

VERSA
REAL ESTATE SERVICES

WINDMILL LAKES

**FOR
LEASE**

Target-Anchored
Shopping Center | Small
Shop and Junior Box
Availabilities

**3-87 N RANDALL RD
BATAVIA, IL**

VERSARES.COM

VERSA REAL ESTATE SERVICES
1 Mid America Plaza, 3rd Floor
Oakbrook Terrace, IL 60181



PROPERTY DETAILS

AVAILABLE SF: 2,000 SF - 20,829 SF

ASKING RATE: \$22.50 PSF NNN

YEAR BUILT: 1995

HIGHLIGHTS

- ▶ Target-anchored shopping center
- ▶ Strong visibility and convenient access from Randall Rd
- ▶ Serves the established Batavia, Geneva, North Aurora, and Aurora trade areas
- ▶ Co-tenancy includes Target, Amish Furniture, Jimmy John's and Chase Bank
- ▶ Surrounded by a dense concentration of national retailers, restaurants, and service-oriented business
- ▶ Over 33,683 vehicles per day on Randall Rd

AREA INFO

- ▶ Located within Fox Valley's primary retail corridor
- ▶ Convenient access via Randall Rd, Main Street, Fabyan Parkway, and Route 31
- ▶ Positioned within a well-established regional shopping destination serving communities throughout western Kane County
- ▶ Nearby shopping, dining, entertainment, and service amenities drive consistent consumer traffic

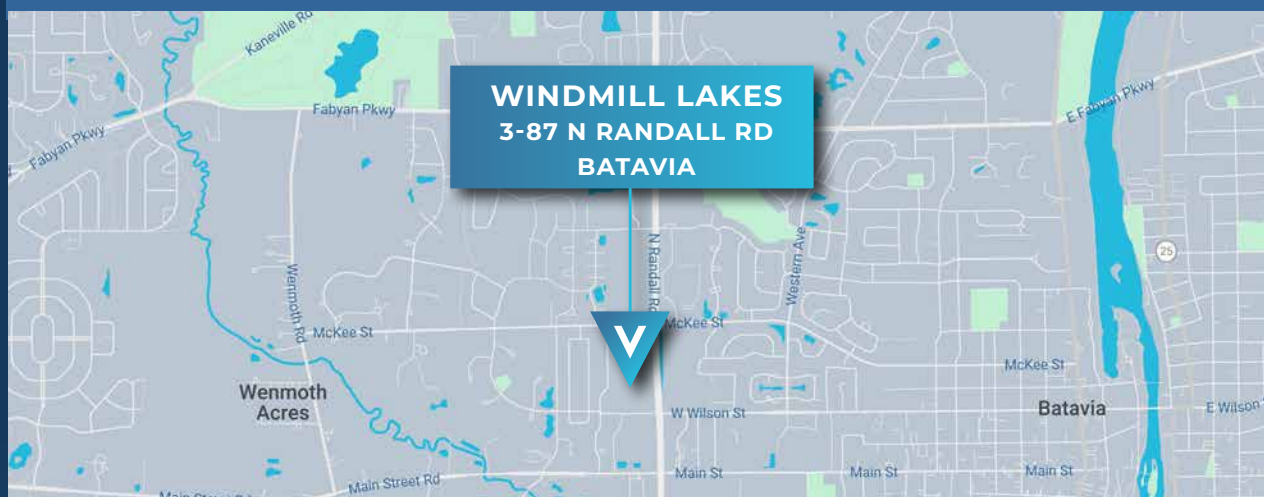
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	6,417	51,057	114,349
Avg. Household Income	\$144,080	\$133,666	\$115,944
Daytime Population	14,318	35,555	78,198



FOR MORE INFO CONTACT:

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RYAN MOEN, SIOR

PRINCIPAL

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TRANSPARENCY. ADAPTABILITY. EXPERTISE.



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SUITE	TENANT	SF	SUITE	TENANT	SF
3	Available	20,829 SF	63	DDE Smoke Shop	1,500 SF
9	Jimmy John's	1,200 SF	69	Plato's Closet	3,500 SF
15	Best Nails	1,440 SF	75	Amish Furniture	10,000 SF
19	Caliber Barber	1,280 SF	81	Available	18,000 SF
21	Available	2,200 SF	87	Available	4,000 SF
31	Available	7,000 SF	TOTAL GLA		70,949 SF

RANDALL RD RETAIL CORRIDOR



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