



STOREBUILD

OFFERING MEMORANDUM – SALE OR LEASE

ALGONQUIN, IL

CONFIDENTIAL

LOCATION:	1400 S RANDALL RD.
DATE:	Q3 / 2021



INVESTMENT SALE / LEASE - ALGONQUIN, IL



SAMPLE ELEVATION



EXISTING ELEVATION - TO BE IMPROVED

1400 S RANDALL RD, ALGONQUIN, IL



PROPOSED ELEVATIONS

1400 SOUTH RANDALL ROAD

DATE 10.15.2019

REV#

PROJ # 1930.000.000

SHEET SK-100919

SAMPLE ELEVATIONS

1400 S RANDALL RD, ALGONQUIN, IL



ALGONQUIN, IL

PROPERTY DETAIL



1400 S Randall Rd, Algonquin, IL 60102



±52,067 SF freestanding building located on approximately ±7.3 AC of land. Hypothetical elevation, final building plan to be approved by user



Visibility and frontage exposure by Algonquin Commons, Oakridge Court, and Woods creek Commons



Randall rd. 46k VPD / County Line Rd. 7k VPD / Algonquin Rd. 26k VPD



Adjacent to 200K SF Walmart Supercenter & 300K SF Regional Shopping Center

DEMOGRAPHICS

	5 MILES	7 MILES	10 MILES
POPULATION	152,985	239,972	400,037
AVERAGE HH INCOME	\$116,296	\$112,854	\$113,363
HOUSEHOLDS	50,837	83,292	136,143

EXECUTIVE SUMMARY

OFFERING DETAILS

SALE PRICE	NNN LEASE PRICE
\$4,700,000	\$9PSF

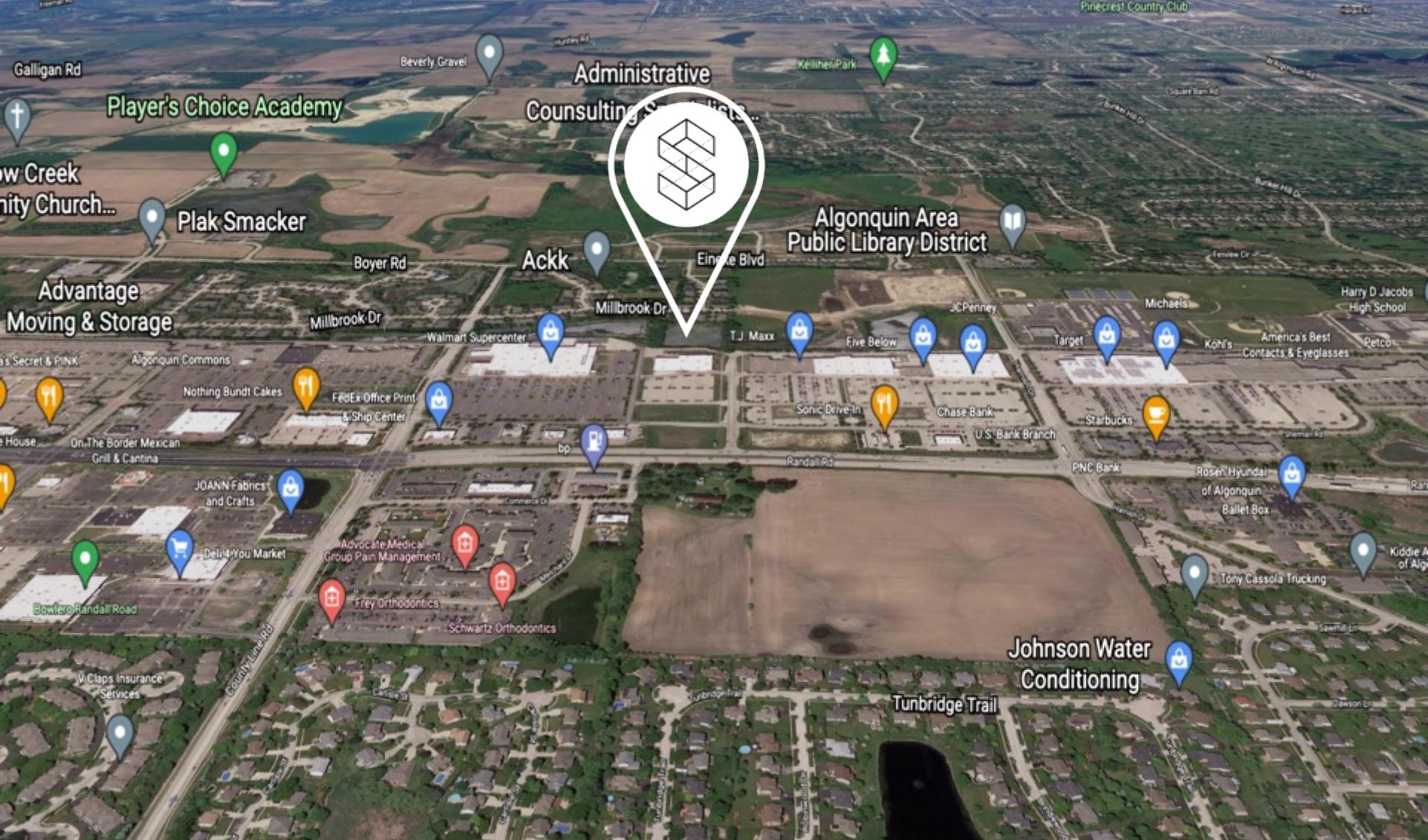
- Storebuild, LLC is offering for sale / lease, 52,067 SF freestanding former Gander Mountain in Algonquin, IL.
- Space divisible to 10,000 – 52,000 SF
- The building is ideally located in the heart of Algonquin retail node with > 2,000,000 SF Retail
- Affluent Trade area boast Average HH Income > \$100,000
- Access via Signalization off County Line Rd. and Harnish Drive and rare Right In / Right Out off Randall Rd.
- Proximate to Algonquin Commons Lifestyle SC (Regional Shopping Mall for Far NW Suburbs)
- Neighbors include Carmax, Walmart, Super Target, TJ Maxx, KOHLS, Petco, Starbucks
- Available Now





