



310 Randall Road

SOUTH ELGIN, IL 60177

2,095+/- RSF FOR LEASE

Your Vision. Our Dedication. Your Partner.

MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203
St. Charles, IL 60174
630.513.0173 | murraycommercial.com

THIJS DENNISON

Broker
630.251.2144
thijs@murraycommercial.com

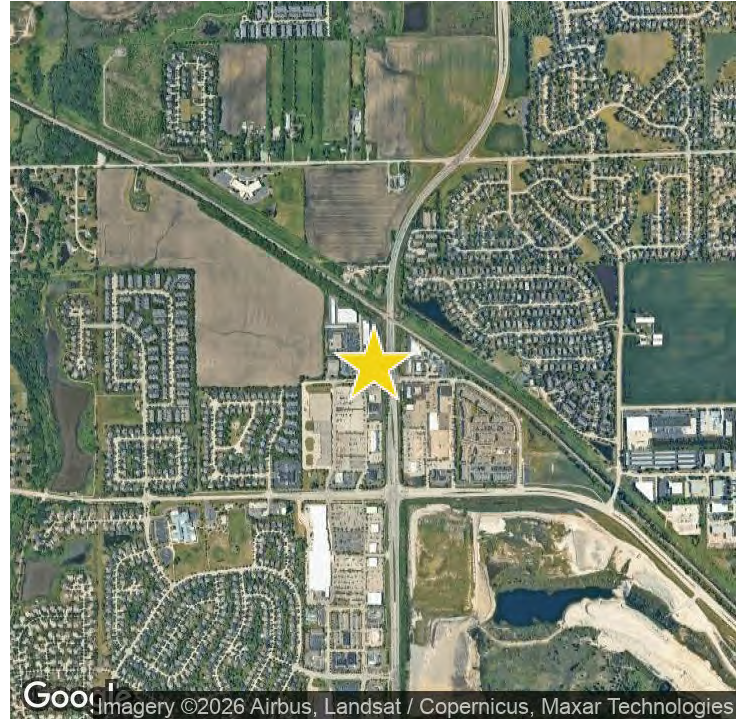
JACE MURRAY

President/Managing Broker
630.244.3272
jace@murraycommercial.com

Randall Road Retail

310 RANDALL ROAD, SOUTH ELGIN, IL 60177

RETAIL SPACE FOR LEASE



LEASE RATE

\$27/SF/YR

OFFERING SUMMARY

Available RSF:	2,095+/-
CAM:	\$2.25/SF
Tax:	\$8.77/SF
Lease Type:	NNN
Year Built:	2002
Building Size:	8,460 SF
Zoning:	B-2
Traffic Count:	37,500 ADT
HVAC	10 Ton RTU
Electrical	200 Amp

PROPERTY OVERVIEW

Open area with floor to ceiling windows create an ideal retail space on the Randall Road corridor in South Elgin. Join national retailers such as Kohl's, Giordano's, LensCrafters, and more in this busy shopping center. Great Randall Road exposure, with ample parking and signage. Co-tenants in this 3 unit building are an AT&T store and a fast-casual restaurant.

PROPERTY HIGHLIGHTS

- Randall Road Signage and Exposure
- National Retail Co-Tenancy
- 37,500 ADT
- HVAC - 1 - 10 ton unit
- Electrical - 200amp, 120/208 volt
- 3 Phase, 42 circuit



