

272 S Randall Rd.

Algonquin, IL

**2ND GENERATION
ORTHODONTIC OFFICE**

Introducing 272 South Randall Road, an exceptional second-generation Orthodontic office. The property's modern and versatile interior layout, large windows, and ample parking offer the ideal setting for an Orthodontic practice. With existing infrastructure in place, including specialized treatment areas, this move-in ready space is perfectly tailored to meet the needs of an orthodontic office. The sleek exterior design, excellent visibility, and high traffic flow ensure maximum exposure for the practice. Don't miss this unique opportunity to establish your practice in this highly sought-after location.



Lease Rate:
\$30.00 SF/yr (NNN)

Available SF:
1,967 SF

Lot Size:
.93 Acres

Building Size:
10,440 SF

Rental Rate:
\$30.00 SF/yr (NNN)

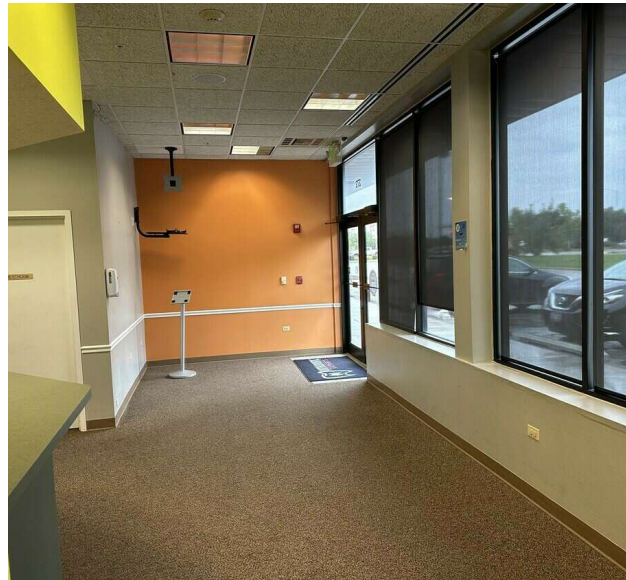
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REAL ESTATE &
PRACTICE ADVISORY

272 South Randall Road
Algonquin, IL

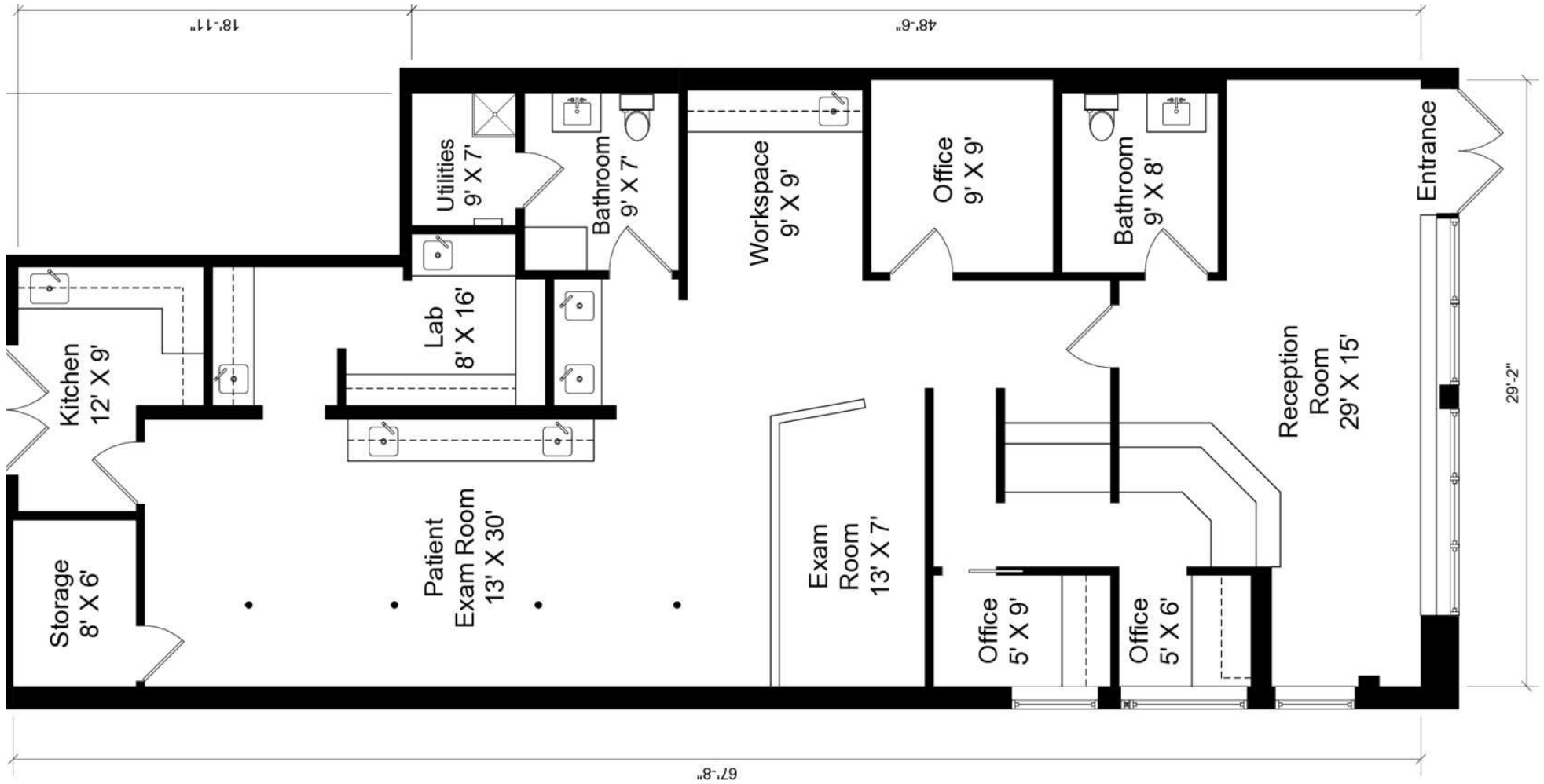
ADDITIONAL PHOTOS



272 South Randall Road

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FLOOR PLAN



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AVAILABLE SPACES

Suite	Tenant	Size SF	Lease Type	Lease Rate	Description
2nd Generation Orthodontic Office	Available	1,967 SF	NNN	\$30.00 SF/yr	2nd Generation Orthodontic Office in excellent condition. Currently lays out with Six (6) Treatment Areas, Two (2) ADA Restrooms, Lab/Break Room, Sterilization Area, X-Ray Room, Private Office, and Reception/Waiting Area