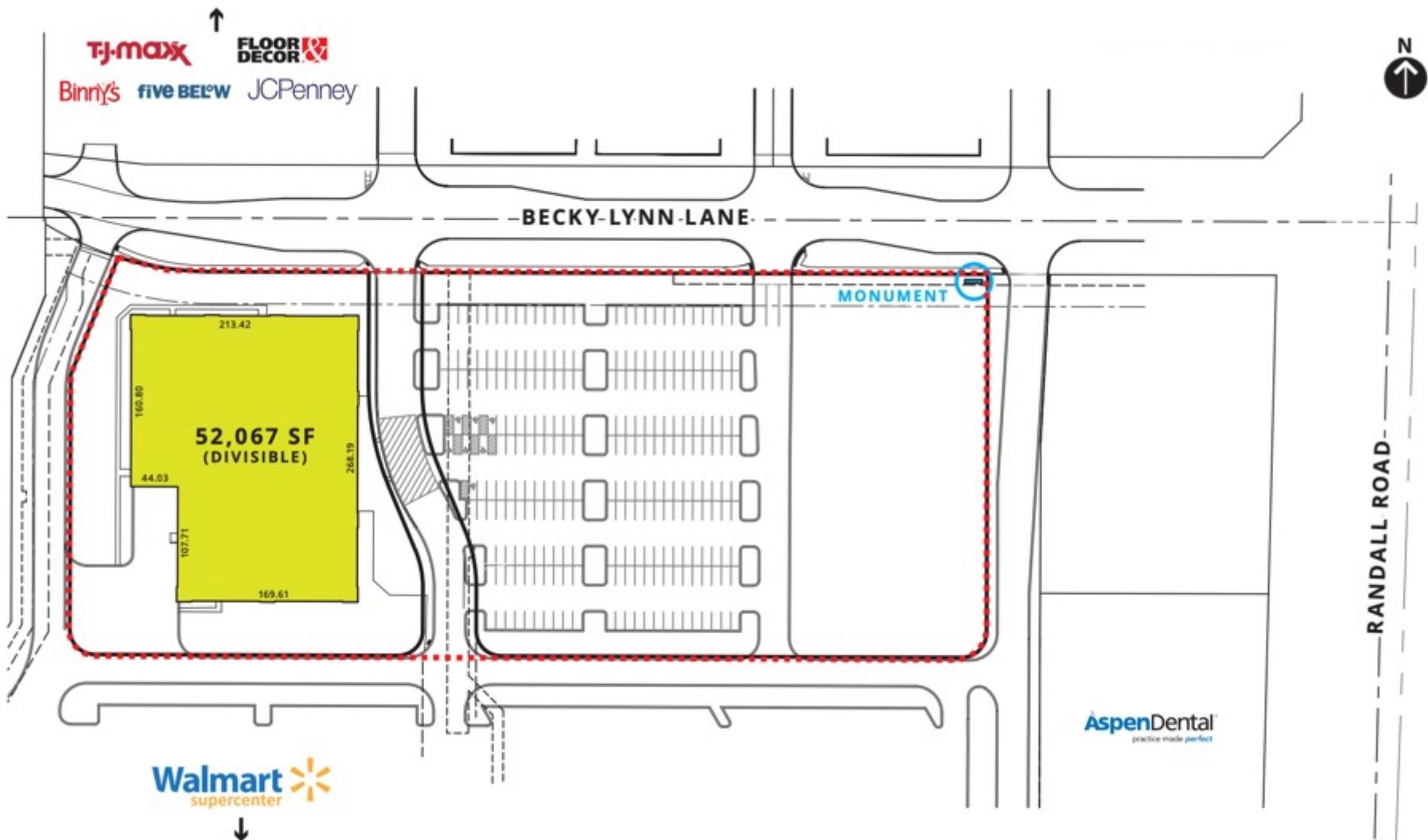
RETAIL MARKET OVERVIEW

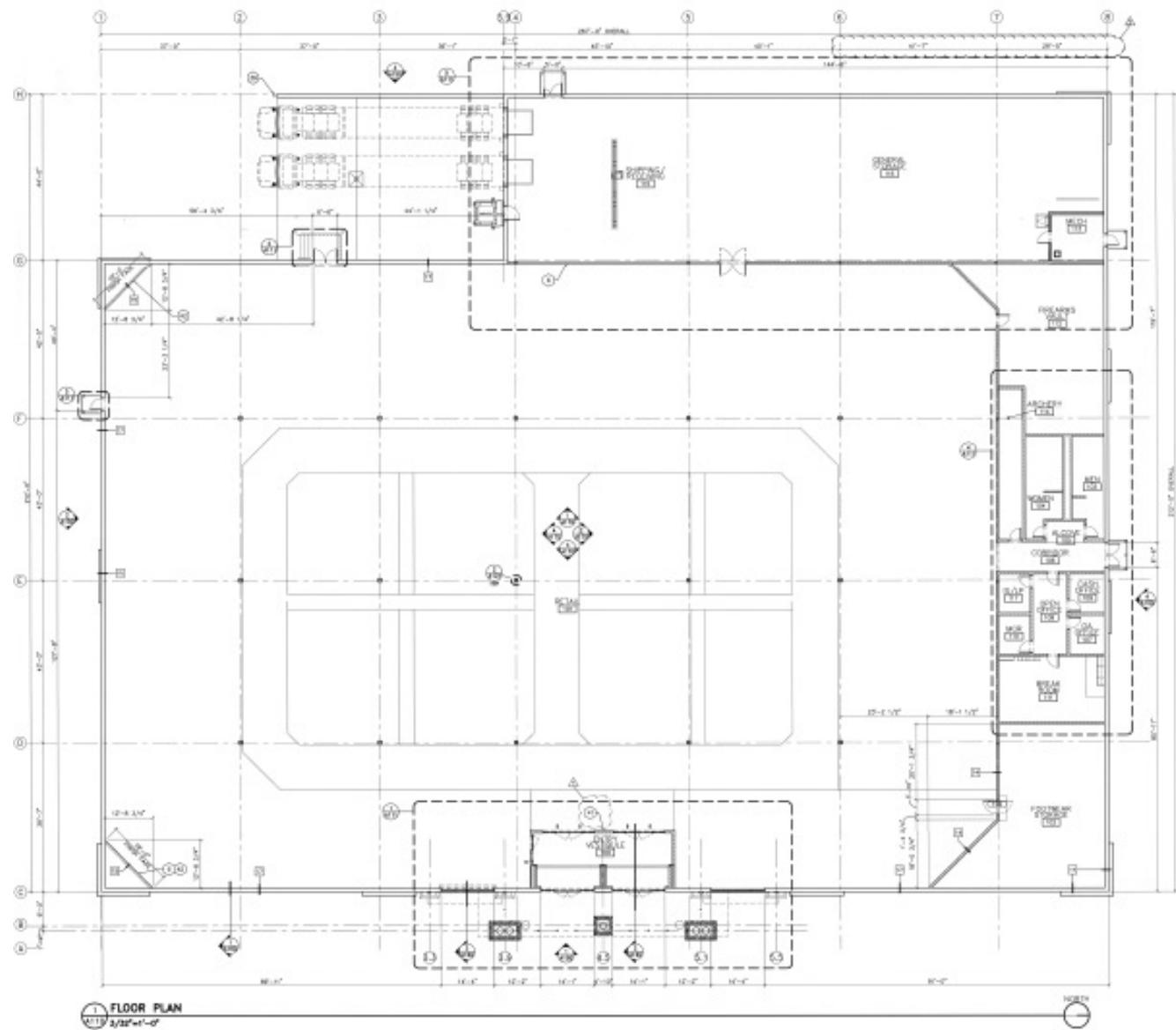
1400 S RANDALL RD, ALGONQUIN, IL



ANALYST

1400 S RANDALL RD, ALGONQUIN, IL





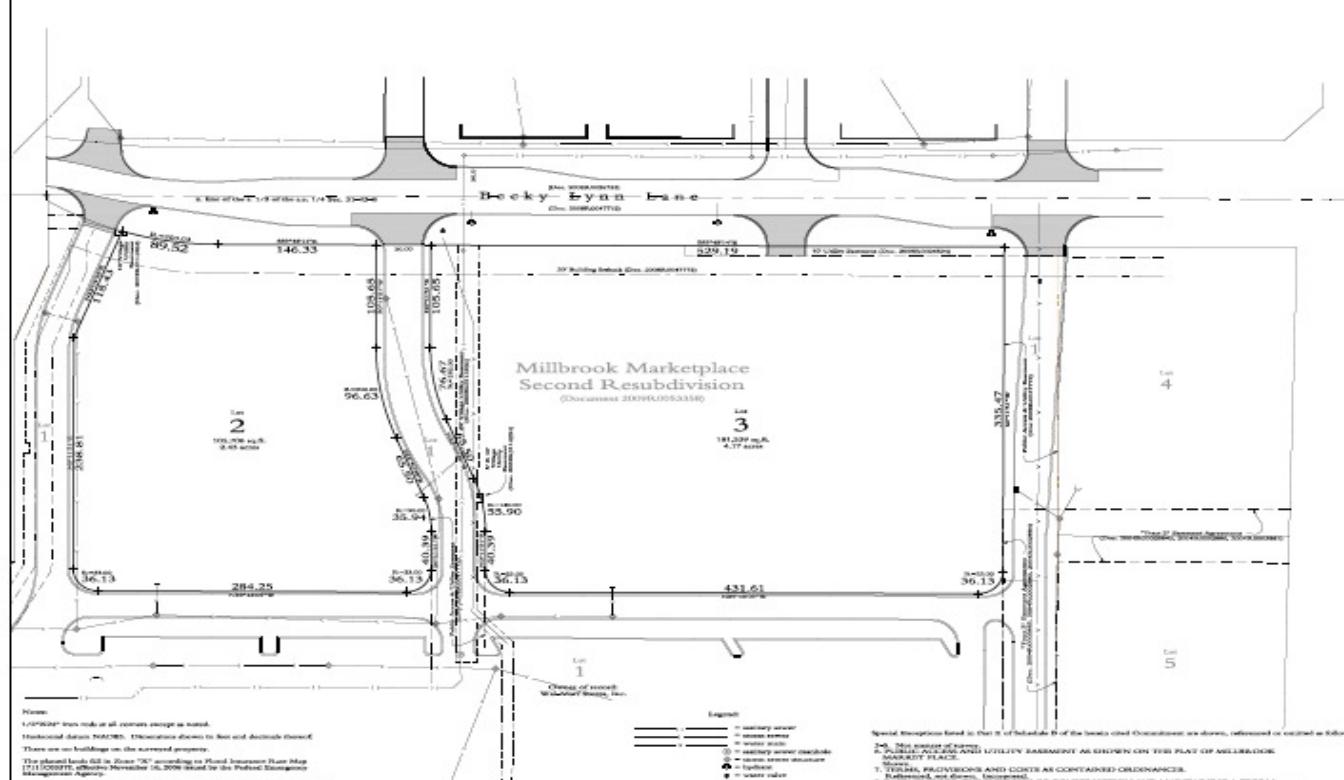
FLOOR PLAN

1400 S RANDALL RD, ALGONQUIN, IL



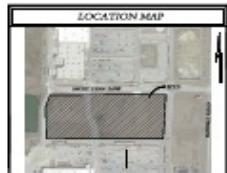
SURVEY

1400 S RANDALL RD, ALGONQUIN, IL



**ALTA\ACSM
Land Title
Survey**

Lots 2 and 3 in Millbrook Marketplace Section Second Subdivision being a subdivision of Lots 1, 2, 3 and 4 in Millbrook Marketplace First Subdivision being a subdivision of part of the South Half of the Southeast Quarter of Section 31, Township 43 North, Range 8 East of the 6th P.M. in the State of Indiana according to the plan thereof recorded and filed in the office of the Recorder of Marion County on December 23, 2008 as Document Number 200801000033388, in McHenry County, Illinois.

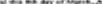


State of Illinois }
County of DuPage } S.S.

To Stanley Lyons LLC, Stanley Income Corporation,
Charles Moncado Company, WholeSale Stores, Inc.
and Stewart Title Guaranty Company;

This is a copy of the pilot test survey on which 13 is based. It was conducted in accordance with the 2011 American Standard Dress Standard for ALTA/NSPE-131 Land Title Surveys, jointly developed and adopted by ALTA and NSPE and included in the 2011 ALTA/NSPE Survey Standard. The final survey was completed on February 8, 2014.

Given under my hand and seal this 16th day of March, 2013.



John W. McAllister
Notary Public
State of Massachusetts
Land Surveyor 2007
#000-11-00004

