

FOR SALE

2-TENANT RETAIL | OUTLOT TO SUPER WALMART | KANE COUNTY

FULLY LEASED | VISIONWORKS ANCHORED | NET LEASE

JAMESON.

OFFERING
MEMORANDUM



KANE COUNTY | SUPER WALMART OUTLOT
873-75 N. RANDALL RD., BATAVIA, IL. 60510

MARK JONES, CCIM

SENIOR VICE PRESIDENT, INVESTMENT SALES
mjones@jameson.com
312.335.3229

46,036 SF

LAND AREA

4,999 SF

BUILDING

12-17-277-055

PIN

\$29,177.12

2024 RE TAXES PAID IN 2025

\$158,613

NOI

6.0%

CAP RATE

\$2,643,500

ASKING PRICE

PROPERTY HIGHLIGHTS



VISIONWORKS HAS BEEN A RETAILER THAT CARES DEEPLY ABOUT PROVIDING FASHIONABLE, QUALITY EYEWEAR AND COMPREHENSIVE EYE EXAMINATIONS TO EVERY CUSTOMER THAT COMES TO FIND THEIR PERFECT VISION AND PERFECT FRAME. HEADQUARTERED IN SAN ANTONIO, TEXAS, VISIONWORKS IS ONE OF THE LARGEST RETAIL OPTICAL CHAINS IN THE U.S., OPERATING OVER 700 LOCATIONS IN 41 STATES AND THE DISTRICT OF COLUMBIA. 2025 REVENUE OF \$1.2B.

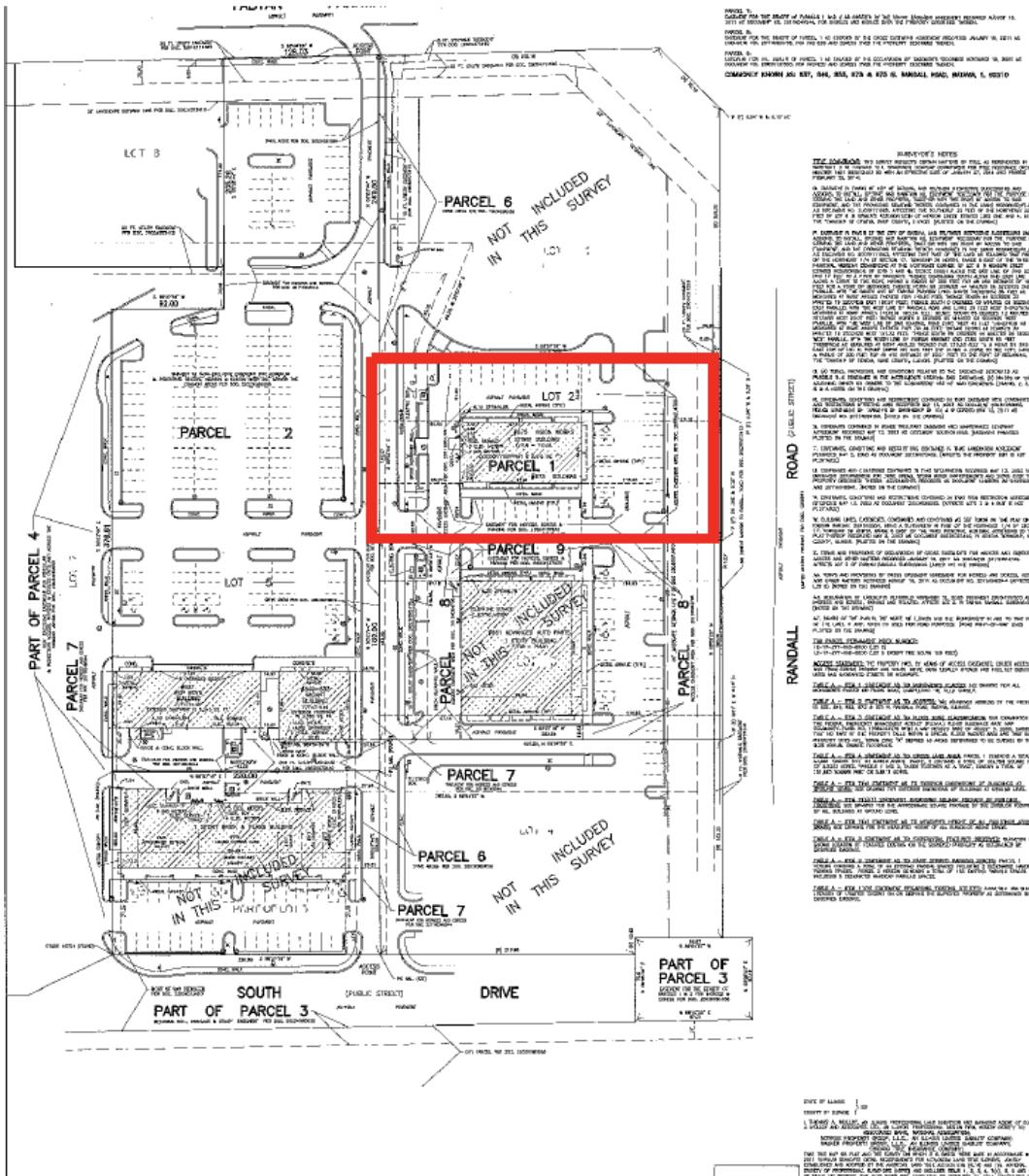
- **FREE STANDING 2-TENANT BUILDING ON SUPER WALMART OUTLOT**
- **FULLY LEASED**
- ANCHORED BY **VISIONWORKS, A LONG TERM TENANT SINCE 2007**
- **ON RANDALL RD.** SURROUNDED BY LOCAL & NATIONAL TENANTS
- **25,900 AVERAGE DAILY TRAFFIC**
- **EXCELLENT SUPPORTING DEMOGRAPHICS W/I 3 MILES**
 - 51,202 POPULATION
 - \$163,620 AVERAGE HOUSEHOLD INCOME
- **EASY ACCESS & EXCELLENT STREET VISIBILITY**
- ABUNDANT ONSITE PARKING

