



Offering Memorandum



The Rand Exchange

1529 RAND RD, DES PLAINES, IL 60016

PRESENTED BY:

DIONE DURHAM

O: 847.464.8467

dione.durham@svn.com

PROPERTY SUMMARY

THE RAND EXCHANGE

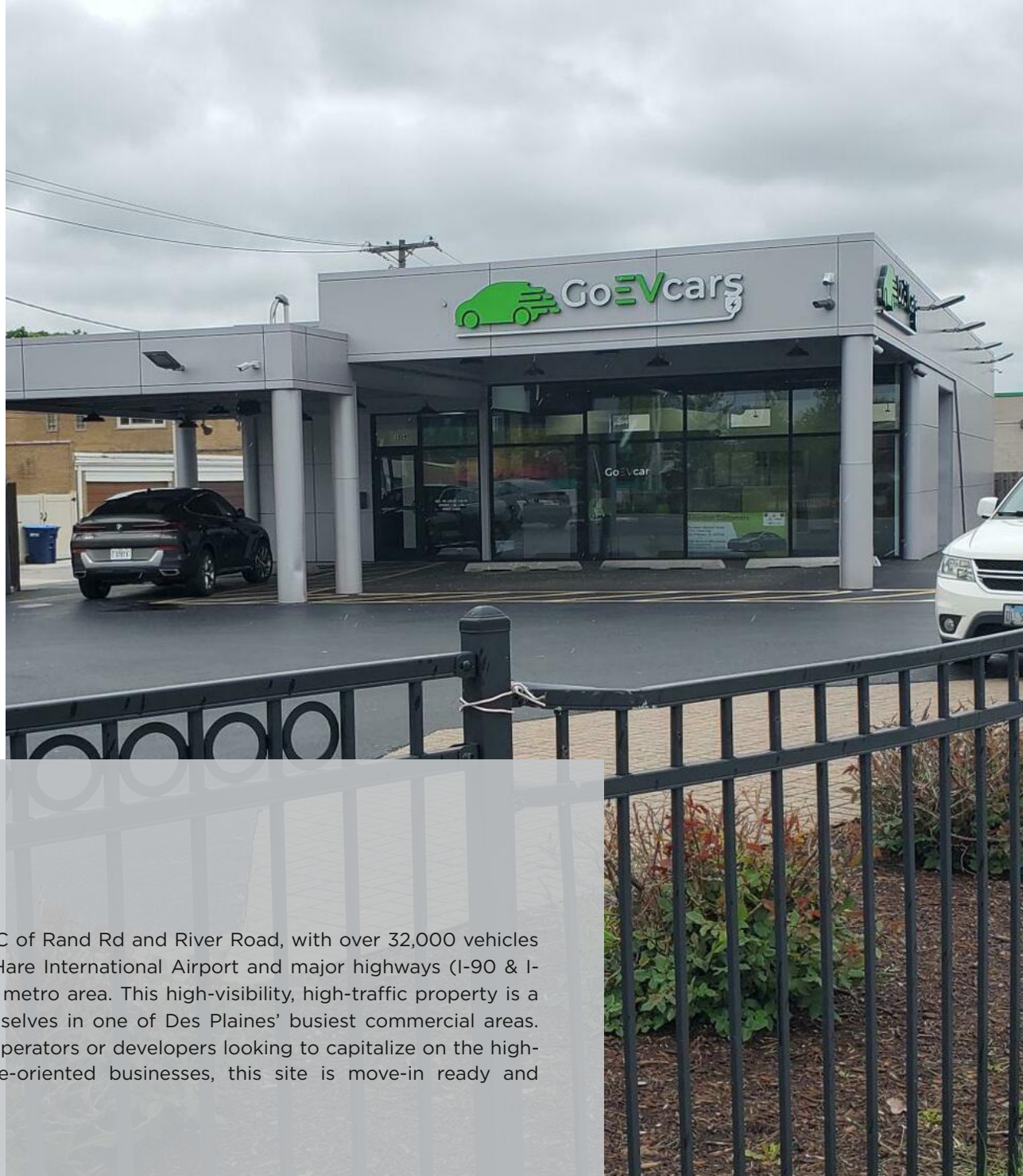
1529 RAND RD
DES PLAINES, IL 60016

OFFERING SUMMARY

SALE PRICE:	\$1,800,000
LEASE RATE:	\$50.00 SF/yr (NNN)
BUILDING SIZE:	2,280 SF
AVAILABLE SF:	2,280 SF
LOT SIZE:	27,678 SF
PRICE / SF:	\$789.47

PROPERTY SUMMARY

1529 Rand Rd, Des Plaines, is strategically located on the SWC of Rand Rd and River Road, with over 32,000 vehicles per day, ensuring exceptional visibility. Just minutes from O'Hare International Airport and major highways (I-90 & I-294), this property offers unparalleled access to the Chicago metro area. This high-visibility, high-traffic property is a perfect opportunity for businesses looking to establish themselves in one of Des Plaines' busiest commercial areas. Flexible zoning, making it an excellent investment for owner-operators or developers looking to capitalize on the high-exposure location. Perfect for automotive, retail, or service-oriented businesses, this site is move-in ready and positioned for success.



