



FOR SALE

Former Dispensary & Consumption Lounge with Kitchen and License

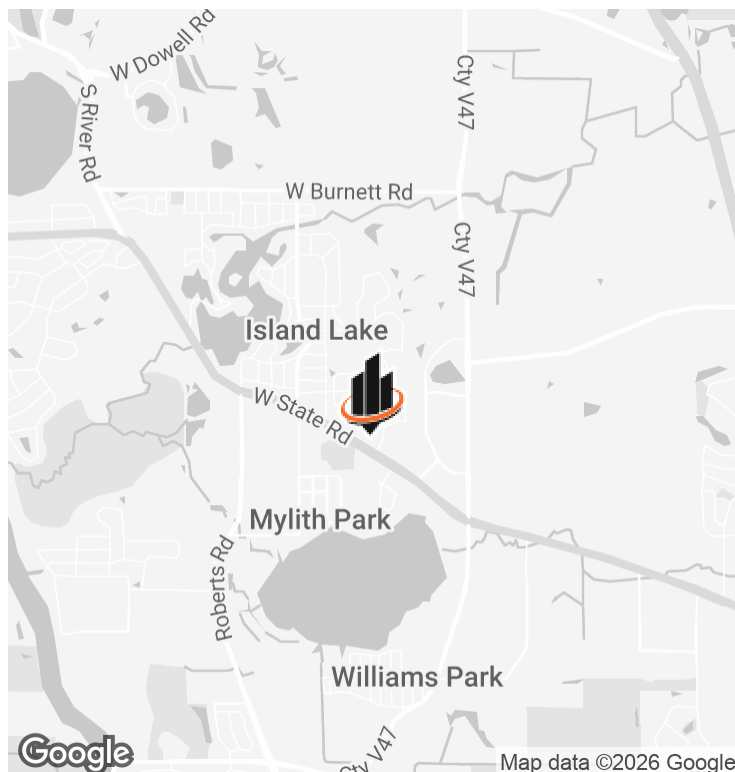
660 E STATE ROAD
ISLAND LAKE, IL 60042

±10,384 SF CLASS A RETAIL BUILDING ON 0.74 ACRES
UPDATED IN 2023 WITH DESIGNER GRADE FINISHES
203' FRONTAGE ON ROUTE 176

PRESENTED BY:

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PROPERTY SUMMARY



VIDEO

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

SALE PRICE:	\$3,900,000
LEASE RATE:	\$38 SF/yr (NNN)
AVAILABLE SF:	10,384 SF
LOT SIZE:	0.74 Acres
BUILDING SIZE:	10,384 SF
PIN NUMBER:	09-28-204-012-0000

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present Emerald Dispensary, located at 660 E State Street, Island Lake, Illinois, an owner/user opportunity in the northwest Chicago suburban market. This former bank property is +/-10,384 SF, fully renovated, free-standing retail building on an outlot with 203' of frontage on Route 176 (17,258 VPD).

Modernized in 2023 with designer-grade finishes, a two-story mural, mechanical systems, and formerly occupied by Emerald Dispensary with award-winning Northern Heights craft cannabis brand. The company retails premium cannabis products, concentrates, edibles, wellness products, and accessories for both medical and recreational consumers. New dispensary license included.

A members-only lower-level consumption lounge offers a limited food menu and private entertainment rooms. Turnkey Cannabis Cultivation Farm Property sold separately.

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- ±10,384 SF Class A Retail Building
Redesigned in 2023
- High-End Turn-key Dispensary &
Consumption Lounge | License Included
- Designer-grade finishes | Kitchen | Elevator
- Offices | 4 Restrooms | Breakroom
Kitchenette
- DID | Storage | Upgraded HVAC System
- High-Visibility | 203' Frontage on RT 176 |
Parking

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UNITED STATES MARKET

Market Size	Growth Rate	Status
~\$47B by 2026	~3–5% annually U.S. remains the largest cannabis market in the world	24 recreational states Largest cannabis market globally, 38 medical cannabis program states

ILLINOIS MARKET

Revenue	Market Rank	Operations
~\$47B by 2026	~3–5% annually U.S. remains the largest cannabis market in the world	~244 dispensaries 21 major cultivation centers 87 craft grow licenses issued
Market Advantages	Tax Impact	
Higher margins than many states due to limited licenses, high demand, and fewer dispensaries	\$490M annual tax revenue	