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Open Space / Showroom



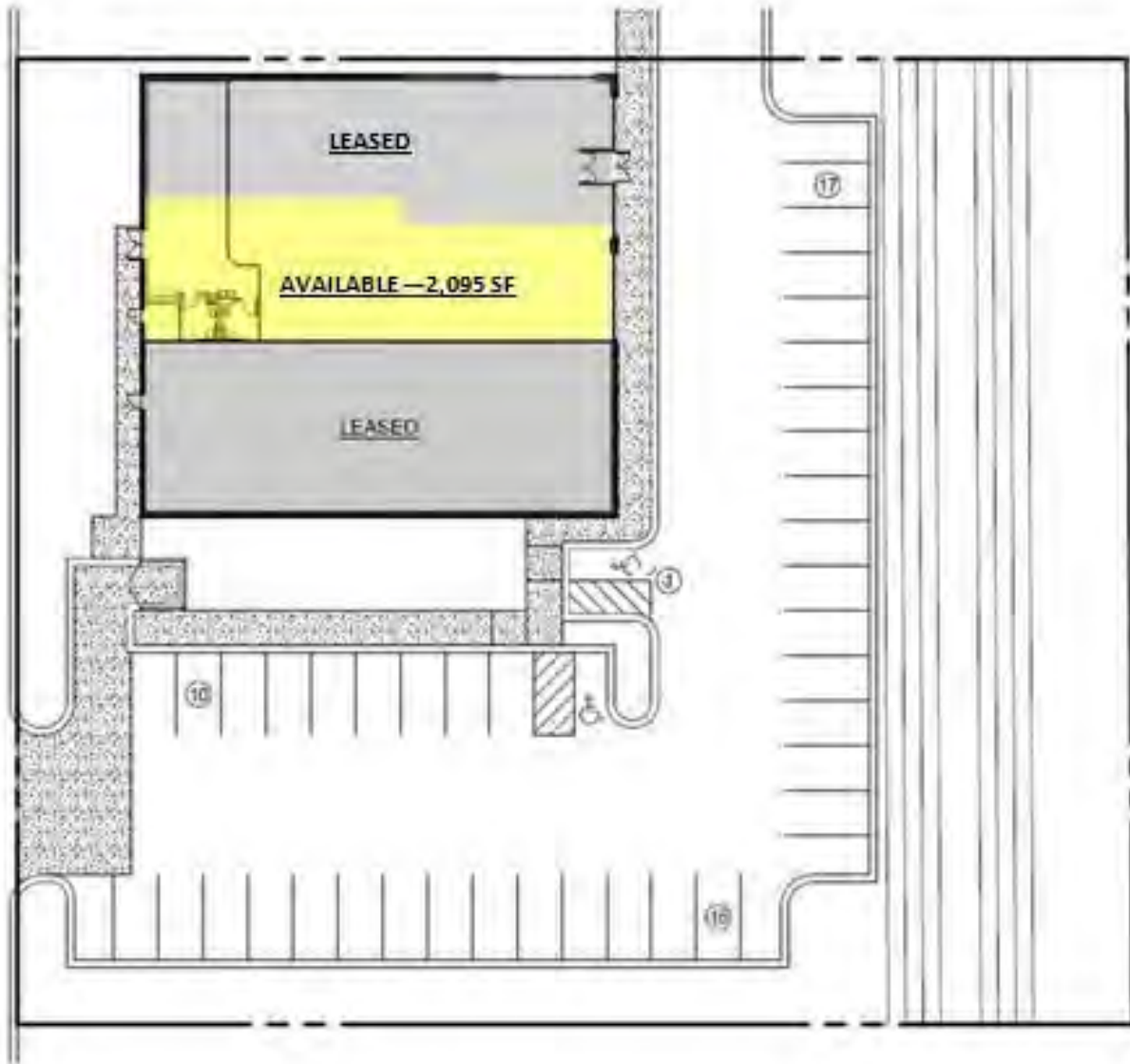
Middle Unit Available



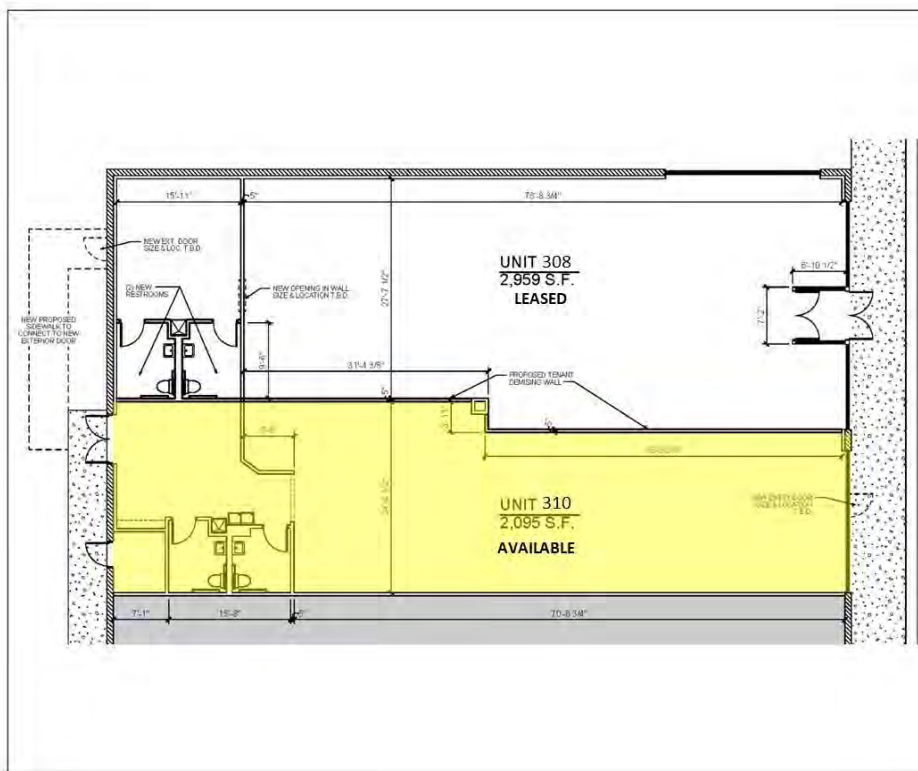
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SITE PLAN