PROPERTY HIGHLIGHTS

- Corner Lot: Ideal for a variety of commercial and automobile uses. New parking lot seal coating and striping (40 Spaces).
- Updated Office Space - Modern building with 15' ceilings. Specialized after-market automobile improvement facility.
- Amenities - Epoxy Floor, Smart Lighting System, and Wired for Wi-Fi.
- One Drive-In Door (8' x 12')- Convenient access for deliveries, service, or vehicle-related businesses.
- Dual Ingress & Egress - Two access points for smooth traffic flow and ease of entry/exit.
- Excellent connectivity to I-90, I-294, River's Casino and O'Hare Airport, making it ideal for automotive.



KEY FEATURE



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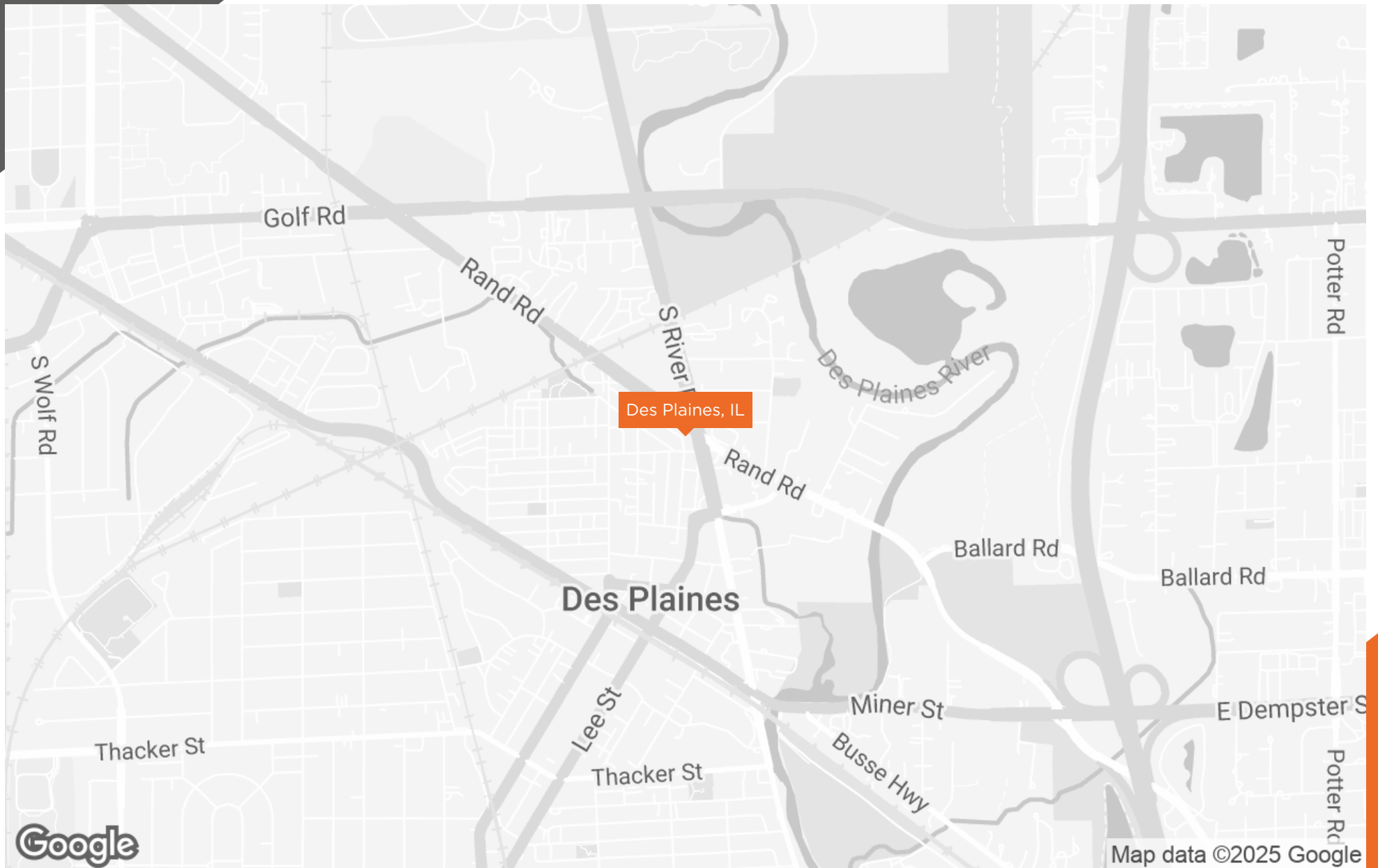


