

**Retail/Office/Medical Space**  
**207 E. Church St. (Rt. 34)**

**FOR LEASE**  
**Sandwich, Illinois**

## **Ideal Location for Your Business!**

- Ideal location on busy Route 34
- Excellent visibility & traffic – >10,000 cars per day
- Newer building with upscale finishes
- Abundant parking
- Flexible floor plans
- Competitive rental rates



**Dan Flanagan, ALC**  
**Managing Broker**

Phone: 630-388-8522

Fax: 630-443-1239

email: [Dan@FlanaganLand.com](mailto:Dan@FlanaganLand.com)

<http://www.flanaganland.com>

Flanagan Realty, LLC represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing. The information contained herein is from sources considered reliable, but is not guaranteed and is subject to change without notice. Buyers are advised to independently verify all information and perform their own due diligence. This offering may be withdrawn or subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.

# Retail/Office/Medical Space 207 E. Church St. (Rt. 34)

**FOR LEASE**  
Sandwich, Illinois

## Summary

Flexible professional space available for office, retail, and medical uses. Ideal highly-visible location on busy Route 34. Exterior signage available. Attractive newer building with a flexible floor plan allows for a wide variety of space configurations. Current units already configured for medical space, retail/restaurant, and office, but can be reconfigured to meet your needs. Basement storage also available. Flexible lease terms, competitive rates. Best location in Sandwich!

Location:	207 Church Street, Sandwich, IL
Available:	Units from 1152 sq ft to 4673 sq ft
Heat:	Gas forced air
Air Conditioned:	Throughout
Parking:	Abundant (> 5 per 1000 sq ft)
Possession:	Immediate
Terms:	Flexible