Notary
Public
Seal

Land Title Survey



VIEW FACING NORTH / EAST

1400 S RANDALL RD, ALGONQUIN, IL



VIEW FACING SOUTH / WEST

1400 S RANDALL RD, ALGONQUIN, IL

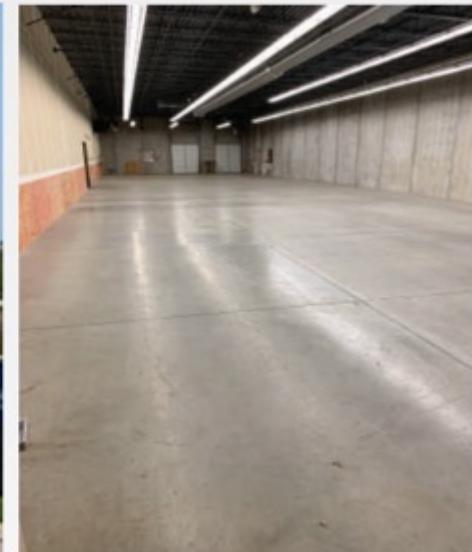


REAR VIEW

1400 S RANDALL RD, ALGONQUIN, IL



BUILDING - RANDALL ROAD PERSPECTIVE



LOADING AREA INTERIOR



LOADING AREA EXTERIOR



INTERIOR SALES FLOOR



BATHROOM

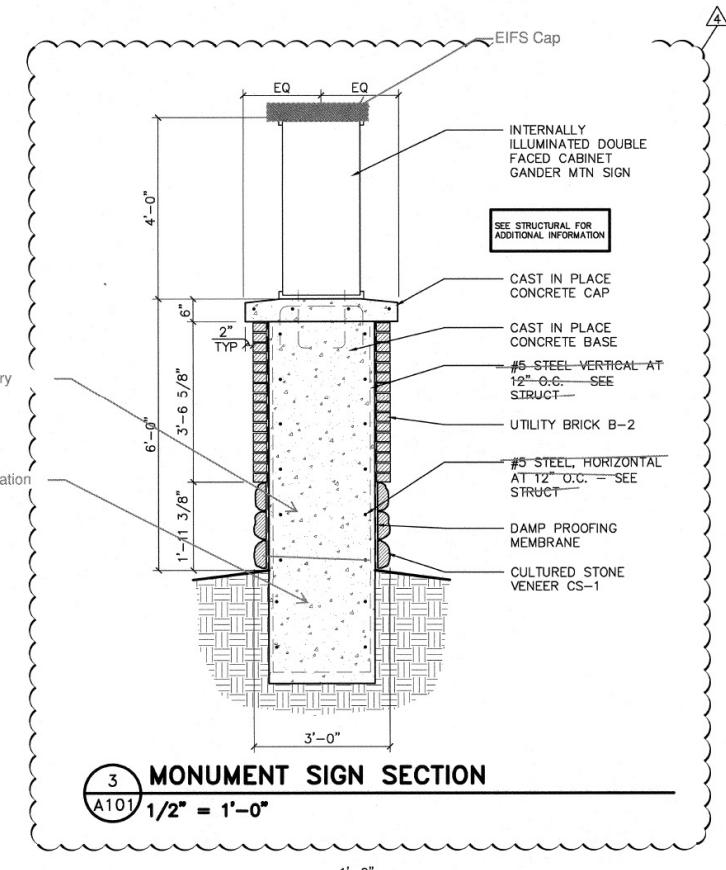
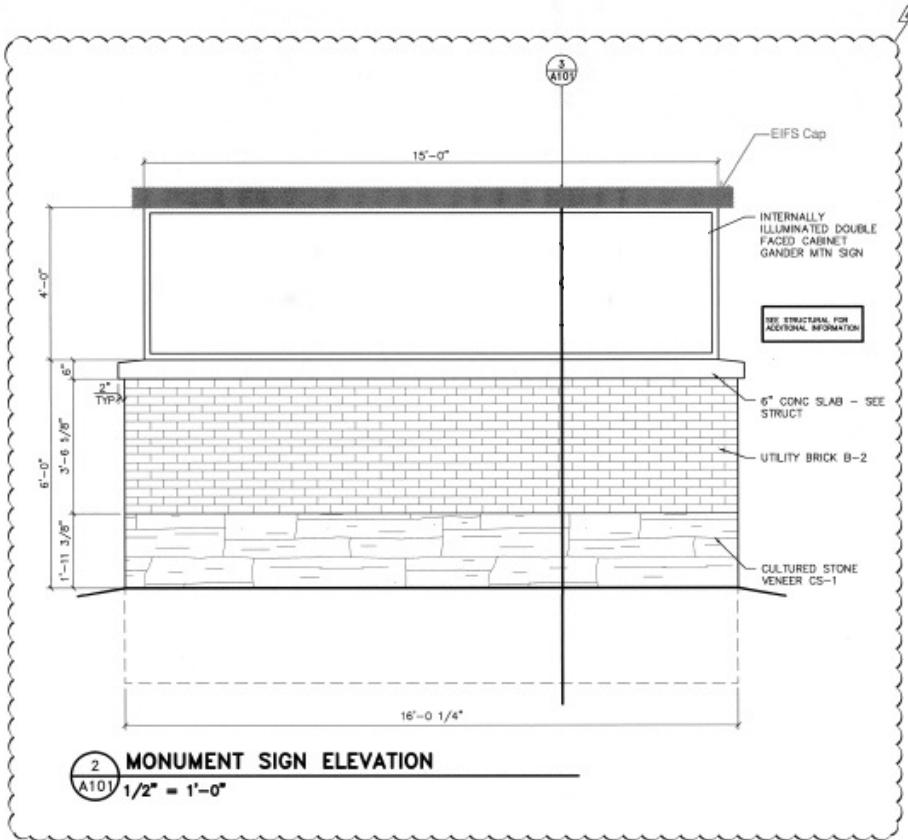
INTERIOR & EXTERIOR PICTURES