RENT ROLL & FINANCIAL PROFORMA

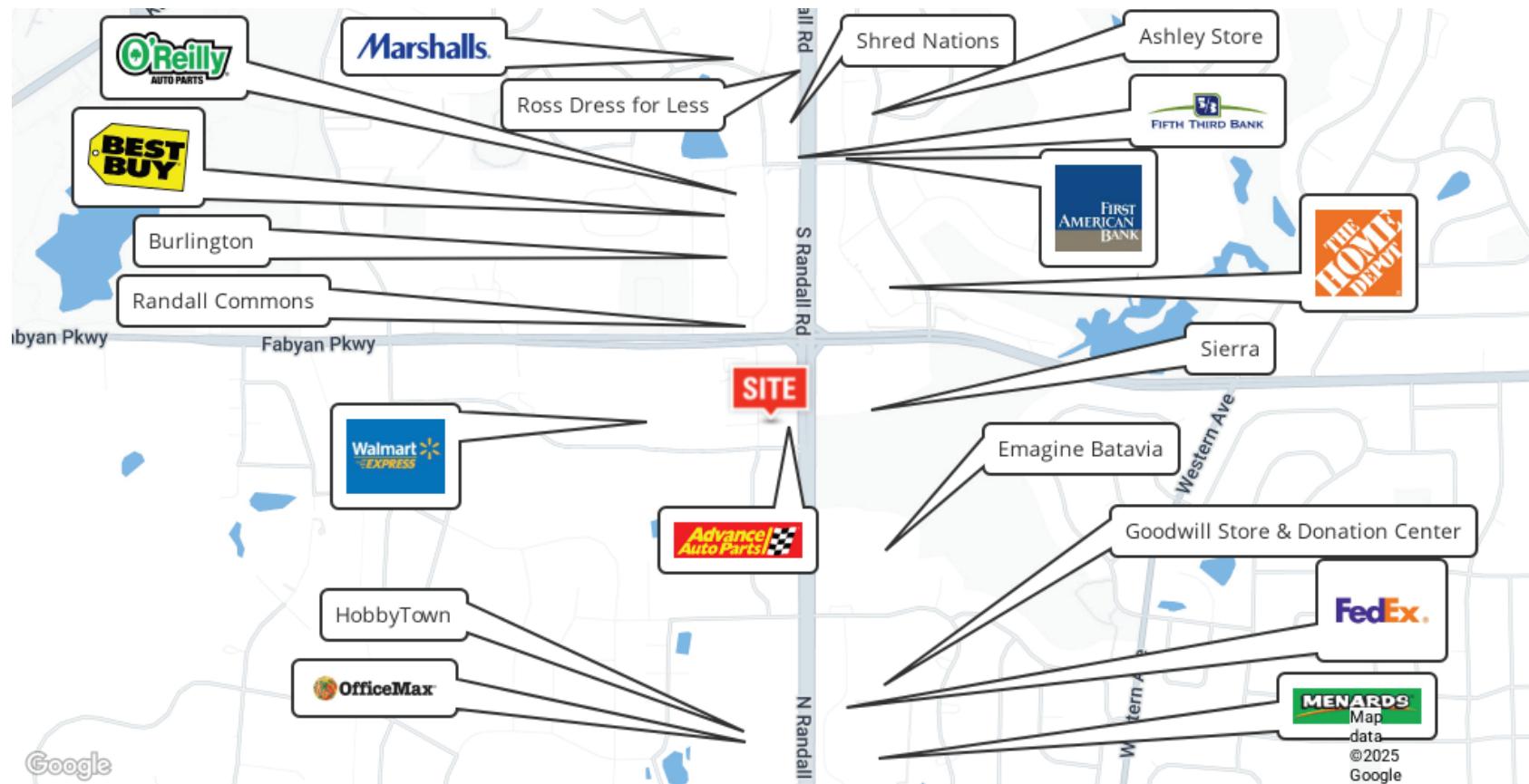
| ADDRESS | TENANT | SF | PRORATA SHARE | START DATE | EXPIRATION DATE | \$/SF | MONTHLY | ANNUAL |
|--------------------------|--|-------|---------------|------------|-----------------|-------|-------------|--|
| 873. N RANDALL RD | MANNING & SIVERMAN LLC | 1,499 | 30.0% | 10/31/2025 | 10/31/2030 | \$35 | \$4,372.08 | \$52,465 |
| 875 N. RANDALL RD | EYE CARE CENTERS OF AMERICA, INC, DBA VISION WORKS | 3,500 | 70.0% | 7/1/2007 | 7/31/2030 | \$34 | \$9,916.67 | 8/1/22-7/31/27 \$119,000 8/1/27-7/31/20 \$124,950 |
| TOTAL LEASED AREA: 4,999 | | | 100% | | | | \$14,288.75 | \$171,465.00 |

| | |
|---|--------------------|
| RENT INCOME | \$171,465 |
| CAM REIMBURSEMENTS | \$15,025 |
| INSURANCE REIMBURSEMENTS | \$2,529 |
| RE TAX REIMBURSEMENT | \$29,117 |
| GROSS INCOME | \$218,136 |
| | |
| OPERATING EXPENSES (ACTUAL 2024 EXPENSES) | |
| GENERAL MAIN./ROOF | \$7,922 |
| LANDSCAPING/ SNOW PLOWING | \$8,510 |
| UTILITIES (WATER, ELECTRIC, SECURITY) | \$4,901 |
| INSURANCE | \$2,529 |
| MANAGEMENT FEE | \$6,544 |
| TOTAL OPERATING EXPENSES | \$30,406 |
| | |
| 2024 RE TAXES PAYABLE IN 2025 | \$29,117 |
| | |
| NOI | \$158,613 |
| | |
| CAP RATE | 6.0% |
| ASKING PRICE | \$2,643,500 |

