



839-49

*N. Randall
Rd.*

Batavia
Two Commercial
Buildings on 2.5 Acres

For Sale

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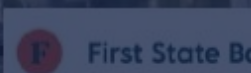


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Walmart

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SUBJECT SITE



Investment Overview

Available in Batavia is a strip center with two buildings and 3 retail units total; including Pacer Dental, and two vacant retail units. One was previously Pep Boys. The property sits on 2.5 acres total with plenty of parking. There is room to construct additional retail units.

The center is anchored by a 190,000 SF Walmart Supercenter. Other out lot sites are currently occupied by Bank of America, Visionworks, Sam's Club Gas, PNC Bank, Cartridge World, Advance Auto Parts, Delnor Express Care, Accelerated Physical Therapy, USA Cleaners and Bedding Bargains.

Fabyan Parkway Plaza is just one of many retail destinations along **North Randall Road, (28,500 cars/day)** a corridor with currently over 1,000,000 SF of retail space.

Executive Summary

Property Overview

Strauss Realty, Ltd. has been exclusively engaged to market for sale 839-849 Randall Rd., a multi-unit commercial property situated on 2.5 acres landsite located in Batavia, Illinois. The property consists of two retail buildings totaling approximately 8,930 SF. Two units are currently vacant; one was the former location of Pep Boys comprised of 5,546 sq ft. and the other is a 1,858 SF retail space. The third unit is currently leased to Pacer Dental. There is ample parking for the retail units and approx. 62,500 SF of land available for further development.

Investment Summary

The property is offered at a purchase price of \$1,549,000. There is great upside with the leasing of vacant units. Additionally, 62,500 SF of land of the 113,470 SF is available to construct more retail units. Taxes were \$66,609 in 2024.

Strategic Location

The property is strategically positioned within the Fabyan Parkway Plaza shopping center, **anchored by Walmart**. This approximately 30-acre retail development serves the needs of Batavia, Geneva, North Aurora, Aurora, St. Charles, Elburn and Sugar Grove, as well as other outlying areas

Proforma NOI

\$188,248

Proforma Cap Rate

12.15%

Property Summary

Address	839-849 Randall Rd.
City	Batavia
State, Zip	IL, 60510
County	Kane
# of Buildings	2
Building Size Total	8,930 SF
Lot Size	113,470 SF Total (2.5 Acres) Note: 62,500 SF of land is available for development.
PIN	12-17-277-008
RE Tax (2024)	\$66,609