ILLINOIS REVENUE PROJECTIONS

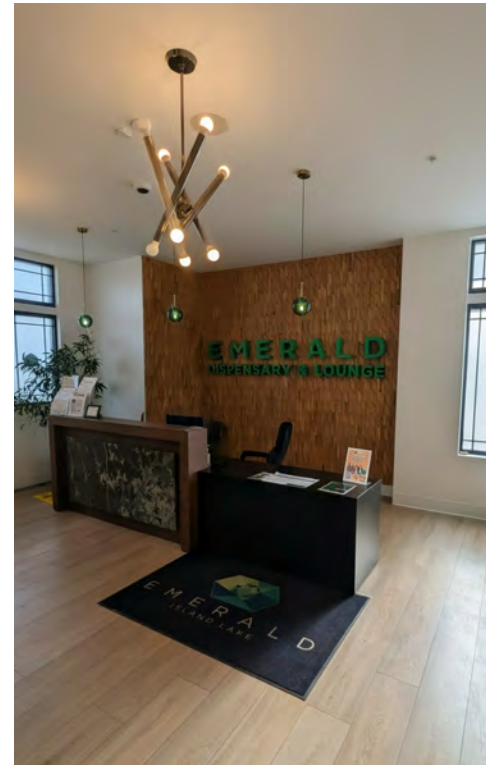
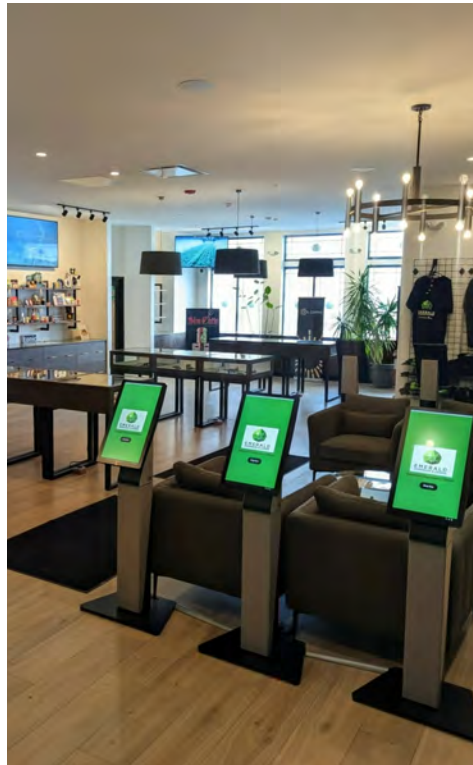
2024	2030	2035
~\$2B	~\$2.5–3B	~\$3–4B

GROWTH DRIVERS & CATEGORIES

- Fastest Growing Categories
- Infused beverages, edibles, and low-dose THC wellness products.
- Expected Growth Drivers
- New dispensaries, more craft growers entering production, product diversification, and cross-border demand from neighboring states

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DISPENSARY PHOTOS



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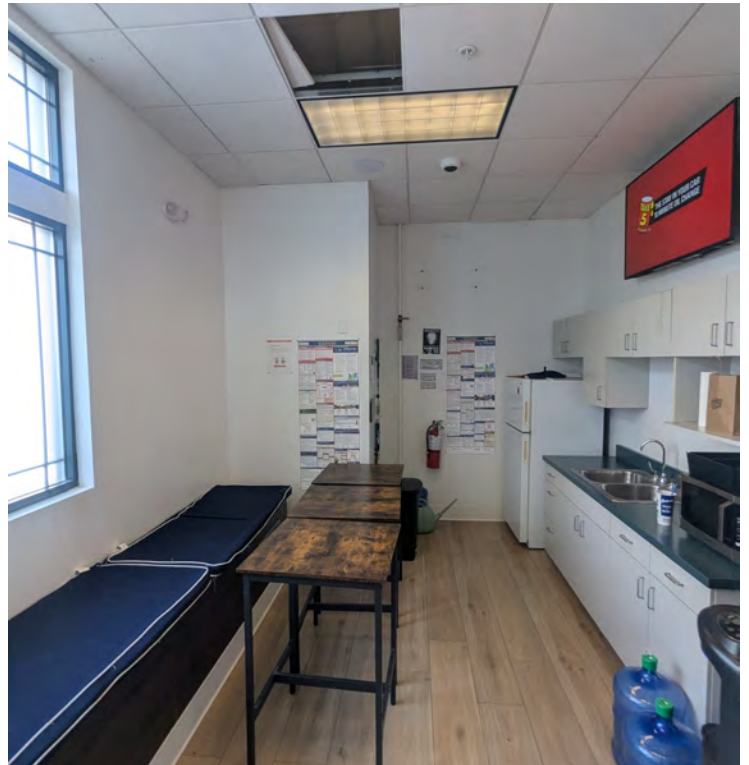
CONSUMPTION LOUNGE PHOTOS



