

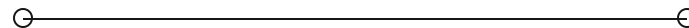


LEASE

Shops of Randall Square

1772-1792 S RANDALL RD

Geneva, IL 60134



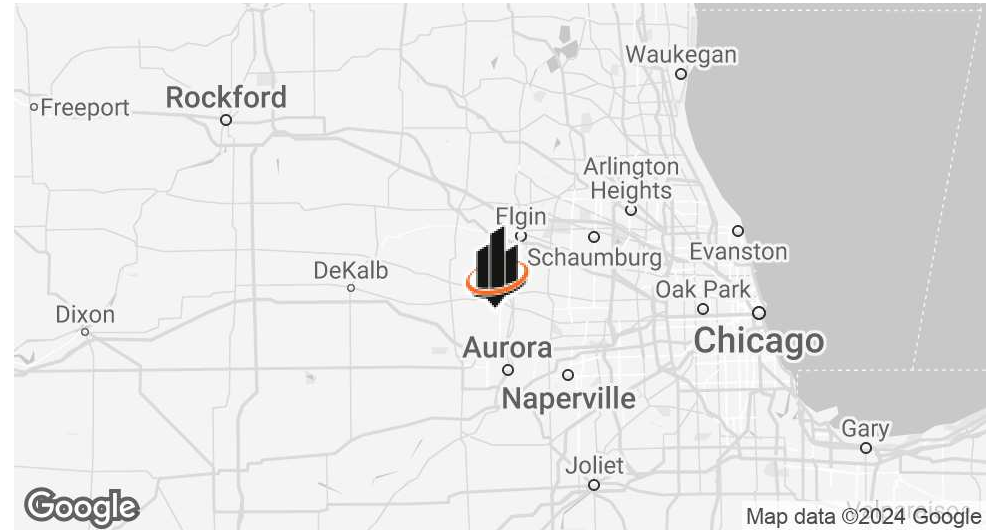
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|-----------------------------|
| LEASE RATE: | \$20.00 - 22.00 SF/yr (NNN) |
| CAM/PASS THRU: | \$7.73/sf (2024 Est) |
| BUILDING SIZE: | 41,614 SF |
| AVAILABLE SF: | 1,269 - 3,000 SF |
| YEAR BUILT: | 1998 |
| MARKET: | Chicago |
| SUBMARKET: | Chicago - Far West |
| TRAFFIC COUNT: | 35,400 |

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PROPERTY OVERVIEW

Under new ownership - TI & incentives now available. Busy retail center ideal for service, retail, and medical tenancy. Center offers strong mix of national, regional, and local tenants including Ju Rin Japanese Restaurant, RE/Max, Hotworx (coming soon), Thai Siri Restaurant (coming Soon), RE/Max, newly opened Vein Specialists of Geneva, Los Cantaritos, Evoke Salon & Gallery and more.

Center is further supported by busy Panera Bread, Jersey Mikes, UPS Store, and 5/3rd Bank in the outlots.

LOCATION OVERVIEW

The property is located in the heart of the Randall Road retail corridor, the key retail corridor in central Kane County. The property is surrounded by national retailers including Walmart, At Home, Sierra Trading Post, Nordstrom's Rack, Marshalls, Ross, Home Depot, PetSmart, Petco, Trader Joe's, Fresh Thyme Farmer's Market, and Best Buy. The property is just south of Northwestern Medicine Delnor Community Hospital and Geneva Commons.

Strong demographics with 120,000 residents average incomes exceeding \$100,000 (5 Mile).

LEASE SPACES

LEASE INFORMATION

| | | | |
|---------------------|------------------|--------------------|-------------------------|
| LEASE TYPE: | NNN | LEASE TERM: | 60 - 120 months |
| TOTAL SPACE: | 1,269 - 3,000 SF | LEASE RATE: | \$20.00 - \$22.00 SF/yr |

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

| | | | | | |
|--------|-----------|----------|-----|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 160 | Available | 3,000 SF | NNN | \$20.00 SF/yr | 3,000 SF space currently occupied by MetroNet. Space features a front retail sales floor / showroom with training room, storage, breakroom, and restrooms behind. |
| 210 | Available | 1,750 SF | NNN | \$20.00 SF/yr | Retail / Professional space. Showroom in front with 2 office and open space in rear. |
| 1792-A | Available | 1,269 SF | NNN | \$22.00 SF/yr | Endcap space adjacent to Vein Clinic. Excellent visibility at corner entrance from Gleneagle. |