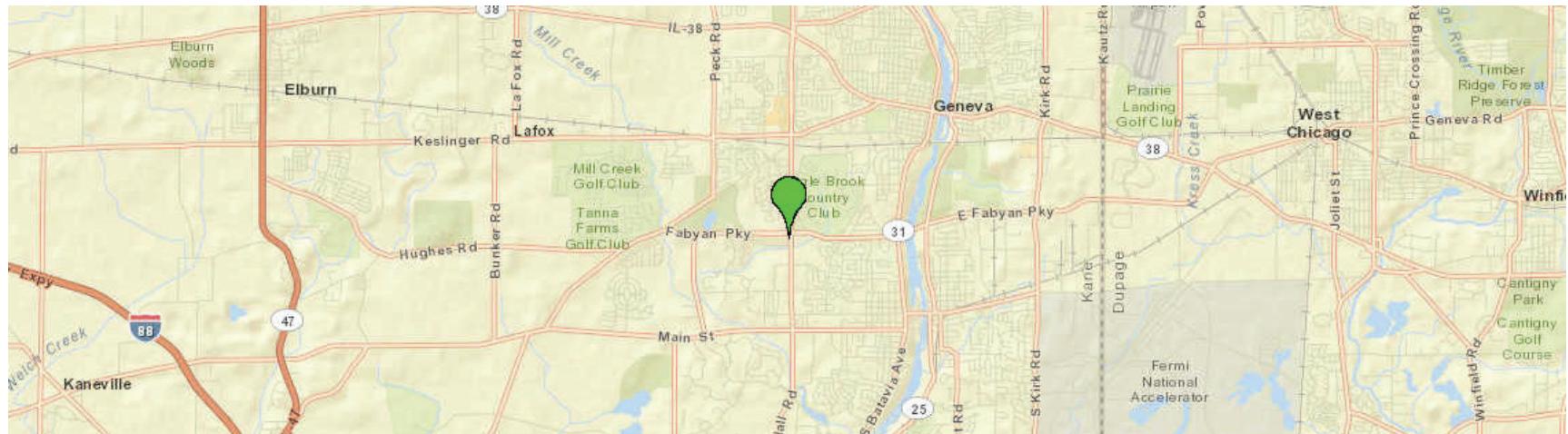
PROPERTY SURVEY



RETAIL TRADE MAP



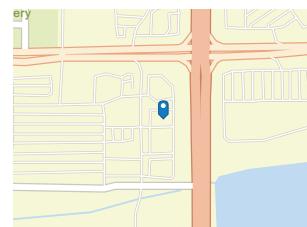
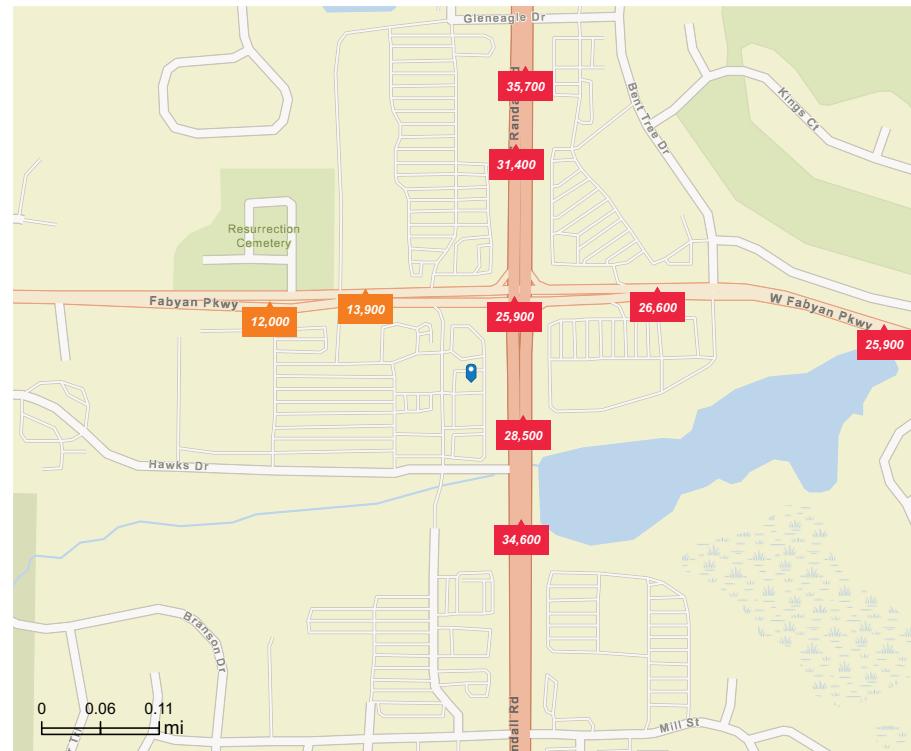
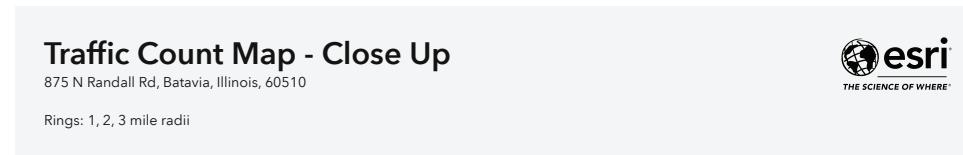
LOCAL AND REGIONAL MAP







TRAFFIC COUNT



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



 [Source](#): Traffic Counts (2025)

DEMOGRAPHICS - EXECUTIVE SUMMARY

| Population | 1 mile | 2 miles | 3 miles |
|-----------------------------|--------|---------|---------|
| 2010 Population | 6,884 | 24,075 | 50,868 |
| 2020 Population | 6,644 | 24,116 | 52,368 |
| 2025 Population | 6,452 | 23,110 | 51,202 |
| 2030 Population | 6,261 | 22,457 | 50,121 |
| 2010-2020 Annual Rate | -0.35% | 0.02% | 0.29% |
| 2020-2025 Annual Rate | -0.56% | -0.81% | -0.43% |
| 2025-2030 Annual Rate | -0.60% | -0.57% | -0.43% |
| Age | | | |
| 2025 Median Age | 44.7 | 44.5 | 42.6 |
| U.S. median age is 39.1 | | | |
