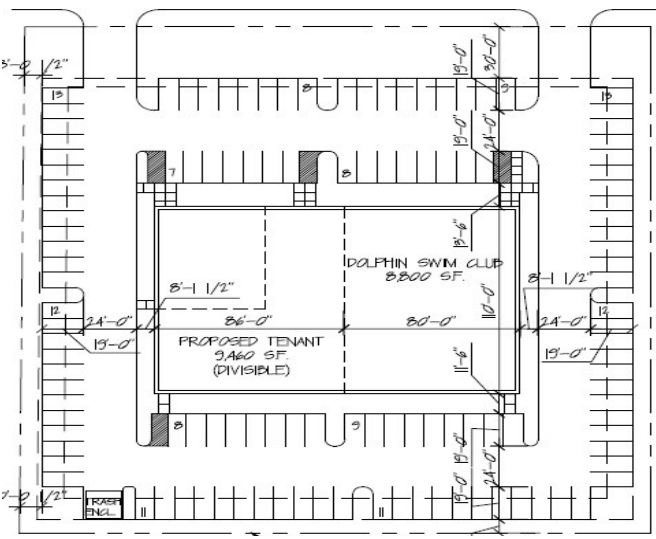
Available approx. 9,460 Sq Ft – Potential division from approx 2000 square feet up to 9,460 square feet.