**Retail/Office/Medical Space**  
**207 E. Church St. (Rt. 34)**

**FOR LEASE**  
**Sandwich, Illinois**

## Location Map

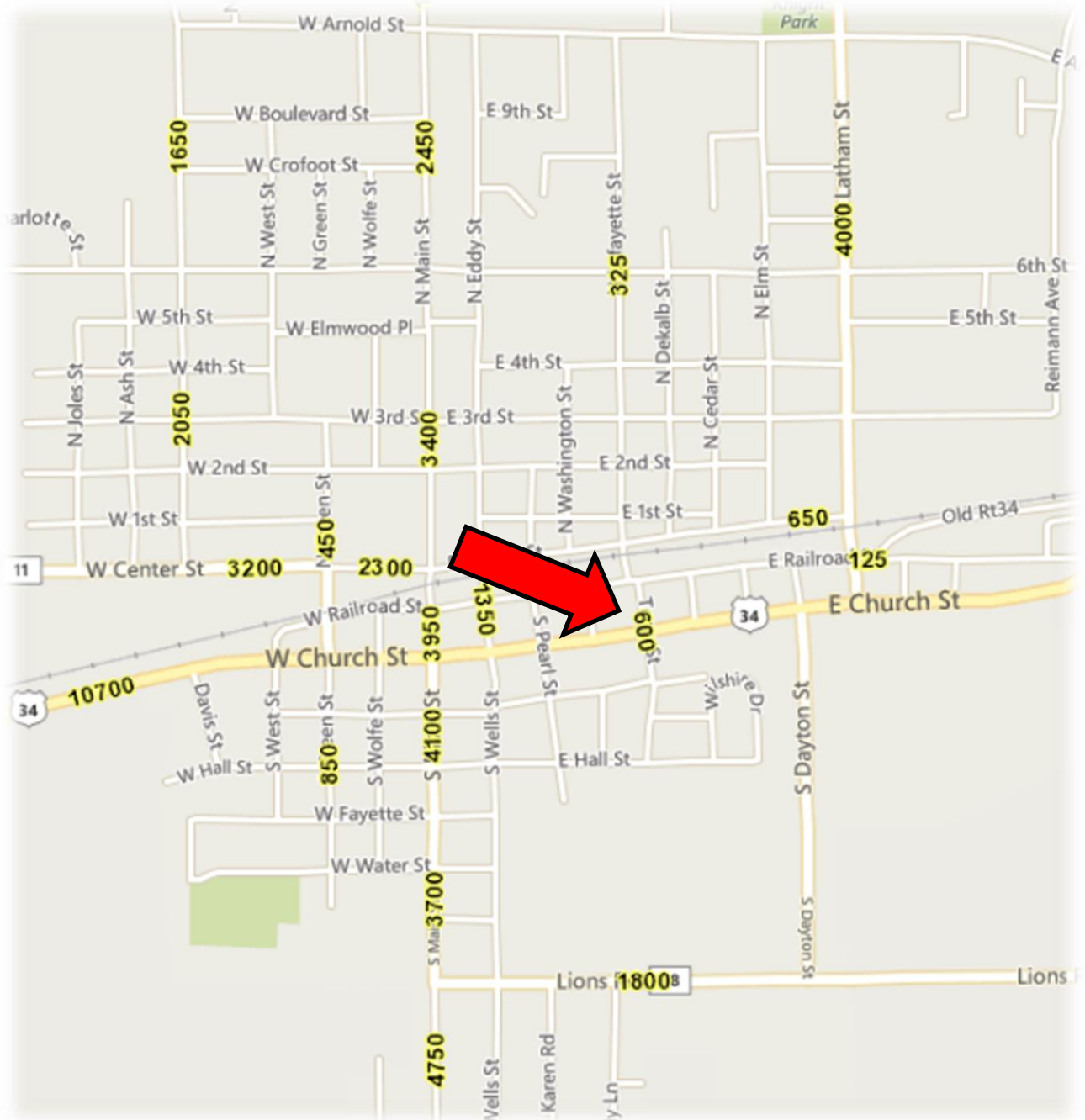




# Retail/Office/Medical Space 