

RETAIL FOR LEASE 1,700 SF END CAP



PROPERTY SPECIFICATIONS

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|--|----------------------|
| Description: | Retail Space |
| For Lease: | 1,700 SF End Cap |
| Center Size: | 67,468 SF |
| Year Built: | 2008 |
| HVAC System: | 7 Tons |
| Electric: | 100 Amp |
| Sprinklered | Yes |
| Washrooms: | 1 Handicapped |
| Ceiling: | 10' |
| Possession: | Immediate |
| Parking: | Ample |
| Sewer/Water: | Village |
| Zoning: | B2 PUD |
| Real Estate Taxes, CAM & Insurance: | \$9.50 PSF (2024) |
| Lease Term: | 5 Years Minimum |
| Lease Price: | \$28 PSF, NNN |

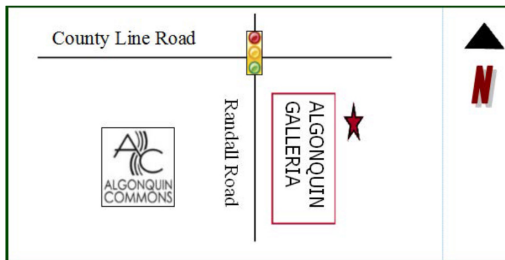
PROPERTY OVERVIEW

- UNIT 1515 - 1,700 SF end cap space on Randall Rd., with one bathroom
- Space dimensions: 19' wide x 83' deep
- Prime exposure to Randall Road retail corridor, with dual signage on building facade
- Located across the street from Algonquin Commons and Walmart
- Join La-Z Boy, PotBelly, Athletico, JoAnn's, Fox River Spa, HassleLess Mattress, and Longhorn Steakhouse
- Coming soon - Raising Cane's Belle Tire, BJ's Restaurant & Brewery, Portillo's and Cooper's Hawk immediately to the south at shared signaled intersection

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| Demographics | 1 mile | 3 miles | 5 miles |
|-----------------------|-----------|-----------|-----------|
| Avg. Household Income | \$147,724 | \$111,529 | \$101,587 |
| Population | 5,537 | 54,920 | 150,628 |

Traffic Counts: 43,200 cars per day S. Randall Rd



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