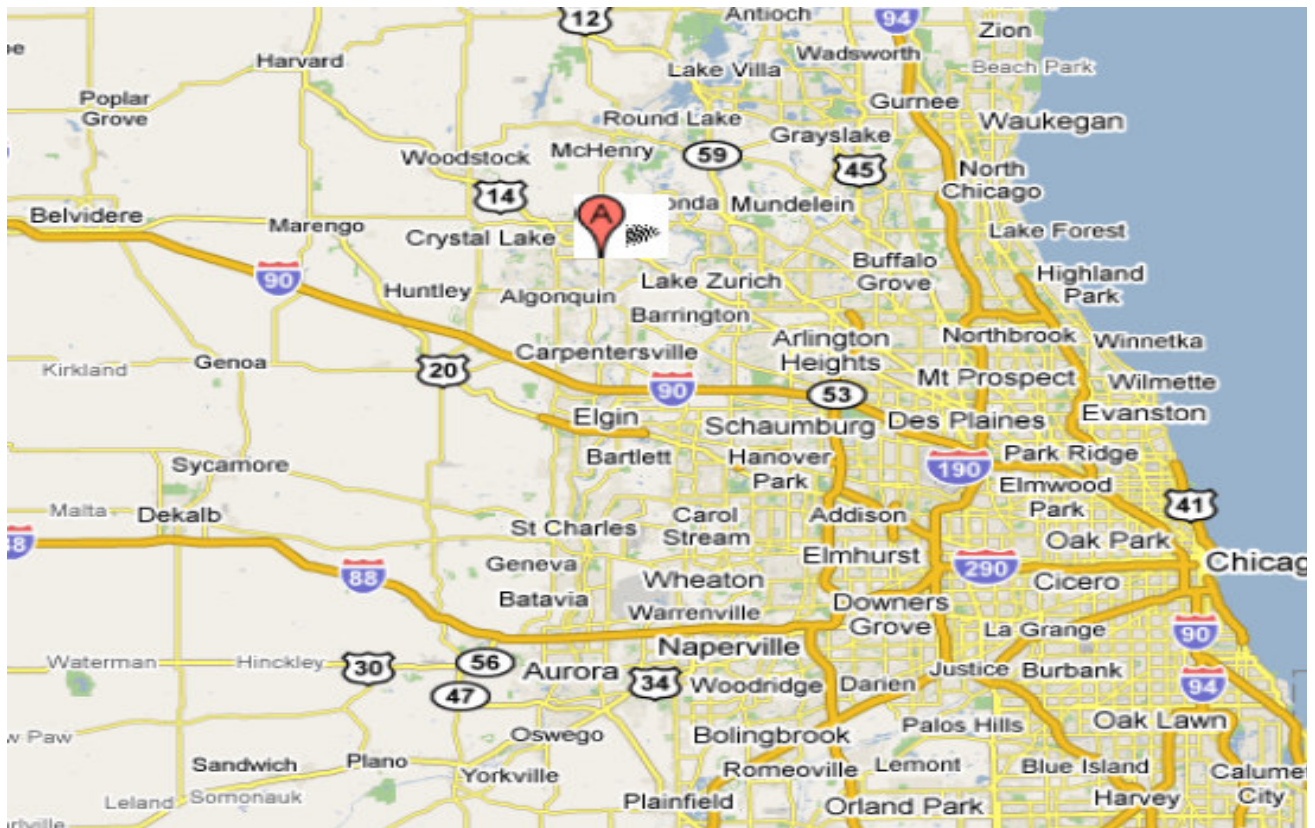
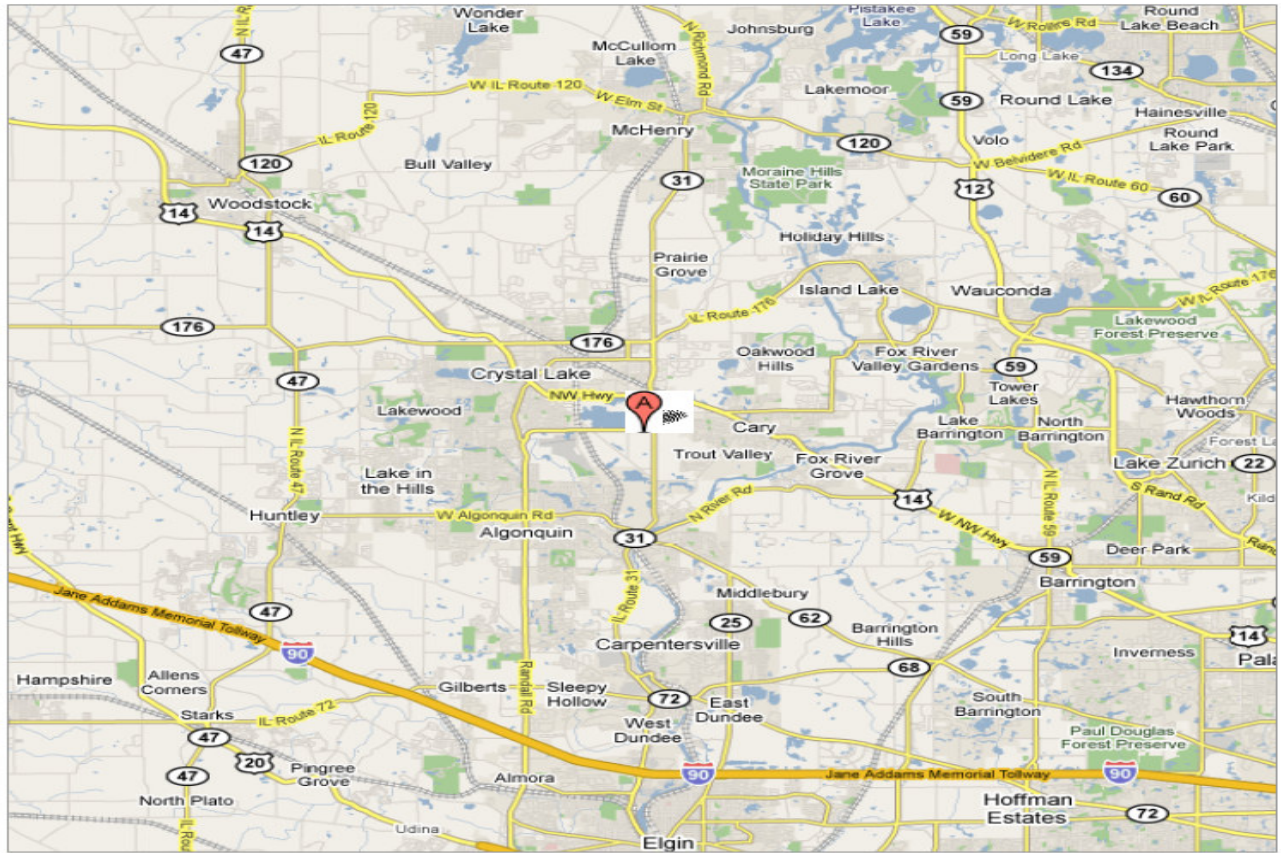
Clear view to Rakow Road and larger signage approval for better visibility.

Full masonry separation from the pool operation for other business uses.



**Dolphin  
Swim Club**





Information contained in this flyer is subject to change and revision. Square footages are approximate and subject to re-measurement. Not to scale.

**SHOULD YOU WISH TO DISCONTINUE RECEIVING THESE BROADCASTS, CLICK "REPLY" AND TYPE "REMOVE".**

**AOL USERS: DO NOT TAG THIS E-MAIL AS SPAM (rather click "reply" and type "Remove")**

**For more information contact:**

**Rob Campbell**

**Liberty Real Estate Group, Inc.**

**Phone (847)259-9500**

**Mobile (847) 274-6624**

**rob@lreg.net**