207 E. Church St. (Rt. 34)

# FOR LEASE Sandwich, Illinois

## Average Daily Traffic Map



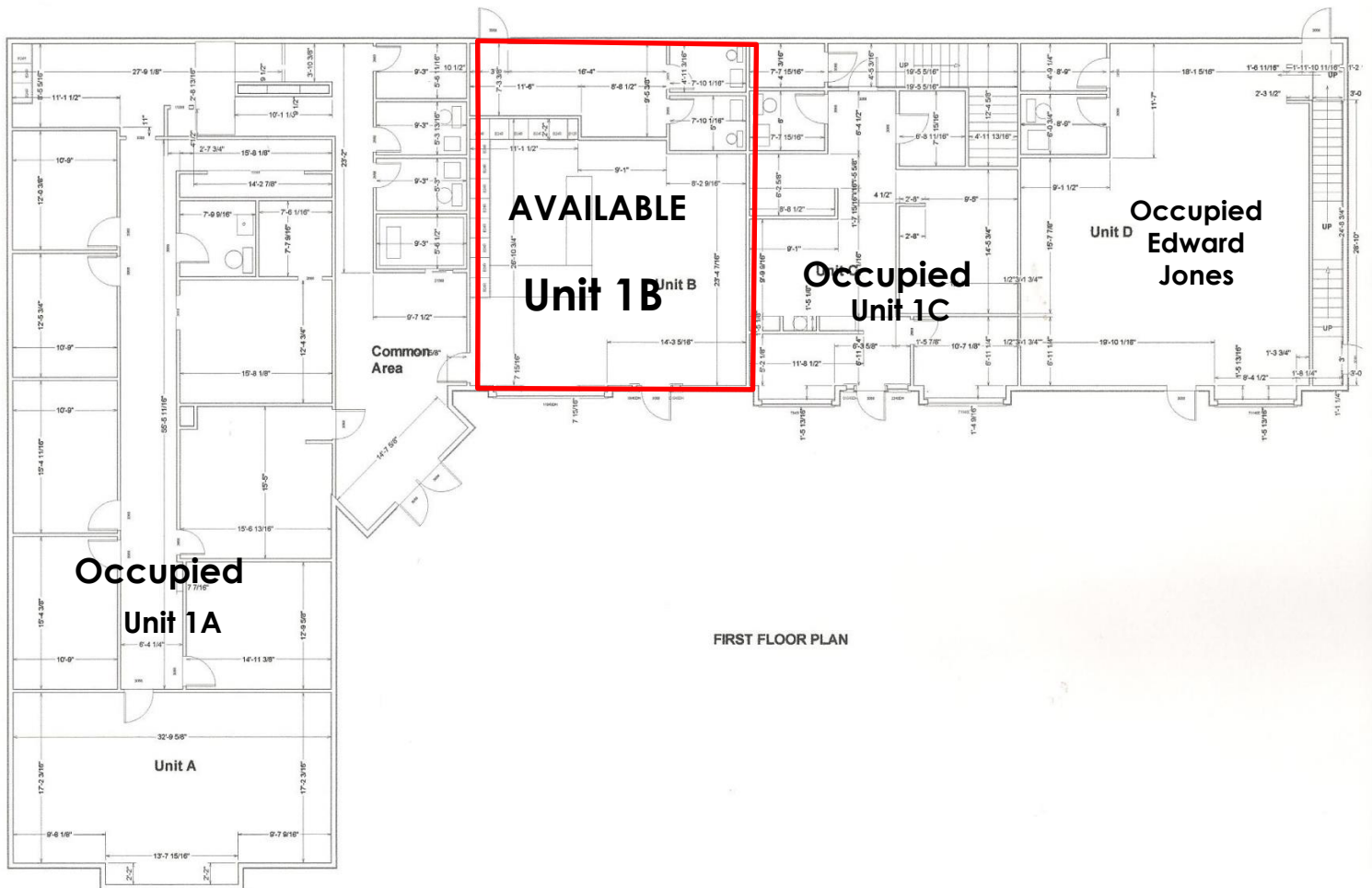
**Retail/Office/Medical Space**  
**207 E. Church St. (Rt. 34)**