LOCATION DESCRIPTION

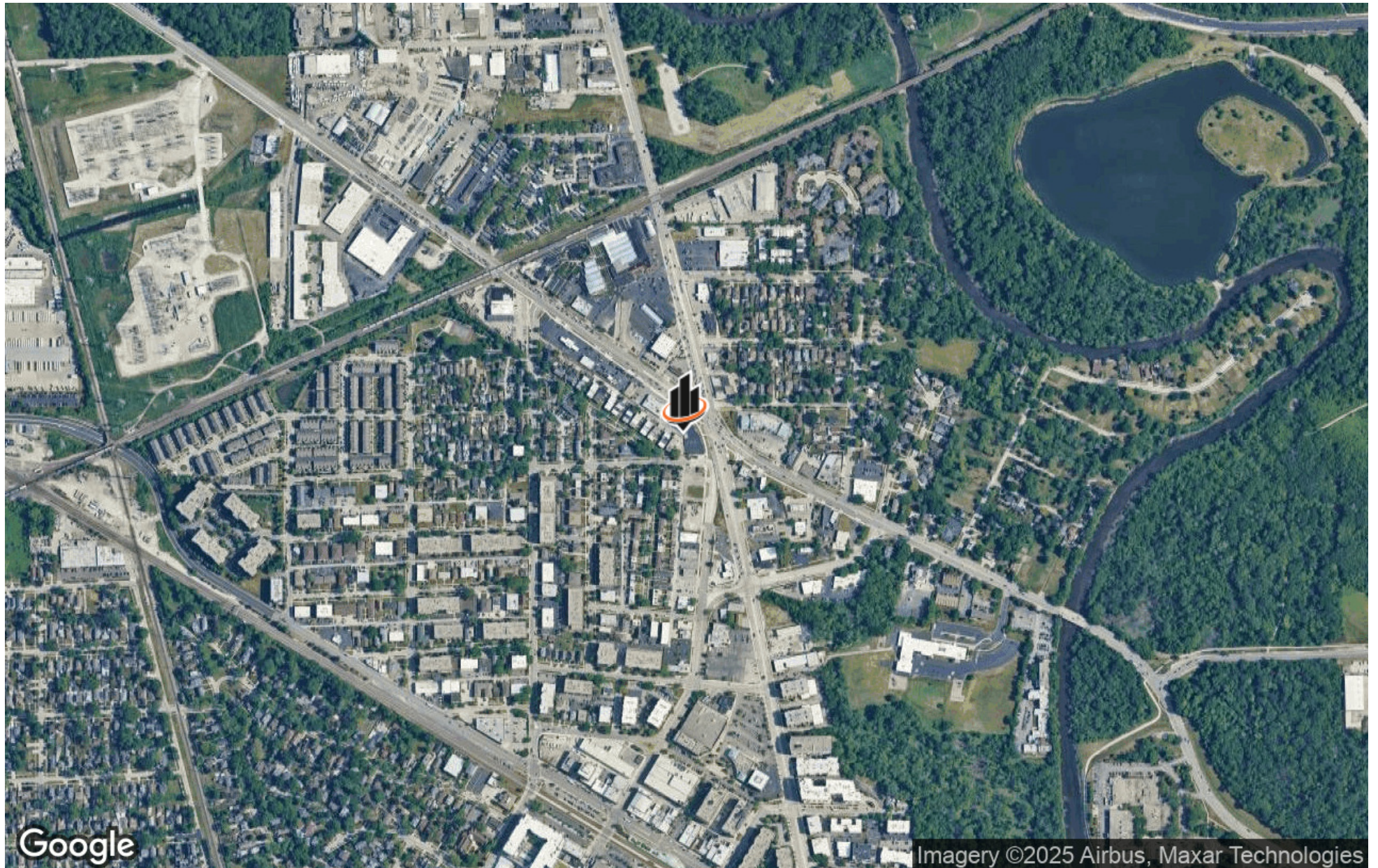


Located in the heart of Des Plaines, IL, 1529 Rand Rd offers easy access to the Chicago market and is just minutes from O'Hare International Airport, making it ideal for businesses with regional or national reach. Surrounded by high-traffic retail, dining, and entertainment, including Allstate Arena and Rivers Casino, this location provides excellent visibility and accessibility.

REGIONAL MAP



AERIAL MAP





DISCLAIMER

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10275 W. HIGGINS ROAD
SUITE 480
ROSEMONT, IL 60018



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