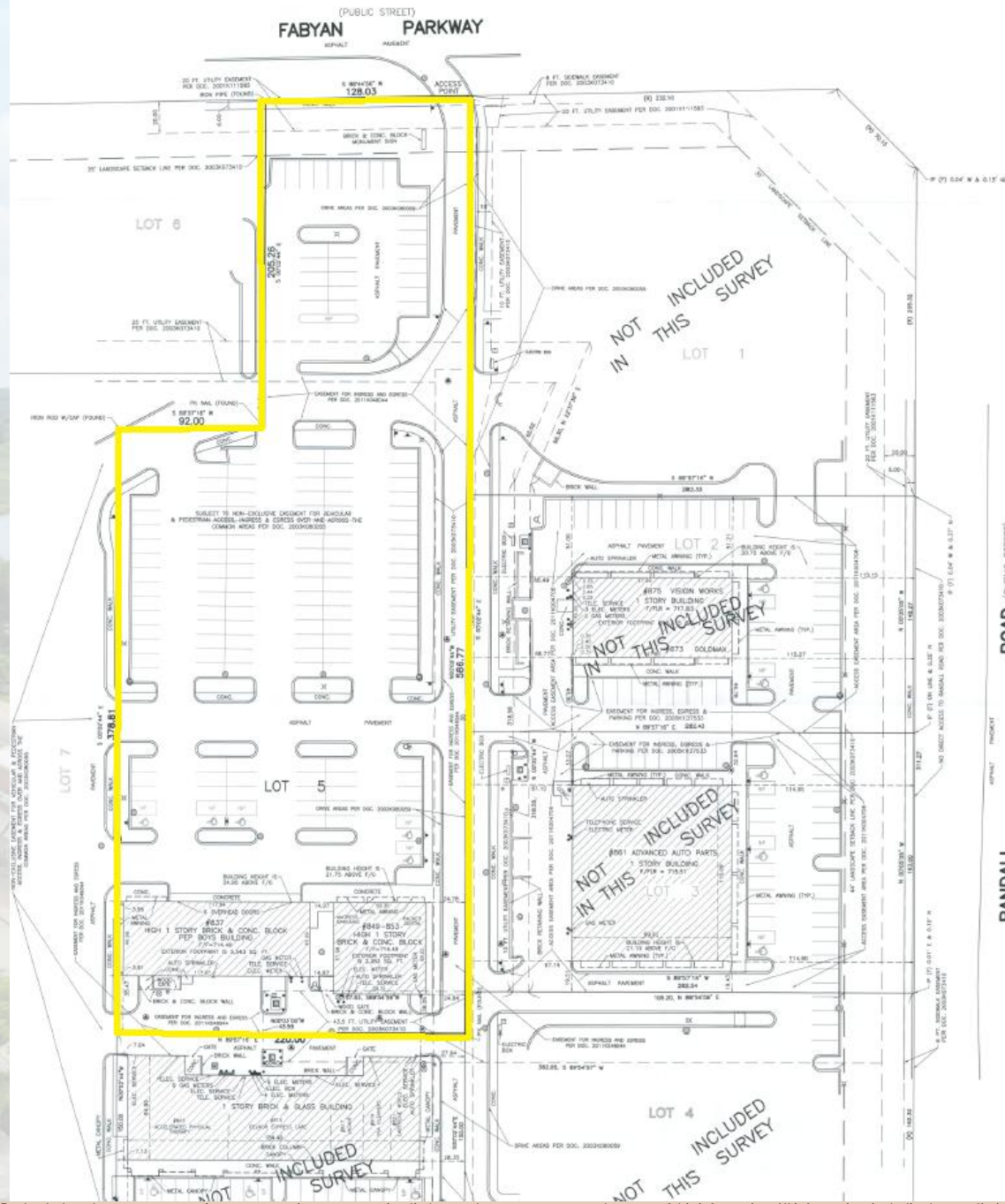
Unit Summary

Unit 839	5,546 SF (Vacant – Former Pep Boys)
Unit 849	1,858 SF (Vacant)
Unit 853	1,525 SF (Leased – Pacer Dental)

Asking Price

\$1,549,000 For Sale





Fabyan Pkwy

Walmart

SUBJECT SITE

Bank of America

Visionworks

Advance Auto Parts

First State Bank

Financials

Hawks Dr

Hawks Dr

Financials

Unit #	Tenant	Size (SF)	Rent/sf	Annual Inc.	Lease Start	Lease Exp.	Deposit	Note
853	Pacer Dental	1,525	\$30.39	\$46,349	8/1/2014	7/31/2029	\$5,338	Recently exercised one of two remaining 5-year options.
849	Vacant	1,858	\$18.00	\$33,444			\$0	
839	Vacant (former Pep Boys)	5,546	\$25.00	\$138,650			\$0	
	Recapture			\$49,500			\$0	
	Annual Gross Income			\$267,943				
	Expenses:	Amount						
	Taxes ('24)	\$66,609						
	Insurance	6,715						
	Other CAM	6,371						
	Annual Expense	\$79,695						
				Net Income:				\$188,248

