



## 310 Randall Road

SOUTH ELGIN, IL 60177

5,054+/- RSF FOR LEASE

*Your Vision. Our Dedication. Your Partner.*

**MURRAY COMMERCIAL**

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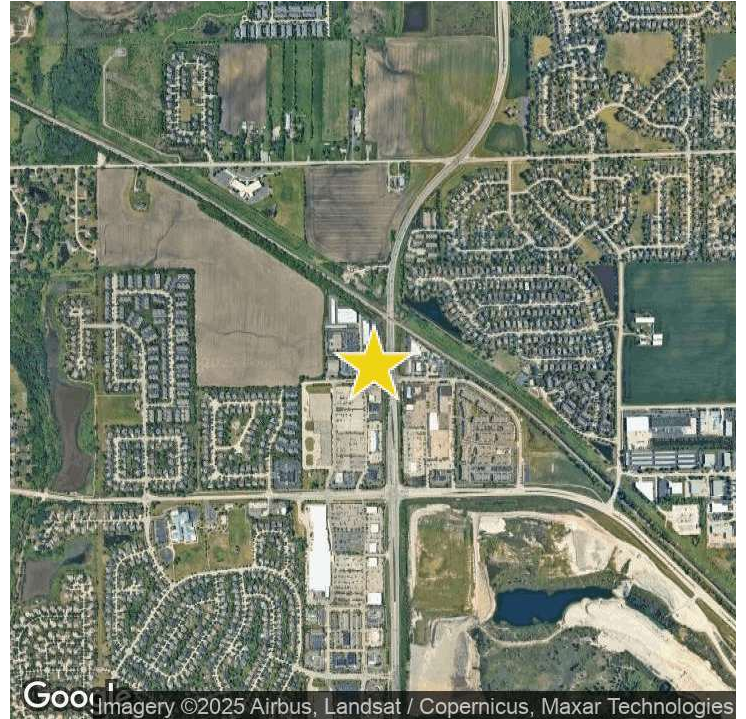
**JACE MURRAY**

President/Managing Broker  
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# Randall Road Retail

310 RANDALL ROAD, SOUTH ELGIN, IL 60177

## RETAIL SPACE FOR LEASE



### LEASE RATE

**\$27/SF/YR**

### OFFERING SUMMARY

Available RSF:	5,054+/-
CAM:	\$2.25/SF
Tax:	\$8.77/SF
Lease Type:	NNN
Year Built:	2002
Building Size:	8,460 SF
Zoning:	B-2
Traffic Count:	26,400
HVAC	10 Ton RTU
Electrical	400 Amp

### PROPERTY OVERVIEW

Open area with floor to ceiling windows create an ideal retail space on the Randall Road corridor in South Elgin. Join national retailers such as Kohl's, Giordano's, LensCrafters, and more in this busy shopping center. Great Randall Road exposure, end cap space with ample parking and signage. Co-tenant in this 2 unit building is an AT&T store.

### PROPERTY HIGHLIGHTS

- Randall Road Signage and Exposure
- National Retail Co-Tenancy
- 26,400+ VPD
- HVAC - 2 - 10 ton units
- Electrical - 400amp, 120/208 volt
- 3 Phase, 42 circuit