FOOTPRINT



MARKETING PLAN FOR:
308/310 S. RANDALL ROAD
 SOUTH ELGIN, ILLINOIS

SITE AREA (±1.424 AC.)	462,025 S.F.
BUILDING AREA	8,460 S.F.
CAR PARKING	44 CARS
UNIT 308 AREA	2,959 S.F.
UNIT 310 AREA	2,095 S.F.

11-26-2019 21001
FLOOR PLAN 0 2.5' 5' 10' 20'



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RETAILER MAP



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LOCATION MAP



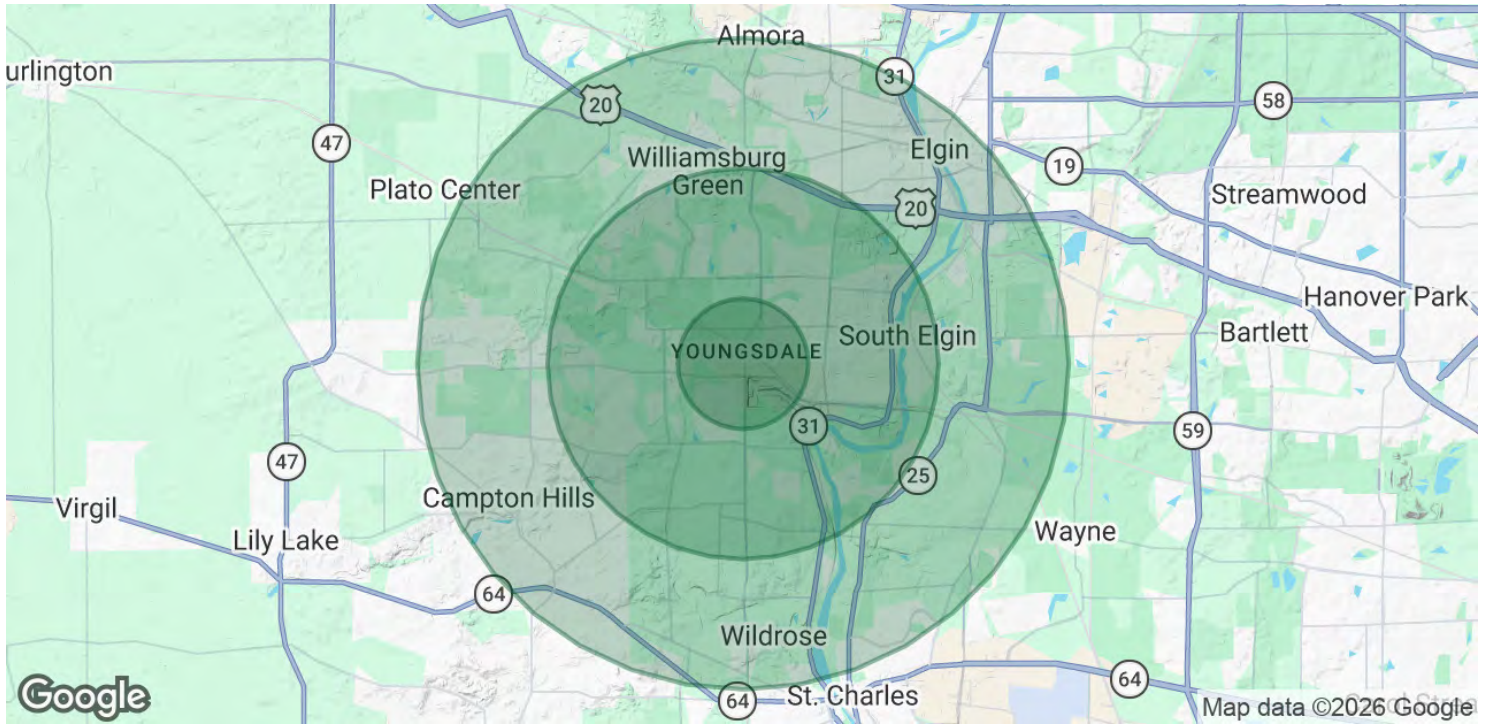
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,458	66,668	145,148
Average age	34.6	35.4	34.1
Average age (Male)	33.0	34.1	33.2
Average age (Female)	36.7	37.1	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,231	23,114	49,045
# of persons per HH	2.9	2.9	3.0
Average HH income	\$80,307	\$79,957	\$80,612
Average house value	\$270,016	\$276,653	\$309,354

