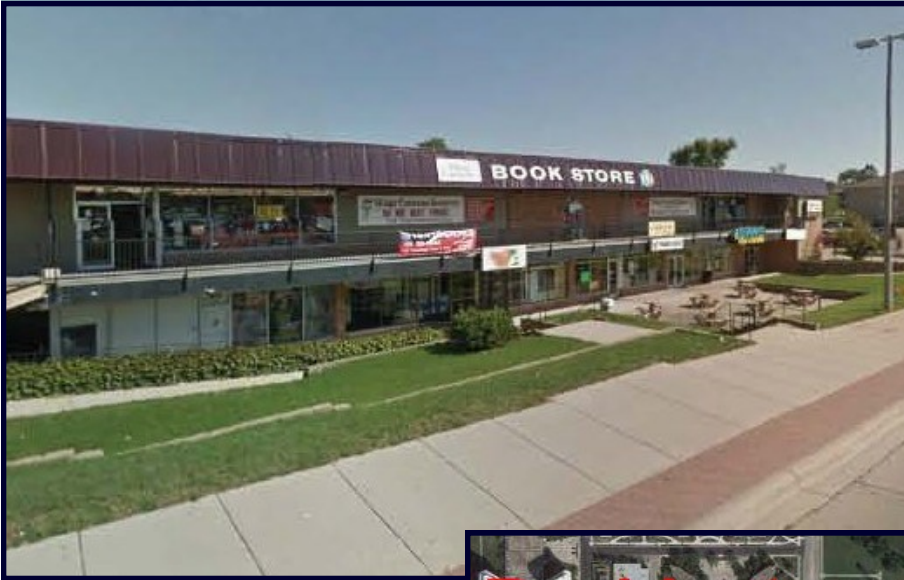


901 Lucinda Avenue - DeKalb, Illinois

Directly Across from NIU!!!



Building for Sale @
\$3,000,000

Spaces For Lease
From \$6.00 to
\$12.00 PSF NNN

- ◆ Available Spaces from 960 SF to 13,065 SF
- ◆ Parking Ratio = 6:1
- ◆ Very Close to NIU with 21,138 Students!!!
- ◆ Zoned Commercial



For More Information,
Please Contact:

Mike Carpenter, CCIM
Managing Broker
mcarpenter@rvgcommercial.com
815.540.5101



REAL ESTATE SERVICES

rvgcommercial.com

1731 DeKalb Avenue
Sycamore, IL 60178
815.754.4000

901 Lucinda Avenue - DeKalb, Illinois

Directly Across from NIU!!!

Village Commons Shopping Center DeKalb, Illinois

Diagram Not To Scale

67'	901-I	901-P	901-R	901-J	901-K	901-L	Upper Level
	Dominos	Available \$10.00 PSF	Graham Crackers	Available \$10.00 PSF	Available (Upper Level) \$8.00 PSF	Available (Mid Level) \$8.00 PSF	
	2010 SF	2010 SF	1150 SF	3015 SF	5695 SF	13065 SF	
	30'	30'	20'	45'	85'	195'	

67'	901-A	901-R	901-B	901-C	901-D	901-E	901-F	901-G	901-M	901-H	901-T	Lower Level	
	Available \$6.00 PSF	Graham Crackers	Available \$8.00 PSF	Barber Shop	Cast Iron Coffee	Available \$9.00 PSF	Available \$7.00 PSF - 3328 SF	Available \$10.00 PSF	Boost Mobile	Panda House	Sharks		Available \$12.00 PSF
	4020 SF	1150 SF	3685 SF	938 SF	1943 SF	2144 SF	901-F Available \$12.00 PSF 960 SF	1500 SF	1400 SF	2010 SF	2410 SF		1450 SF
	60'	20'	55'	14'	29'	32'	64'	45'	30'	60'	14'		

397'

Spaces Available for Lease

Unit #	Sq. Ft.	Lease Rate	Unit #	Sq. Ft.	Lease Rate
901-A	4,020	\$6.00 PSF NNN	901-G	1,500	\$10.00 PSF NNN
901-B	3,685	\$8.00 PSF NNN	901-T	1,450	\$12.00 PSF NNN
901-E	2,144	\$9.00 PSF NNN	901-P	2,010	\$10.00 PSF NNN
901-F	3,328	\$7.00 PSF NNN	901-J	3,015	\$10.00 PSF NNN
901-F2	960	\$12.00 PSF NNN	901-K	5,695	\$8.00 PSF NNN
			901-L	13,065	\$8.00 PSF NNN



REAL ESTATE SERVICES

Entire Building For Sale @ \$3,000,000.00

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