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SITE PLANS



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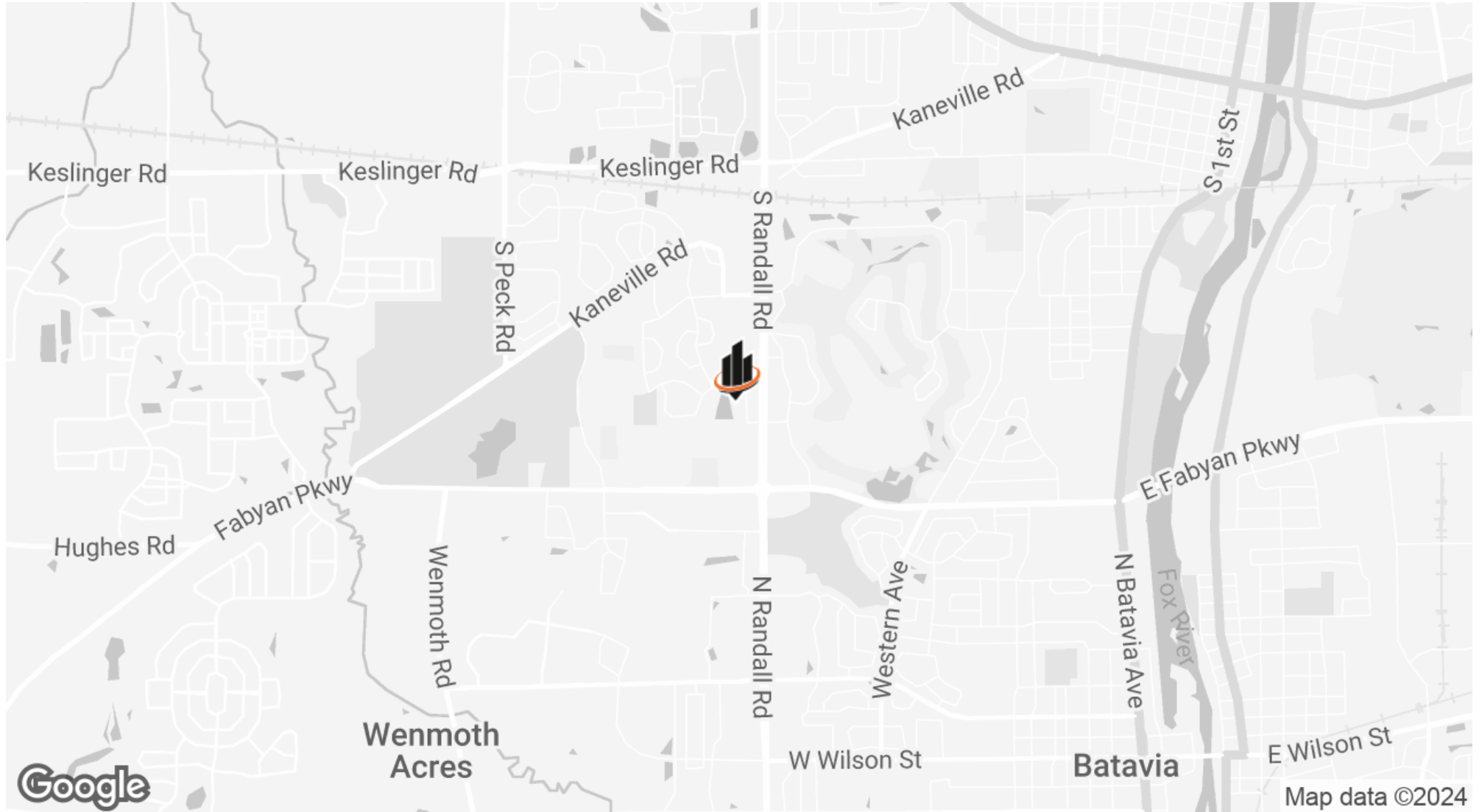
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ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|--------|---------|---------|
| TOTAL POPULATION | 5,256 | 53,154 | 119,071 |
| AVERAGE AGE | 42.6 | 40.5 | 38.7 |

