

# RANDALL CROSSING OUTLOTS FOR SALE

**SWC ORCHARD ROAD & RANDALL ROAD  
NORTH AURORA, IL 60542**



**EXISTING MULTI-FAMILY  
DEVELOPMENTS  
ON SITE**

## ANCHOR TENANTS

The Turf Room, CVS Pharmacy, Randall Orchard Crossing Animal Hospital, Earthmover Credit Union, Raimondo's Pizza & Pub, My Place Hotel, Fitness Dental, Bulldog Ale House, & more!

**INTEGRA  
COMMERCIAL**  
THE PESOLA GROUP

**JASON PESOLA**

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# RANDALL CROSSING OUTLOTS FOR SALE

## PROPERTY OVERVIEW

With on-site multi-family developments and heavy traffic counts, these lots promise high visibility and ample foot traffic for your business. Plus, ownership is ready to accommodate your needs with build-to-suit options. All utilities are already available on-site ensuring a smooth development process.

## PROPERTY DETAILS

### PROPERTY SUMMARY

<b>SALE PRICE:</b>	\$249,000 - \$599,000
<b>LOT SIZE:</b>	From 1.05 - 1.73 Acres
<b>ZONED:</b>	B2 - General Business District
<b>TRAFFIC COUNT:</b>	19,800 VPD (IDOT 2021)

### PROPERTY HIGHLIGHTS

- High Visibility
- Orchard Road & Randall Road Frontage
- Ideal for Restaurants, Office or Retail
- Close proximity to I-88



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#100  
Naperville, IL 60564

# AURORA ILLINOIS DEMOGRAPHICS

## RANDALL CROSSING OUTLOTS

MEDIAN PROPERTY VALUE  
**\$208,500**

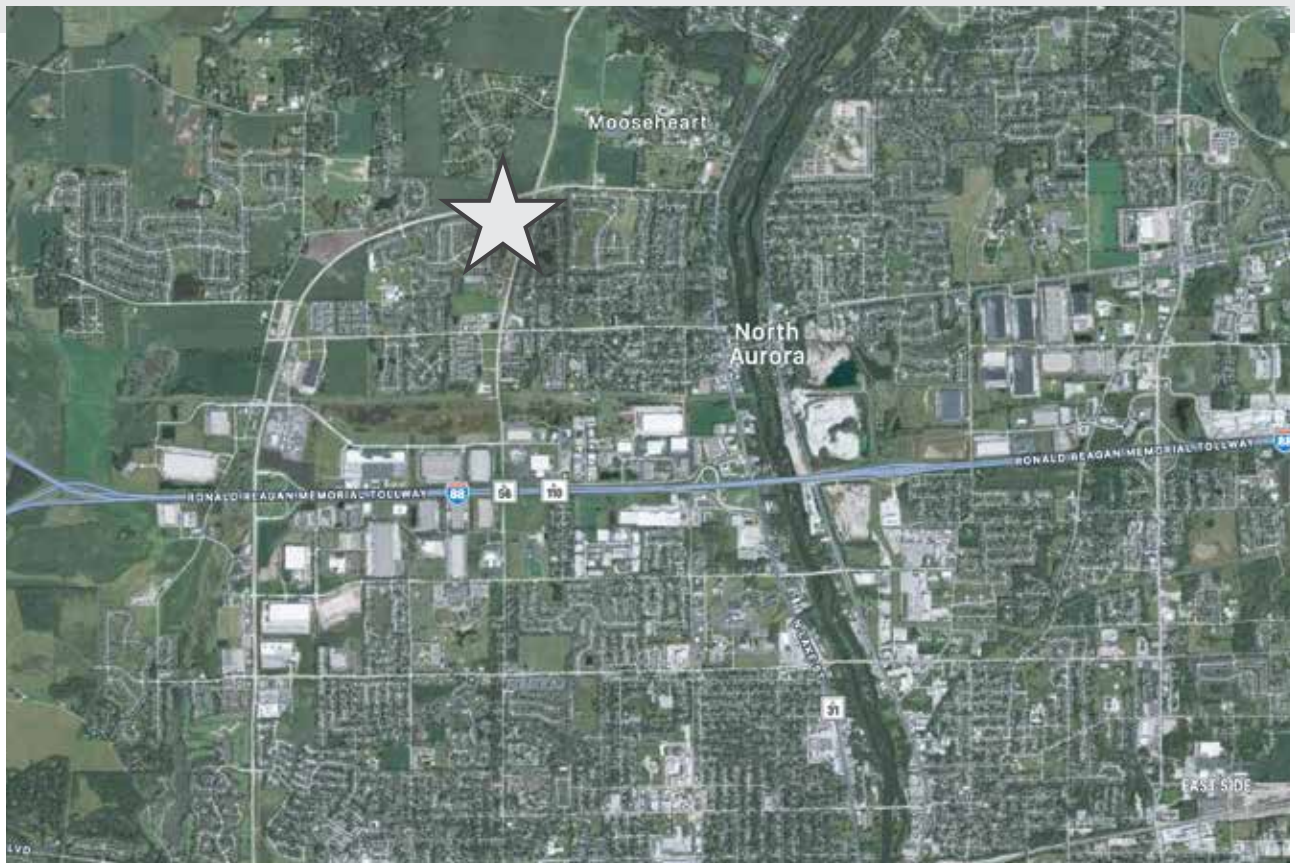
2017-2021 HOUSEHOLDS  
**61,003**

TOTAL RETAIL SALES  
**\$10,846**  
PER CAPITA

MEDIAN HOUSEHOLD INCOME  
**\$79,642**  
2017 - 2021

ACCOMMODATION & FOOD SERVICE SALES  
**281,801**  
2017

2022 POPULATION  
**177,866**



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## PROPERTY OVERVIEW

Exciting outlots for sale, offering opportunities for a variety of businesses!

These prime lots present an ideal canvas for restaurants, office buildings, professional medical facilities, or retail establishments—so bring your concept to life in a thriving commercial hub! Strategically located with easy access to I-88, these lots boast frontage exposure to Orchard Rd & Randall Rd, two bustling routes. Additionally, the lots can be combined for expanded development options.

Discover the potential of each lot:

**7 OUTLOTS | TOTAL SIZE: 1.05 - 1.73 ACRES | ZONING B-2 | OFFICE/RETAIL**

STATUS	LOT #	APN	SIZE	PROPERTY TAXES	PRICE
Available	101	12-32-327-001	1.73 AC	\$8,593.88	\$599,000
A prime corner lot on Orchard Road, offering exceptional visibility and potential for development.					
Available	104	12-32-403-010	1.05 AC	\$1,718.86	\$359,000
Perfect for a drive-thru concept, with exposure to Orchard Road and immediate adjacency to CVS.					
Available	106	12-32-403-004	1.38 AC	\$2,304.96	\$479,000
A fantastic corner lot at one of the main entrances to Randall Crossing, with exposure to Randall Road.					
Available	108	12-32-404-001	1.419 AC	\$2,337.88	\$489,000
Positioned as a corner lot with entrance at the northern portion, offering versatility for development.					
Available	109	12-32-404-002	1.415 AC	\$2,337.88	\$489,000
Endless possibilities await, whether for a multi-tenant development, restaurant, or professional building.					
Available	111	12-32-404-005	1.578 AC	\$2,601.08	\$549,000
Featuring exposure to Randall Road and a signalized entrance, this corner lot offers fantastic visibility.					
Available	112	12-32-404-004	1.12 AC	\$1,844.14	\$249,000
Immediately adjacent to multi-tenant properties, providing strategic placement for various ventures.					

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