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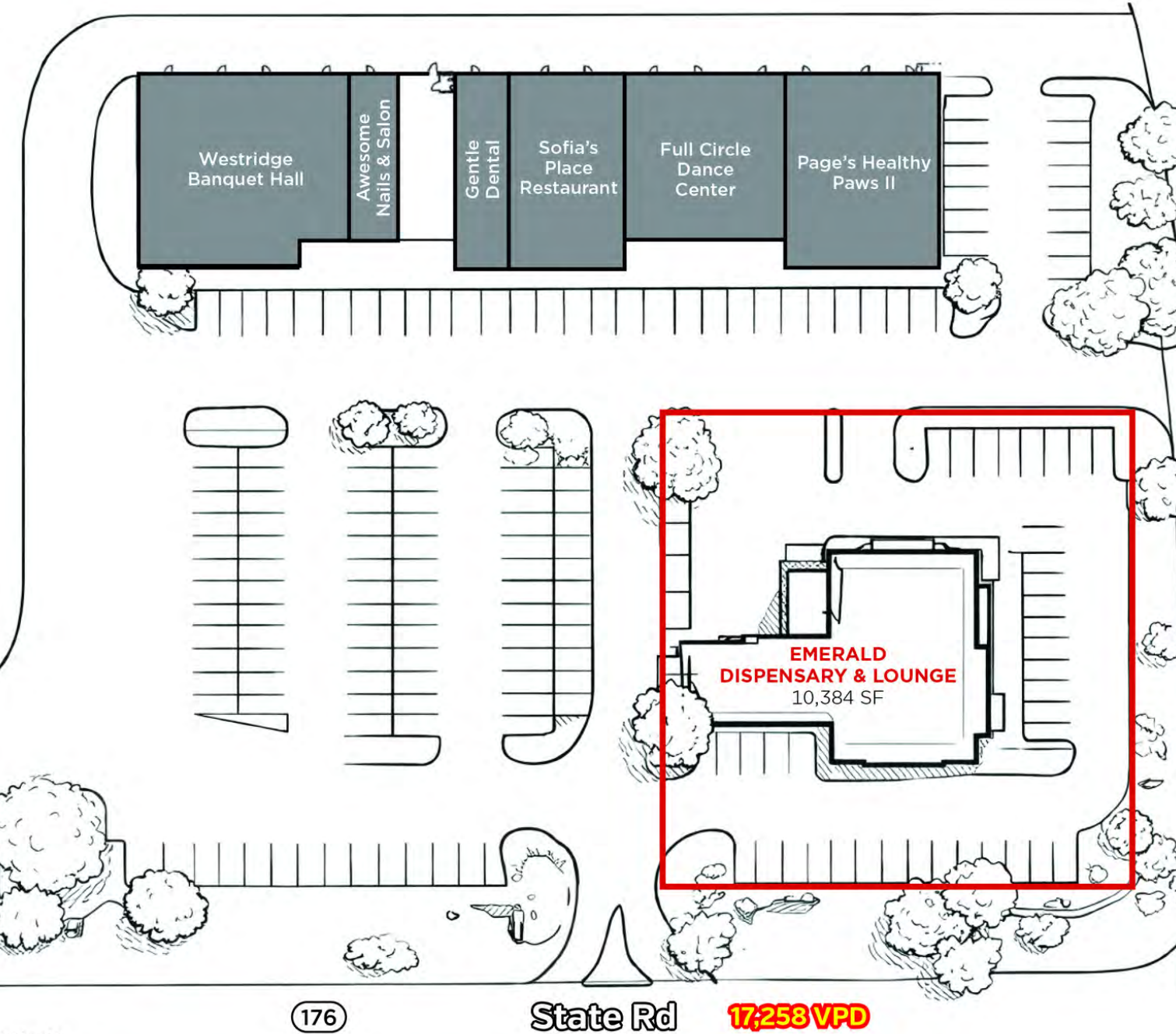
ADDITIONAL PHOTOS