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Population

1 MILE

8,494

TOTAL POPULATION

64,047 | 148,921
3 MILES | 5 MILES

41.8

AVERAGE AGE

40.0 | 39.1
3 MILES | 5 MILES

Households and Income

1 MILE

3,252

TOTAL HOUSEHOLDS

23,353 | 53,514
3 MILES | 5 MILES

2.6

OF PERSONS PER HH

2.7 | 2.8
3 MILES | 5 MILES

1 Mile

39.1

AVERAGE AGE (MALE)

39.1 | 37.5
3 MILES | 5 MILES

43.5

AVERAGE AGE (FEMALE)

40.0 | 39.8
3 MILES | 5 MILES

1 Mile

\$111,844

AVERAGE HH INCOME

\$114,217 | \$110,618
3 MILES | 5 MILES

\$250,261

AVERAGE HOUSE VALUE

\$248,109 | \$243,318
3 MILES | 5 MILES

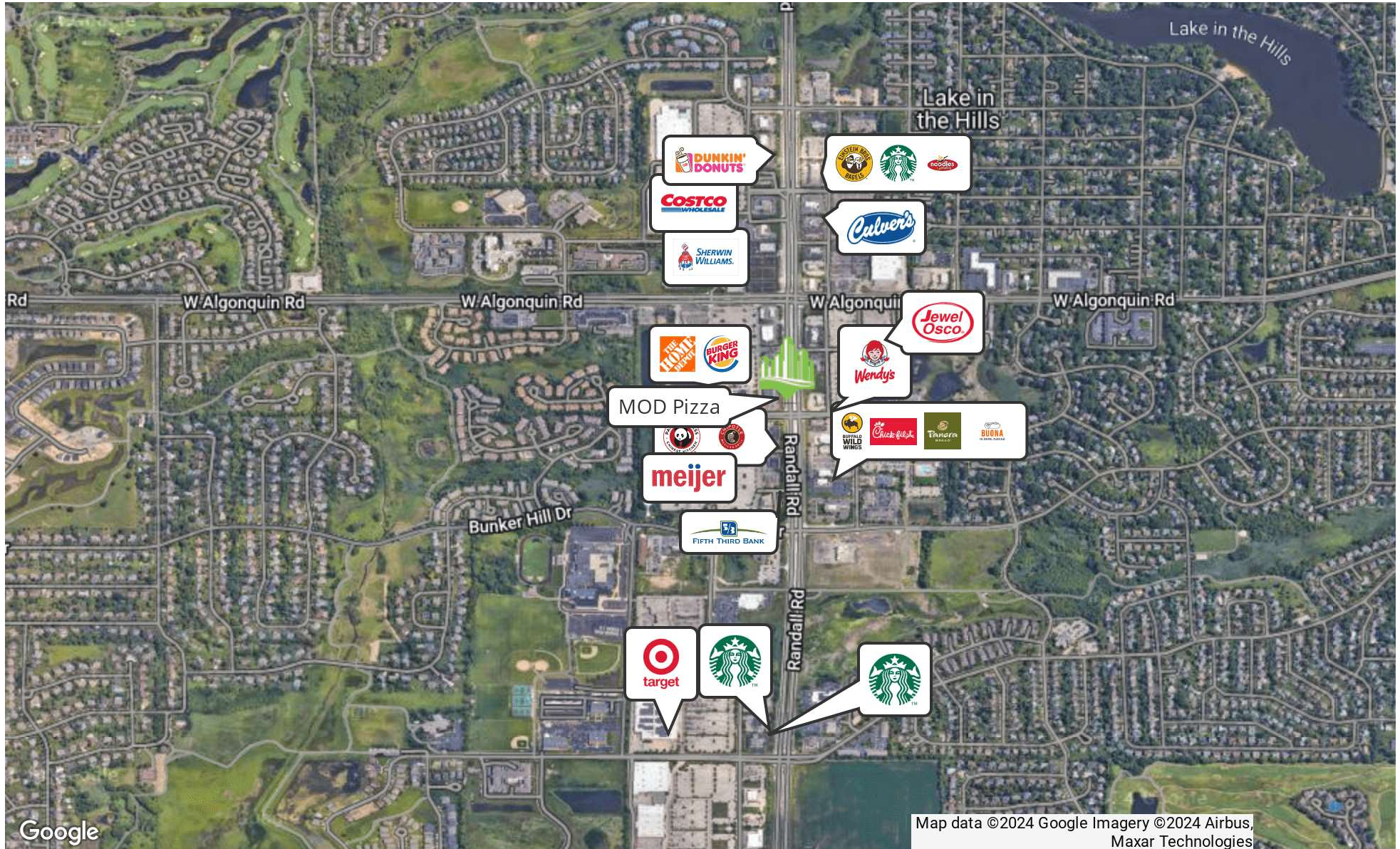
* Demographic data derived from 2020 ACS - US Census



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RETAILER MAP



Google

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