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RETAIL SPACE FOR LEASE



Open Space / Showroom



End Unit

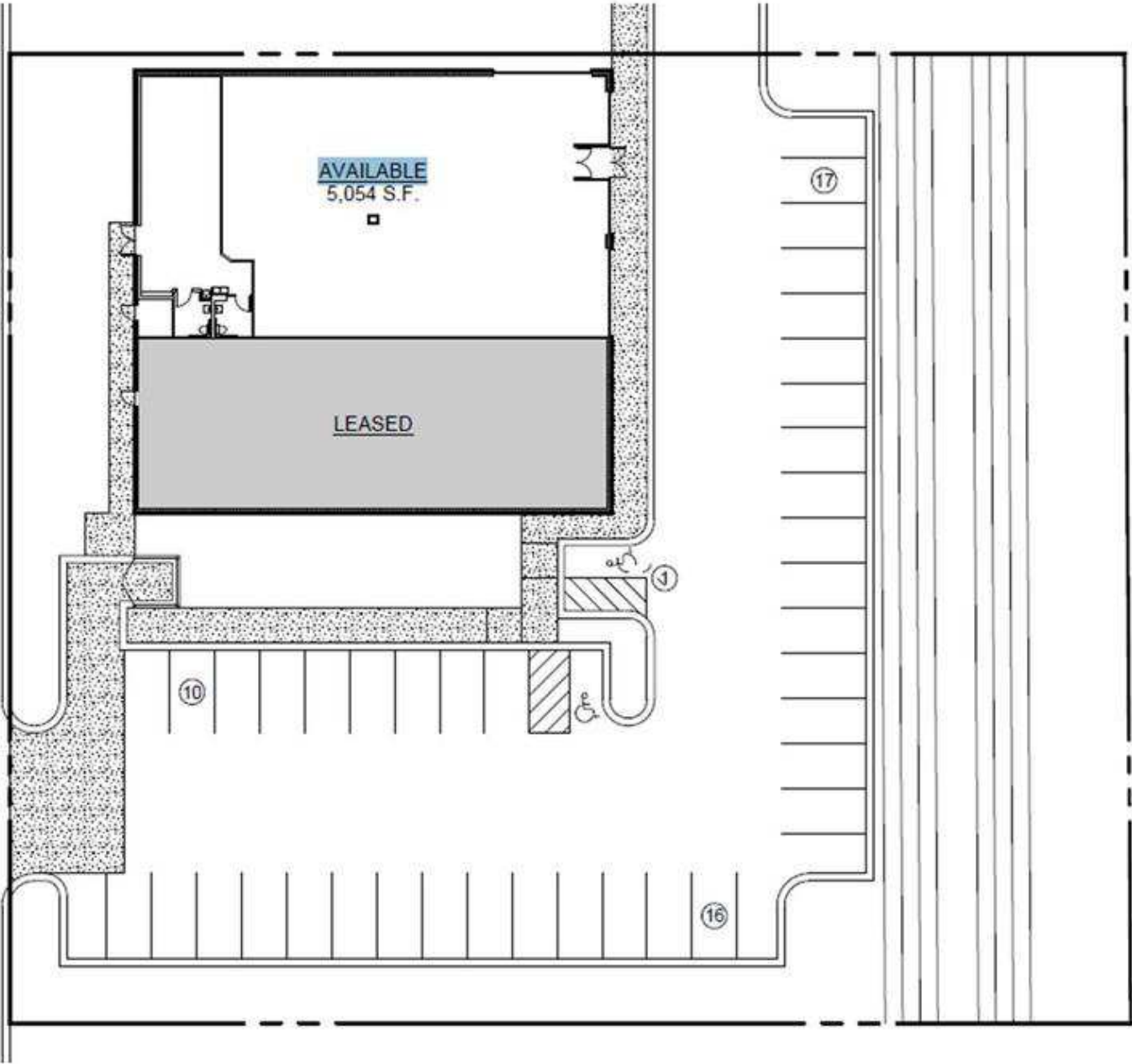


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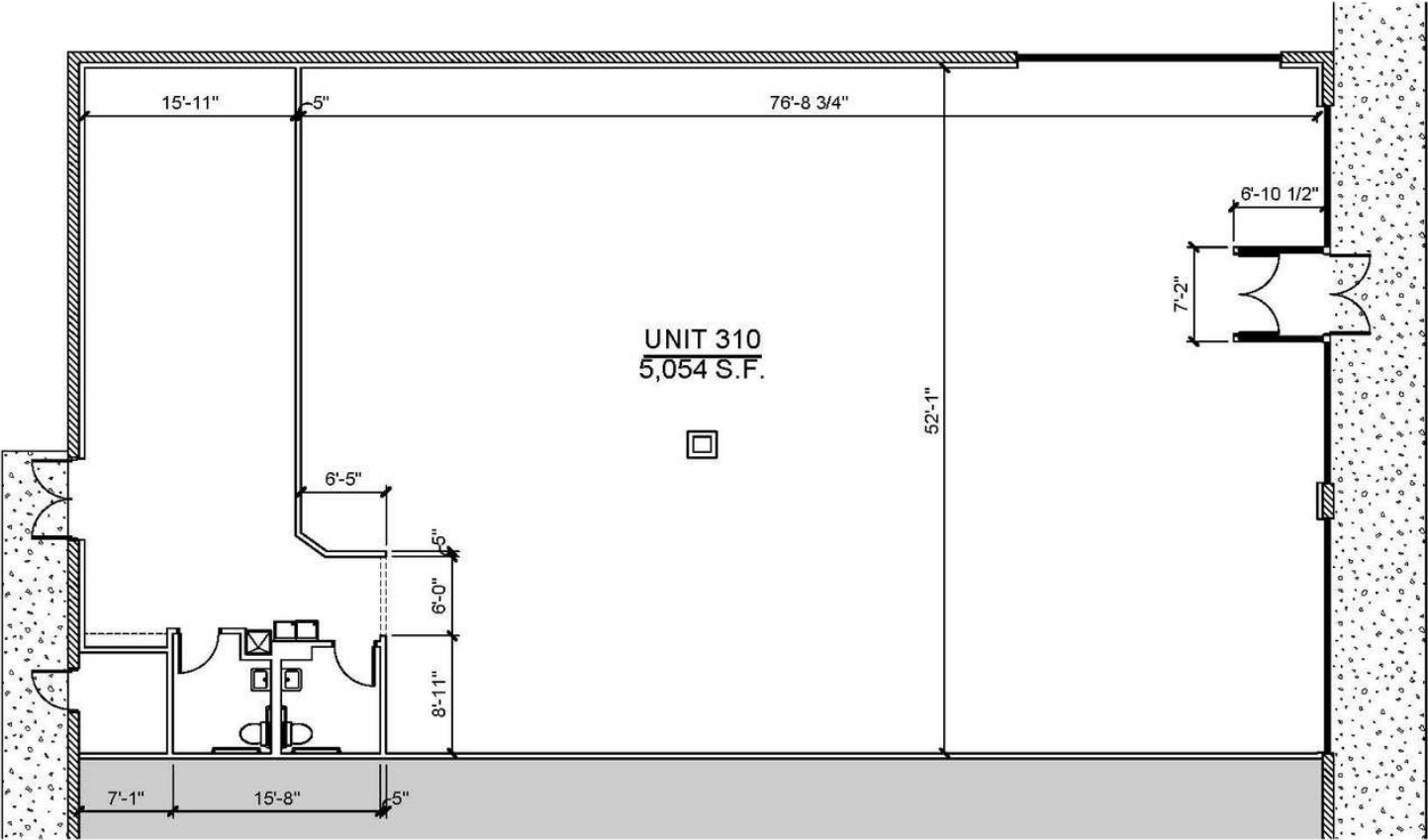
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SITE PLAN