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SITE PLAN

WESTRIDGE SHOPPING CENTER | ISLAND LAKE, IL



Proximate

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PROPERTY AERIAL



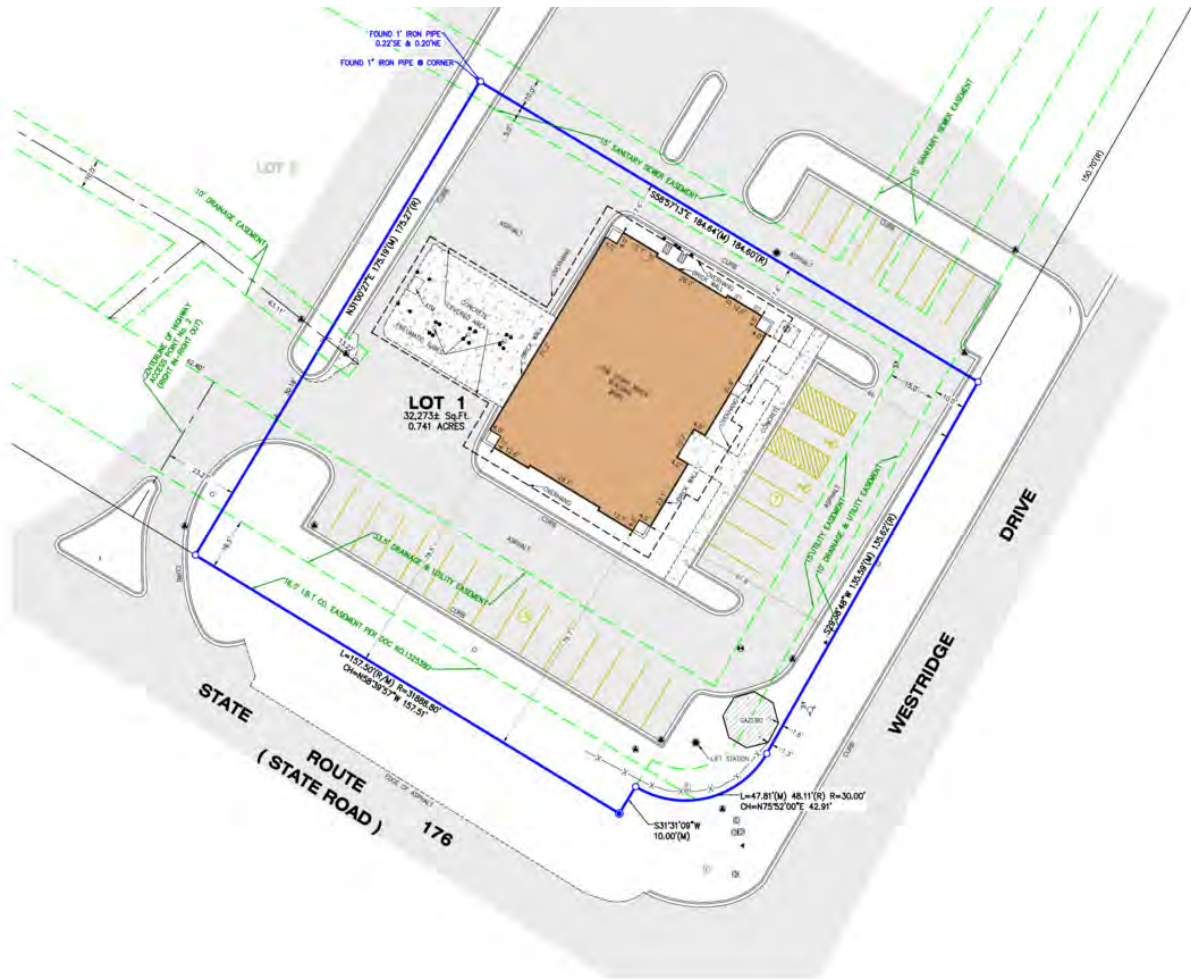
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RETAILER MAP