**FOR LEASE**  
**Sandwich, Illinois**

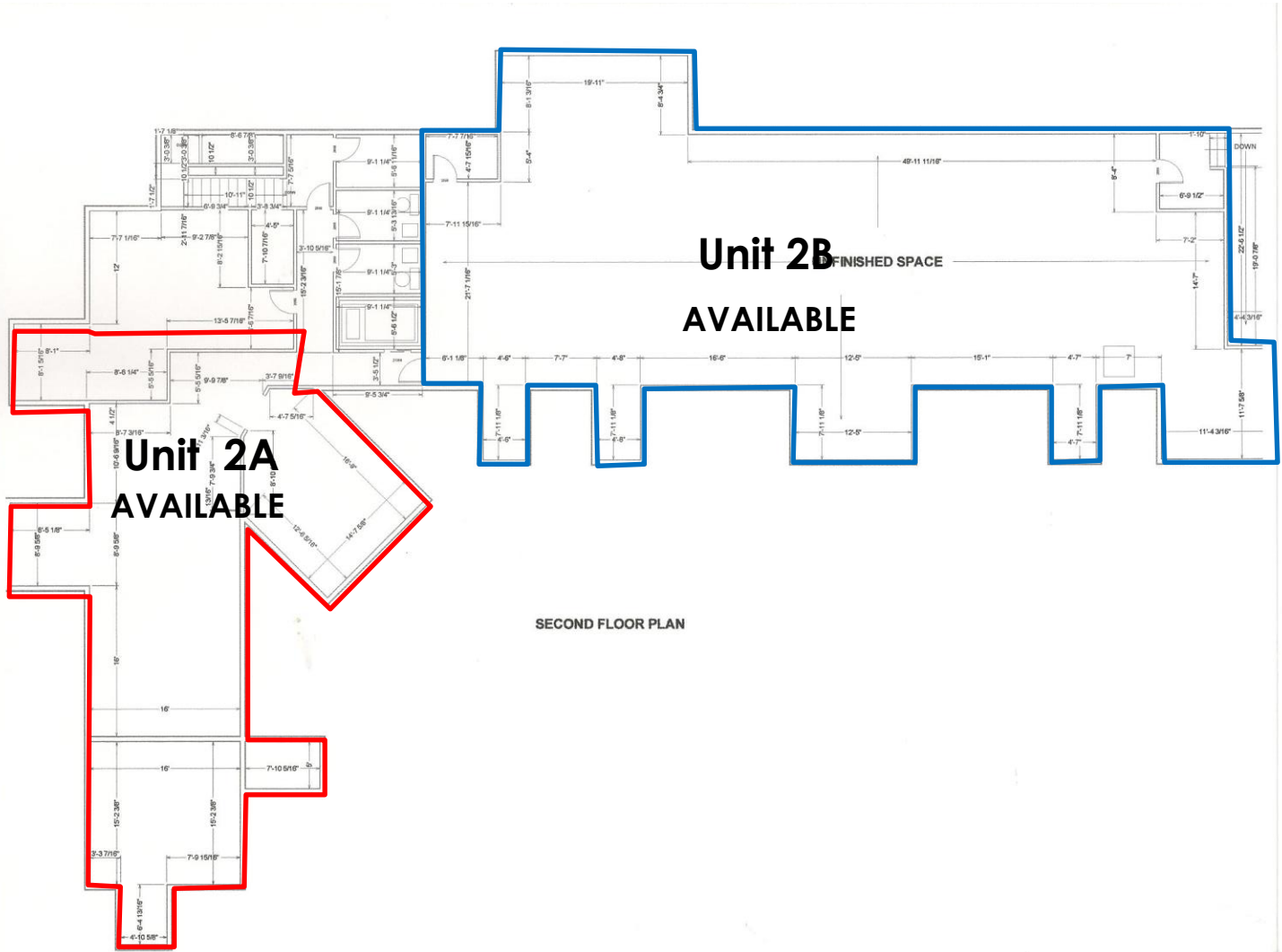
**Available Space Summary**

<b>Floor</b>	<b>Unit</b>	<b>Status</b>	<b>Sq Ft</b>	<b>Asking Rent</b>	<b>Monthly</b>
±	±A	Occupied	2,382	NA	NA
1	1B	Available	1,150	\$15.00	\$1,437.50
±	±C	Occupied	1,140	NA	NA
±	±D	Occupied	1,050	NA	NA
2	2A	Available	1,329	\$10.00	\$1,107.50
2	2B	Available	3,054	\$10.00	\$2,545.00
Basement	Basement Suites	Available	3,054	\$10.00	\$2,545.00

**First Floor Plan**



**Second Floor Plan**



# ABOUT FLANAGAN REALTY, LLC



## Summary of Experience

Dan Flanagan, ALC is the owner and managing broker of Flanagan Realty, LLC. Dan is considered by many to be one of the foremost experts in land and commercial real estate brokerage, acquisition, disposition, consulting and valuation in the greater Chicago area. His extensive knowledge of land and commercial real estate bring tremendous value to anyone who is seeking to buy, sell or lease commercial or industrial real estate, land, or farms, or is otherwise facing challenges with land or commercial real estate.

Mr. Flanagan has actual, hands-on development experience in residential, commercial, industrial and special-use real estate. As a result, he is uniquely qualified to help with a wide range of real estate related issues and challenges.

The following is a brief overview of Dan's relevant experience and qualifications:

Accredited Land Consultant designation from the National Association of Realtors, Realtors Land Institute. Recipients of this designation are considered the "Best of the Best" in the land business and must meet stringent education, experience, sales volume, and testing requirements.

President - Illinois Chapter of the Realtors Land Institute.

Board of Directors of the National Realtors Land Institute

Former partner with a large Midwestern private equity real estate development firm.

Sales volume well into the hundreds of millions, averaging in excess of \$25 million in sales annually.

Frequent commentator on the Chicago real estate industry and market. Quoted in Chicago Tribune, Crain's Chicago Business News and Real Estate on Radio, WLS 890 AM.

Masters in Public Administration from Northern Illinois University with a specialization in City Management and Environmental Planning.

Extensive expertise in real estate valuation, including comparable sales analysis, income analysis, discounted cash flow analysis, market and absorption studies and other methods.

Frequently contacted by area real estate appraisers to provide insight regarding land and commercial real estate markets and valuation.