

TWIN PONDS MARKETPLACE

CRYSTAL LAKE, ILLINOIS



HARLEM IRVING COMPANIES

4104 North Harlem Avenue | Chicago, IL 60634

773.625.3036 | Fax 773.625.0056

www.harlemirving.com



TWIN PONDS MARKETPLACE

Located in Crystal Lake, Illinois, Twin Ponds Marketplace meets the challenge of integrating the convenience of a retail power center with the character and warmth of the surrounding community.

With nearly 240,000 square feet of space, Twin Ponds serves as the storefront for many successful national and regional retailers, including Home Depot, Circuit City, PetSmart, OfficeMax and Pep Boys.

The unique location offers a growing trade area population of over 218,000 within a seven-mile radius. Situated at the busy intersection of US Route 14 and State Route 31, Twin Ponds is both highly visible and easily accessible.

DEMOGRAPHICS

Average Household Income

1 Mile Radius\$118,385
3 Mile Radius\$101,769
5 Mile Radius\$110,121

Traffic Count

Route 14 (Northwest Highway) ...24,000
Route 3118,000

Parking Spaces1,217
Ratio5 to 1

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Merchant Legend	s.f.
1 Separately Owned	32,446
2 PetSmart	26,492
3 Home Depot	112,672
4 OfficeMax	23,599
5 Tuesday Morning	10,686
6 Available	3,640
7 Available	6,000
8 Available	6,000
9 Pep Boys	14,958
Total	236,493