| Race and Ethnicity | | | |
| White Alone | 86.0% | 85.3% | 83.7% |
| Black Alone | 1.4% | 1.4% | 2.0% |
| American Indian Alone | 0.3% | 0.2% | 0.3% |
| Asian Alone | 2.7% | 2.7% | 2.7% |
| Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| Some Other Race Alone | 3.0% | 2.8% | 3.5% |
| Two or More Races | 6.6% | 7.5% | 7.8% |
| Hispanic Origin | 8.4% | 8.6% | 9.7% |
| Diversity Index | 36.9 | 38.1 | 41.6 |
| Households | | | |
| 2010 Total Households | 2,344 | 8,721 | 18,211 |
| 2020 Total Households | 2,419 | 9,142 | 19,549 |
| 2025 Total Households | 2,495 | 9,359 | 20,413 |
| 2030 Total Households | 2,499 | 9,345 | 20,537 |
| 2010-2020 Annual Rate | 0.32% | 0.47% | 0.71% |
| 2020-2025 Annual Rate | 0.59% | 0.45% | 0.83% |
| 2025-2030 Annual Rate | 0.03% | -0.03% | 0.12% |
| 2025 Average Household Size | 2.58 | 2.46 | 2.48 |
| Wealth Index | 194 | 174 | 165 |