* Demographic data derived from 2020 ACS - US Census



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RETAIL SPACE FOR LEASE

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully-executed Real Estate Purchase Agreement shall bind the Property and each prospective purchaser proceeds at its own risk.



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AGENCY DISCLOSURE



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Broker Owned...James C. Murray III is a licensed real estate broker within the State of Illinois and has ownership interest in the subject property.



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PROFESSIONAL BACKGROUND

With over 25 years of Commercial Real Estate Experience, Jace continues to exceed expectations with his client focused approach and dedication to building lasting relationships with his clients. While working with investors and clients within the commercial real estate industry, Jace has developed a unique and diversified skill set to assist clients and maximize their objectives.

His multidisciplinary commercial real estate background has provided consultative and real estate brokerage services ranging from complex land assemblage assignments, development, 1031 tax deferred exchanges, acquisition and syndication of commercial properties, and structuring a firm dedicated to providing client centered commercial real estate brokerage services and full service asset management and property management services.

EDUCATION

As a graduate of Purdue University and The Krannert School of Business, achieving a bachelor of science degree in Management & Finance, Jace initially pursued his sales and management interests within the financial world with Prudential Preferred Financial Services, specializing in estate planning and small business planning. This established his passion for client interaction and desire to help others achieve their financial goals. He then turned to the real estate arena and joined his father in the mid 1990's to further his career and begin the evolution of Murray Commercial. As the firm has evolved to become a full service real estate brokerage and asset management company, he has been instrumental in enhancing the firm's ability to provide best of class services within the commercial real estate industry.

MEMBERSHIPS

Active throughout the community and a lifetime resident of the St. Charles area, Jace continues to be active in many volunteer activities and philanthropic support of our communities. He is currently an active board member of the Northwestern Memorial Foundation and past board member of the Delnor Health System.



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PROFESSIONAL BACKGROUND

Thijs joined Murray Commercial in 2022. He values building strong relationships with clients and tenants through his strong communication skills and results-driven approach. Thijs left the education field, where he was a High School math teacher, to pursue his interests in commercial real estate.

The Murray Team relies on Thijs as a Property Manager and Commercial Broker. As a Commercial Broker, Thijs focuses on details and communication with his clients to meet their needs and Murray's high standards of business. With his finance and math background and through proformas and analytical data, he assists his clients into making informed decisions. As a Property Manager, Thijs uses his analytical skills to create annual operating budgets to ensure the asset is performing at a maximum capacity. His clear communication and passion to work with others makes overseeing day-to-day operations on commercial properties simple and efficient for property ownership.

Thijs attended Purdue University where he earned a degree in Financial Counseling and Planning. He also attended North Central College where he earned a Secondary Ed. mathematics degree and a masters in curriculum and instruction. In his spare time he enjoys coaching softball at St. Charles North High School and for the Dennison Silver Hawks Organization.

EDUCATION

Purdue University- BA in Financial Counseling and Planning

North Central College- BA in Secondary Ed. Mathematics

American College of Education- Masters in Instructional Design



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