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PROPERTY SURVEY



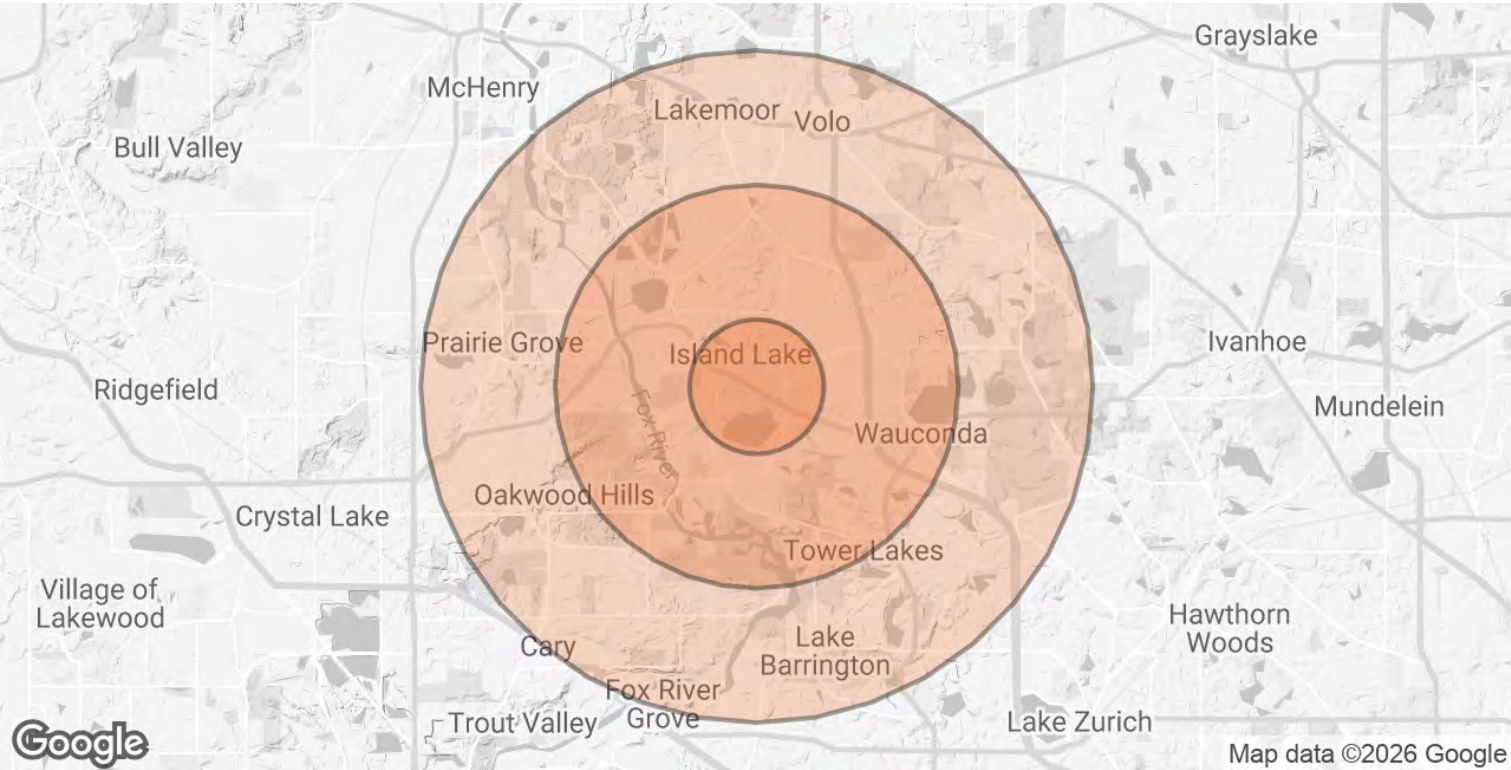
SURVEYOR'S NOTES

1. The legal description and utility easements shown hereon have been provided by _____ dated _____. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
2. Based on Flood Insurance Rate Map, Panel No. 17097C0118K & 17097C0114K, dated September 18, 2013, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.
3. Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parentheses (D) are record or deed values, not field measured.
4. Compare this plot, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
5. The location of the property lines shown on the face of this plot are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and /or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
6. Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plot. Lawn sprinkler systems, if any, are not shown on this survey.
7. Manholes, inlets and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the "stamped" markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
8. Surface indications of utilities on the surveyed parcel have been shown. Underground and affside observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.
9. This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
10. This survey makes no statement regarding the actual presence or absence of any service or utility line. Controlled underground exploratory effort together with "JULIE" markings is recommended to determine the full extent of underground service and utility lines. Contact J.U.L.I.E. at 1-800-892-0123.
11. Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plot or in the title commitment have been shown.
12. There is a total of 22 striped parking spaces for cars, including 2 of which are marked handicapped and 0 of which are for motorcycles. (Pertains to Table A, Item 9).



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,613	26,623	72,433
AVERAGE AGE	41.8	40.7	41.2
AVERAGE AGE (MALE)	40.5	40.8	40.4
AVERAGE AGE (FEMALE)	42.4	40.7	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,296	10,041	26,730
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$104,488	\$127,150	\$146,195
AVERAGE HOUSE VALUE	\$267,826	\$307,757	\$346,894

2023 American Community Survey (ACS)

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DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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