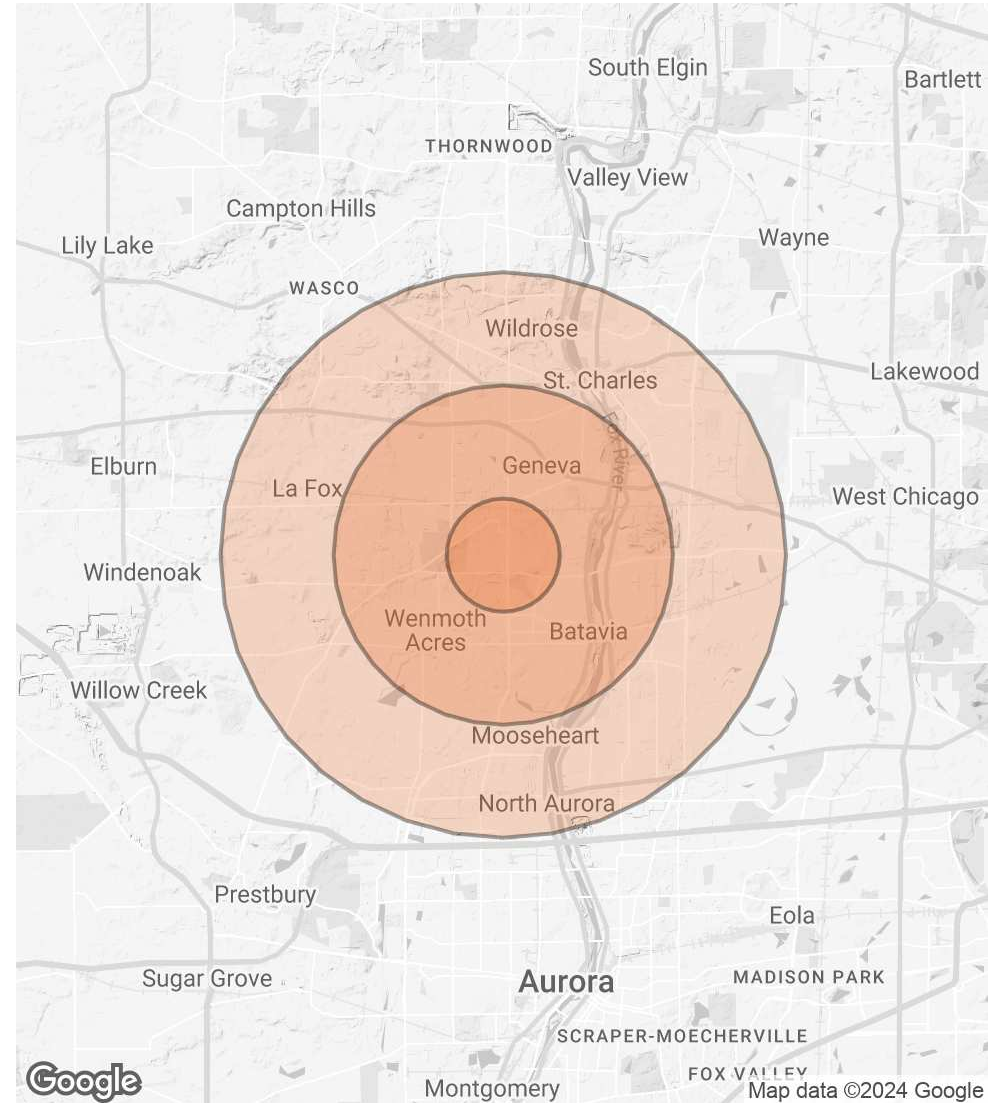
HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 1,805 | 19,477 | 42,713 |
| # OF PERSONS PER HH | 2.9 | 2.7 | 2.8 |
| AVERAGE HH INCOME | \$135,684 | \$110,144 | \$106,086 |
| AVERAGE HOUSE VALUE | \$410,018 | \$351,816 | \$351,146 |

RACE

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|--------|---------|---------|
| % WHITE | 95.5% | 93.5% | 90.0% |
| % BLACK | 0.7% | 1.6% | 2.8% |
| % ASIAN | 2.1% | 2.0% | 2.4% |
| % HAWAIIAN | 0.0% | 0.0% | 0.0% |
| % AMERICAN INDIAN | 0.1% | 0.0% | 0.0% |
| % OTHER | 0.8% | 2.2% | 3.7% |

2020 American Community Survey (ACS)



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ADVISOR BIO



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PROFESSIONAL BACKGROUND

Joel Miller serves as Senior Advisor, Retail Services for SVN Landmark Commercial Real Estate, specializing in the sale and leasing of retail and restaurant properties throughout the Chicago market. Joel has been a licensed real estate broker in the state of Illinois since 2009 and has focused on representing investors in acquisition, disposition, and leasing of their retail properties. Joel has also spearheaded the regional and national expansion of restaurant and retail brands including The Port of Peri Peri, Beef Shack, World Finance Corporation, I Love Kickboxing, Kumon, Qahwah House, Bill Cho's United Taekwondo, and more.

Joel has more than 15 years of experience in real estate brokerage, marketing, market analysis and client services. He has executed the sale or leasing of more than 1,350,000 sf of retail space, and his transaction volume exceeded \$125,000,000.

Joel is board chair and treasurer at Bright Community Services focusing on employment services in the Englewood neighborhood of Chicago, and a deacon at Covenant Presbyterian Church in Chicago.

Joel is a licensed real estate broker in the states of Illinois and Indiana, and is a Certified Commercial Investment Member (CCIM), a current member of the International Council of Shopping Centers (ICSC), and a Member of the National Association of Realtors.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)
International Council of Shopping Centers (ICSC)
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