FOOTPRINT





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## RETAILER MAP



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## LOCATION MAP



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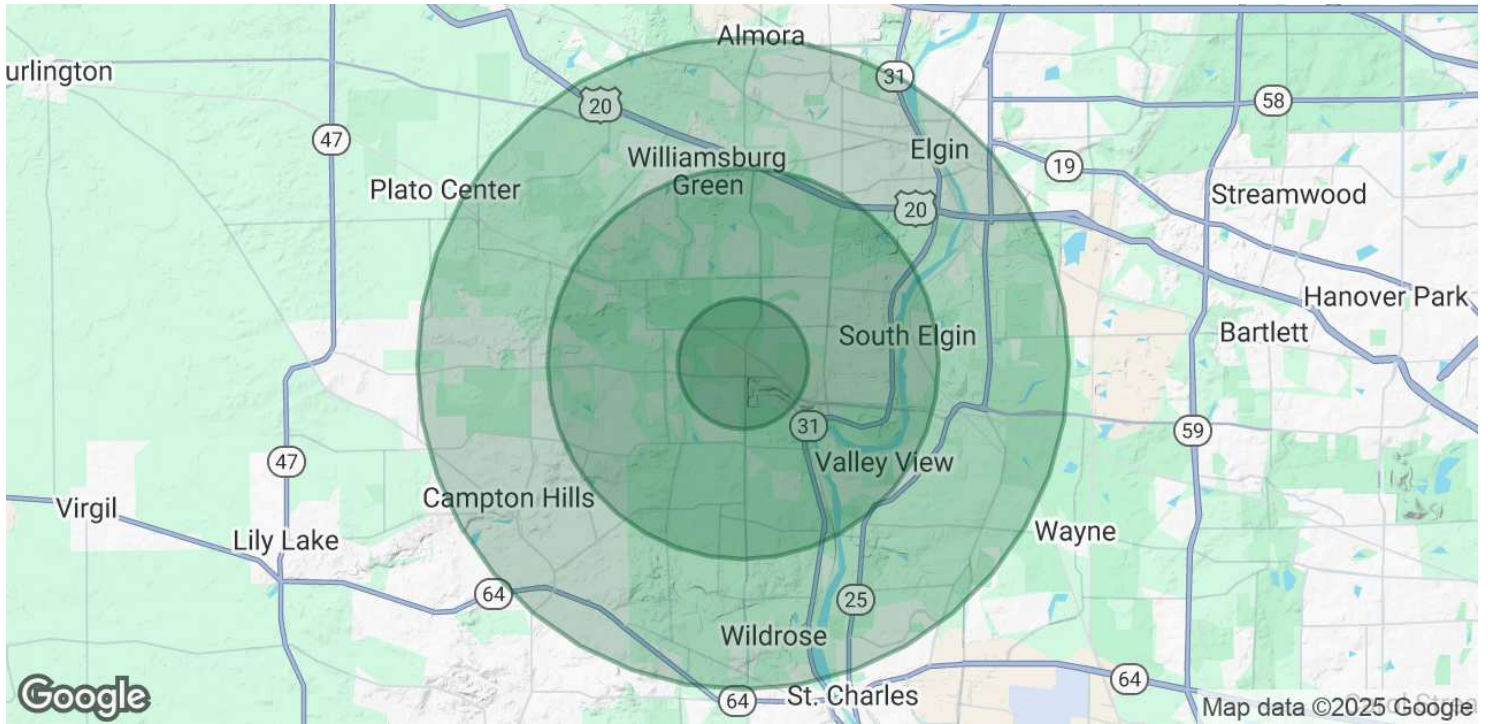
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## DEMOGRAPHICS