Fabyan Pkwy

Walmart

SUBJECT SITE

Bank of America

Visionworks

Advance Auto Parts

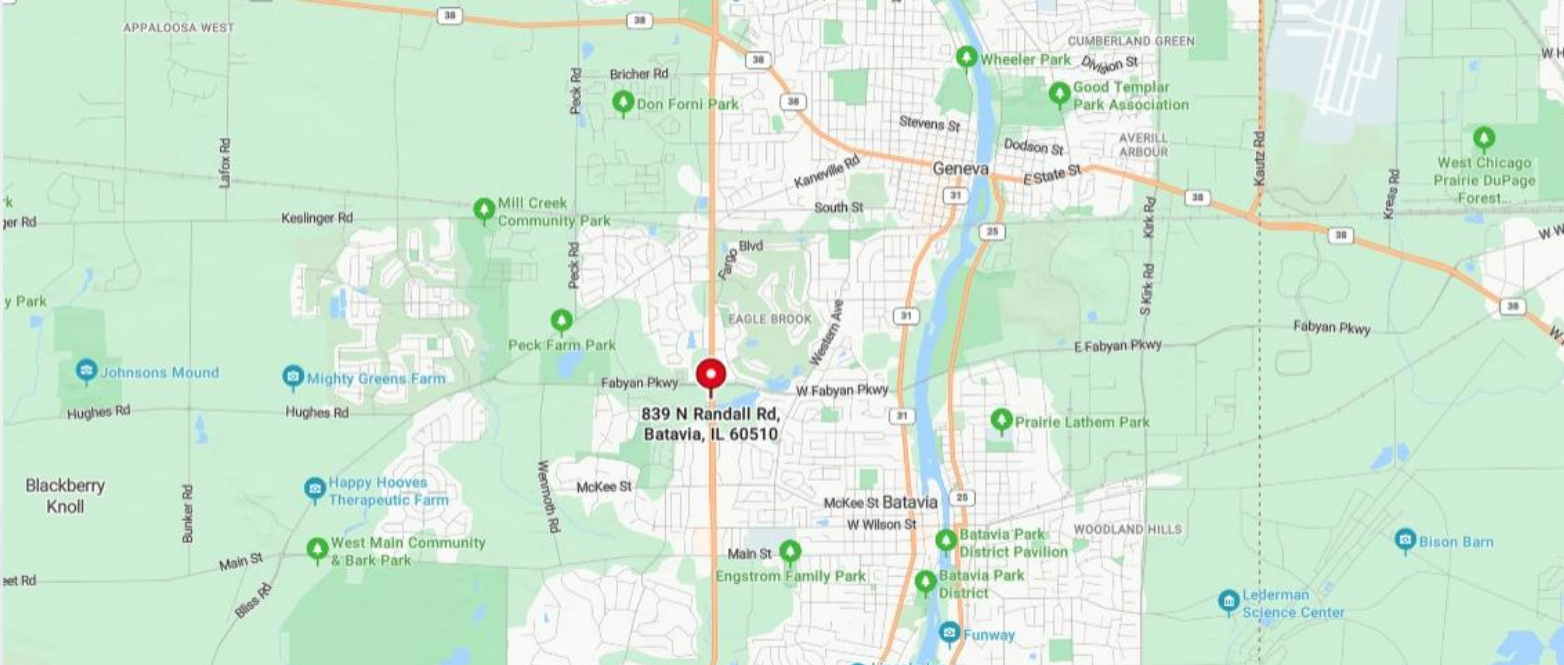
First State Bank

Location Information

Hawks Dr

Hawks Dr

N Randall Rd



Location Overview

Batavia

Batavia is a vibrant western Chicago suburb of about 26,000 residents known for its strong household incomes, stable growth, and excellent quality of life. The city sits along the Fox River and is part of the Tri-City area with nearby Geneva (approximately 21,000 people) and St. Charles (about 33,000 people). Together, these three communities form a regional population base of roughly **80,000+ residents**, creating a substantial market draw for retail, services, dining, and entertainment.

The median household income at \$120K is above the regional average- reflecting solid consumer spending potential.