1400 S RANDALL RD, ALGONQUIN, IL



LARGE MONUMENT SIGNAGE

1400 S RANDALL RD, ALGONQUIN, IL



LARGE MONUMENT SIGNAGE - RENDERINGS

1400 S RANDALL RD, ALGONQUIN, IL

LOCAL MARKET OVERVIEW

ALGONQUIN, IL – RESIDENTIAL & RETAIL GROWTH

In 2018, Algonquin, IL had a population of 30.7k people with a median age of 41.2 and a median household income of \$104,532. Between 2017 and 2018 the population of Algonquin, IL grew from 30,664 to 30,709, a 0.147% increase and its median household income grew from \$103,291 to \$104,532, a 1.2% increase.

In 2018, the median property value in Algonquin, IL was \$250,900, and the homeownership rate was 88.9%. Most people in Algonquin, IL drove alone to work, and the average commute time was 33.5 minutes. The average car ownership in Algonquin, IL was 2 cars per household.

The economy of Algonquin, IL employs 17.1k people. The largest industries in Algonquin, IL are Manufacturing (2,880 people), Retail Trade (2,029 people), and Health Care & Social Assistance (2,006 people), and the highest paying industries are Utilities (\$96,111), Professional, Scientific, & Technical Services (\$79,259), and Manufacturing (\$76,912).

The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted subject to errors, prior sale or lease, change in status or withdrawal without notice.

CHICAGOLAND ECONOMY

3RD LARGEST MSA IN THE U.S. ECONOMY

The Chicago MSA is home to approximately 9.5 million residents, making it the third most populous region in the country, encompassing 16 counties across three states: Illinois, Indiana, and Wisconsin. The city of Chicago is the economic and cultural capital of the Midwest, featuring a vibrant downtown district that is filled with world class businesses, restaurants, retail, residences, and entertainment. The strong economic base, skilled labor pool and diverse background make this 24-hour metropolis one of the most important and influential in the world. Chicago features 26 regional malls and 47 sub-regional markets within the MSA.

STRONG POPULATION DENSITY

Chicago has become noticeably more dense in the last several years, according to a report from the New York Times, which studies data gathered by the U.S. Postal Service and 2016 Census. Between 2010 and 2016, Chicago's density has increased by 1.2% and the report suggests that the city's population is shifting and refocusing with an influx of younger, more affluent residents moving into areas like the Loop, West Loop, and Wicker Park. The only major U.S. city that has become more dense in the same time period is Seattle.

CONSTRUCTION BOOM

Chicago has been experiencing a construction boom led largely by the demand for new apartments. As of April 2019, approximately 100+ high-rise projects are currently under construction, developers are working on delivering new office space, new hotels, new upscale condos, and new rental apartments throughout the city in 2019.

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STOREBUILD INVESTMENT OFFERING

PROJECTIONS

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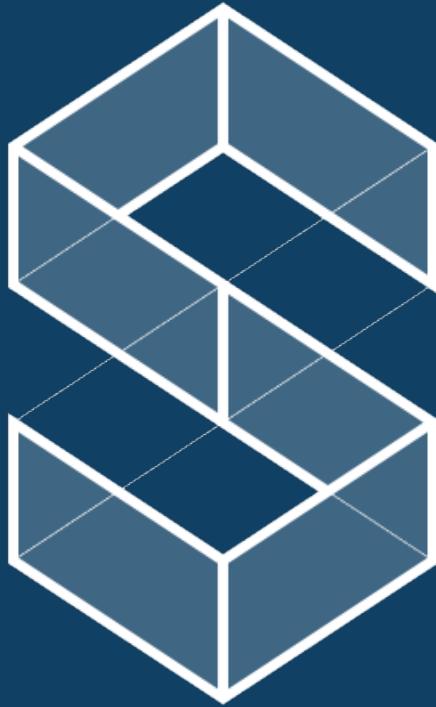
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READY. SET. GROW.

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