### POPULATION

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total Population	6,458	66,668	145,148
Average age	34.6	35.4	34.1
Average age (Male)	33.0	34.1	33.2
Average age (Female)	36.7	37.1	35.4

### HOUSEHOLDS & INCOME

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total households	2,231	23,114	49,045
# of persons per HH	2.9	2.9	3.0
Average HH income	\$80,307	\$79,957	\$80,612
Average house value	\$270,016	\$276,653	\$309,354

### TRAFFIC COUNTS

26,400/day

\* Demographic data derived from 2020 ACS - US Census



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## RETAIL SPACE FOR LEASE

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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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## AGENCY DISCLOSURE



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Broker Owned...James C. Murray III is a licensed real estate broker within the State of Illinois and has ownership interest in the subject property.



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## EXCLUSIVE BROKER



### JACE MURRAY

President/Managing Broker

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Direct: 630.513.0173 | Cell: 630.244.3272

## PROFESSIONAL BACKGROUND

With over 25 years of Commercial Real Estate Experience, Jace continues to exceed expectations with his client focused approach and dedication to building lasting relationships with his clients. While working with investors and clients within the commercial real estate industry, Jace has developed a unique and diversified skill set to assist clients and maximize their objectives.

His multidisciplinary commercial real estate background has provided consultative and real estate brokerage services ranging from complex land assemblage assignments, development, 1031 tax deferred exchanges, acquisition and syndication of commercial properties, and structuring a firm dedicated to providing client centered commercial real estate brokerage services and full service asset management and property management services.

## EDUCATION

As a graduate of Purdue University and The Krannert School of Business, achieving a bachelor of science degree in Management & Finance, Jace initially pursued his sales and management interests within the financial world with Prudential Preferred Financial Services, specializing in estate planning and small business planning. This established his passion for client interaction and desire to help others achieve their financial goals. He then turned to the real estate arena and joined his father in the mid 1990's to further his career and begin the evolution of Murray Commercial. As the firm has evolved to become a full service real estate brokerage and asset management company, he has been instrumental in enhancing the firm's ability to provide best of class services within the commercial real estate industry.

## MEMBERSHIPS

Active throughout the community and a lifetime resident of the St. Charles area, Jace continues to be active in many volunteer activities and philanthropic support of our communities. He is currently an active board member of the Northwestern Memorial Foundation and past board member of the Delnor Health System.



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### PROFESSIONAL BACKGROUND

Thijs joined Murray Commercial in 2022. He values building strong relationships with clients and tenants through his strong communication skills and results-driven approach. Thijs left the education field, where he was a High School math teacher, to pursue his interests in commercial real estate.

The Murray Team relies on Thijs as a Property Manager and Commercial Broker. As a Commercial Broker, Thijs focuses on details and communication with his clients to meet their needs and Murray's high standards of business. With his finance and math background and through proformas and analytical data, he assists his clients into making informed decisions. As a Property Manager, Thijs uses his analytical skills to create annual operating budgets to ensure the asset is performing at a maximum capacity. His clear communication and passion to work with others makes overseeing day-to-day operations on commercial properties simple and efficient for property ownership.

Thijs attended Purdue University where he earned a degree in Financial Counseling and Planning. He also attended North Central College where he earned a Secondary Ed. mathematics degree and a masters in curriculum and instruction. In his spare time he enjoys coaching softball at St. Charles North High School and for the Dennison Silver Hawks Organization.

### EDUCATION

Purdue University- BA in Financial Counseling and Planning

North Central College- BA in Secondary Ed. Mathematics

American College of Education- Masters in Instructional Design



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