The subject property benefits from its position along the highly trafficked Randall Road corridor, one of the area's primary retail and commercial districts. Anchored by national retailers including Walmart and supported by surrounding shopping centers, restaurants, and service providers, this corridor serves as a major destination for Batavia and neighboring communities. Convenient access to Interstate 88 further enhances regional connectivity. In addition to its retail strength, Batavia maintains a solid employment base, including corporate users such as ALDI USA, contributing to consistent daytime population and long-term commercial viability.

Batavia's stable economic base, coupled with strong income levels and quality of life, supports sustained commercial activity and long-term investment potential.





Notable Retail Tenants Nearby

Walmart

Sam's Club

Home Depot

IMAX Theater

Aldi

Dick's Sporting Goods

Marshall's

OfficeMax

Pier1 Imports

Goodwill

Shoppes at Windmill Place

Geneva Commons

Petsmart

Michael's

Fabyan Pkwy

Walmart

SUBJECT SITE

Bank of America

Visionworks

Advance Auto Parts

First State Bank

Vacant Units for Lease

839 Randall - 5,546 SF for Lease for \$25 PSF, MG

Former Pep Boys



849 Randall - 1,858 SF for Lease for \$18 PSF, MG



Contact Information



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Patrick D. Duffy is an Executive Vice President of Strauss Realty, Ltd. Since obtaining his real estate license in 1993, Patrick has worked diligently to build his business in the Chicagoland area, representing private owners, corporations, lenders, and tenants.

As the first broker to join Strauss Realty in January 2006, Patrick is at the core of the company's commercial/investment sales and leasing success. Patrick has been instrumental in the development of Strauss Realty's presence in the Chicago Market.

Well respected by his peers, Patrick is a proven sales leader, largely due to his vast experience and attention to detail, always working with his clients' best interests in mind.

Disclaimer

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INSPECTION AND VERIFICATION

An opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Any and all materials or other information supplied by Broker or Owner are provided as a courtesy only and without representation or warranty. It is the sole responsibility of each recipient to independently confirm the accuracy and completeness of such materials and to consult with their own legal, tax, and financial advisors.

LEAD-BASED PAINT DISCLOSURE

Every purchaser of any interest in residential real property on which a dwelling was built prior to 1978 is hereby notified that such property may present exposure to lead from lead-based paint. Lead poisoning may cause serious health issues, particularly in children and pregnant women. A lead-based paint inspection or risk assessment is recommended prior to purchase.

HAZARDOUS MATERIALS DISCLOSURE

Certain building materials and environmental conditions may present health or safety risks. These include but are not limited to: asbestos-containing materials, lead-based paint, mold, radon, petroleum-based products, polychlorinated biphenyls (PCBs), and electromagnetic fields. It is the sole responsibility of the prospective purchaser to retain qualified environmental consultants, perform environmental assessments, and evaluate potential remediation requirements or costs.

AMERICANS WITH DISABILITIES ACT (ADA)

The ADA may require certain modifications or improvements to real property to ensure accessibility for persons with disabilities. Broker is not qualified to advise on the legal or design requirements of the ADA or related laws. Purchasers are encouraged to consult legal counsel and qualified professionals regarding compliance obligations.

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Strauss Realty, Ltd. represents the Owner of the Property in this transaction. In situations where there is no cooperating broker representing the purchaser, Strauss Realty, Ltd. may act as a dual agent, representing both buyer and seller. Dual agency requires written consent from both parties. A dual agent cannot disclose confidential information, such as the highest price a buyer will pay or the lowest price a seller will accept, without written consent. Purchasers are advised to seek independent representation if they are uncomfortable with dual agency arrangements.

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In the course of marketing this Property, Strauss Realty, Ltd. may represent multiple buyers who express interest in submitting offers. While this may create a potential conflict of interest, our agents are committed to providing fair, ethical, and impartial service to all parties. Client information and negotiation strategies will be kept strictly confidential.

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Broker and its designated agents may receive offers on the Property from multiple clients simultaneously. Clients may request to work with a different agent to avoid a potential conflict of interest. Broker will honor such requests whenever practicable.

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