

PAD READY LOT FOR SALE, BUILD-TO-SUIT OR GROUND LEASE



PROPERTY SPECIFICATIONS

Description: Pad Ready Fully Developed

Land Size: 6,997 SF

Pad Site: Up to 5,500 SF Building Allowed

Topography: Flat

Utilities: To Site

Sewer/Water: Village

Zoning: B-2 PUD

Real Estate Taxes: \$1,881.46 (2024)

Ground Lease: \$40,000/Year

Sale Price: \$495,000

PROPERTY OVERVIEW

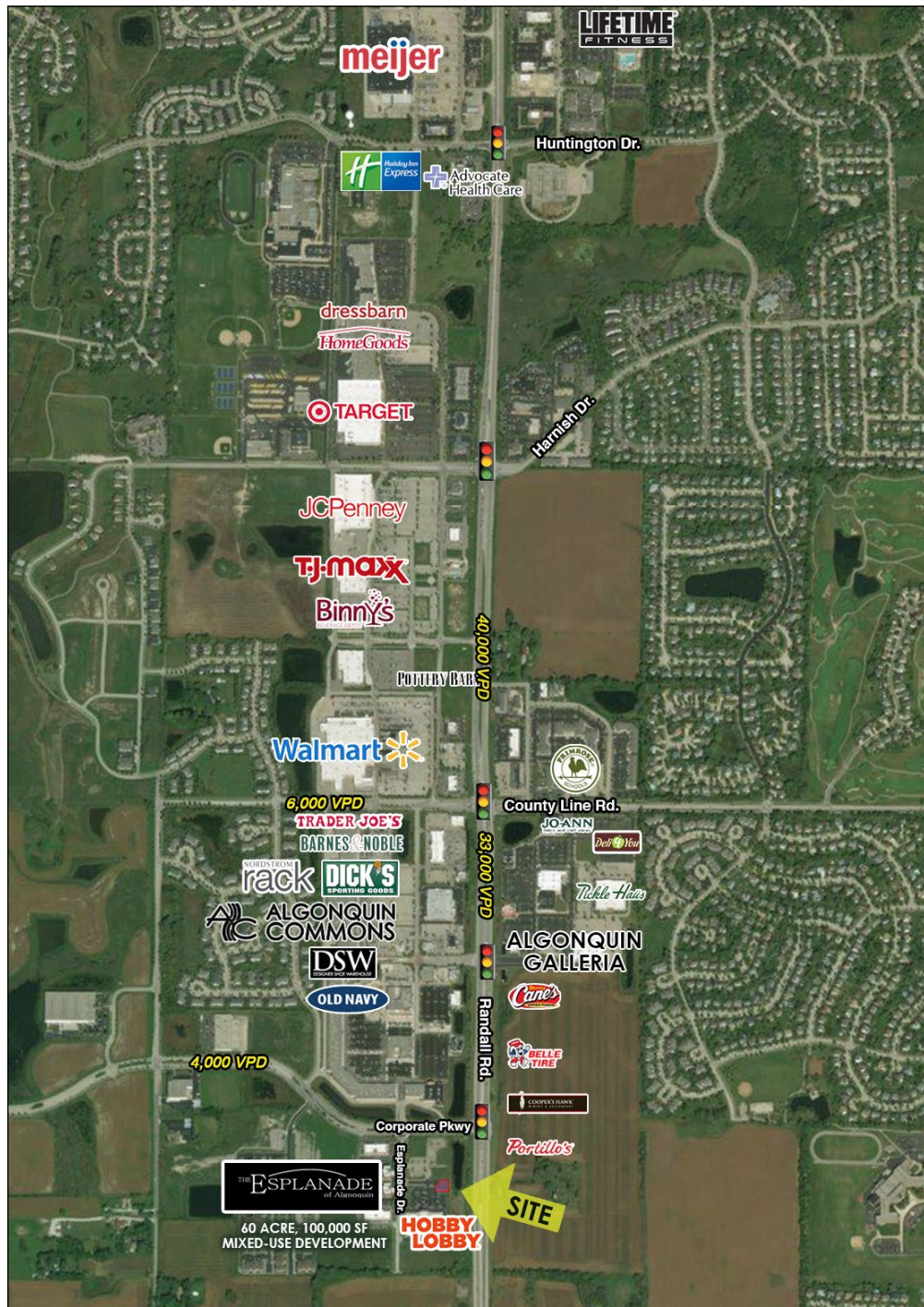
Retail or Restaurant

- Lot 2 is pad ready and fully developed, with curbing, parking lot, lighting, landscaping and off-site detention
- Fronts Randall Rd and shares parking with Hobby Lobby
- Can accommodate a 5,500 SF building
- Lot 2 can be squared off and the cul-de-sac removed
- Monument signage previously approved on Randall Rd
- The Esplanade is part of the 1,000 acre Algonquin Corporate Campus, adjacent to Hobby Lobby
- Located just south of Algonquin Commons, a 600,000 SF Lifestyle Center anchored by Trader Joe's, Nordstrom Rack and Dick's Sporting Goods. Algonquin Commons is currently undergoing a \$30 M renovation
- Across the street from the new Portillo's and Cooper's Hawk
- PIN: 03-06-427-022

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Per village recommendation, the cul-de-sac can be removed and building pad can be squared off.