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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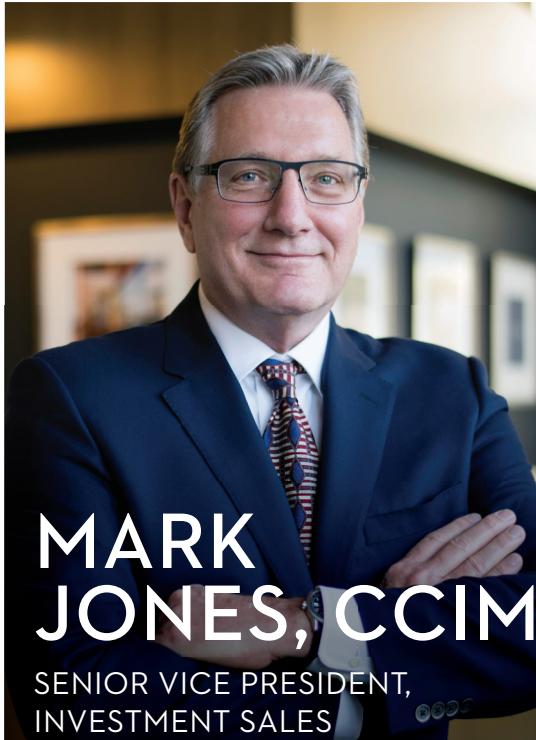
DEMOGRAPHICS - EXECUTIVE SUMMARY

| | 1 mile | 2 miles | 3 miles |
|-------------------------------------|-----------|-----------|-----------|
| Mortgage Income | | | |
| 2025 Percent of Income for Mortgage | 19.4% | 21.1% | 21.3% |
| Median Household Income | | | |
| 2025 Median Household Income | \$148,455 | \$134,303 | \$129,898 |
| 2030 Median Household Income | \$161,719 | \$149,557 | \$143,861 |
| 2025-2030 Annual Rate | 1.73% | 2.17% | 2.06% |
| Average Household Income | | | |
| 2025 Average Household Income | \$180,834 | \$166,807 | \$163,620 |
| 2030 Average Household Income | \$193,416 | \$178,376 | \$174,939 |
| Per Capita Income | | | |
| 2025 Per Capita Income | \$70,617 | \$68,562 | \$65,833 |
| 2030 Per Capita Income | \$77,896 | \$75,321 | \$72,355 |
| 2025-2030 Annual Rate | 1.98% | 1.90% | 1.91% |
| Income Equality | | | |
| 2025 Gini Index | 38.9 | 40.9 | 41.7 |
| Socioeconomic Status | | | |
| 2025 Socioeconomic Status Index | 69.1 | 66.5 | 64.0 |
| Housing Unit Summary | | | |
| Housing Affordability Index | 102 | 94 | 93 |
| 2010 Total Housing Units | 2,435 | 9,242 | 19,308 |
| 2010 Owner Occupied HUs (%) | 86.7% | 80.1% | 79.6% |
| 2010 Renter Occupied HUs (%) | 13.3% | 19.9% | 20.4% |
| 2010 Vacant Housing Units (%) | 3.7% | 5.6% | 5.7% |
| 2020 Housing Units | 2,499 | 9,587 | 20,526 |
| 2020 Owner Occupied HUs (%) | 82.6% | 78.3% | 77.4% |
| 2020 Renter Occupied HUs (%) | 17.4% | 21.7% | 22.6% |
| Vacant Housing Units | 3.7% | 4.8% | 4.7% |
| 2025 Housing Units | 2,557 | 9,754 | 21,476 |
| Owner Occupied Housing Units | 83.8% | 79.6% | 76.9% |
| Renter Occupied Housing Units | 16.1% | 20.4% | 23.1% |
| Vacant Housing Units | 2.4% | 4.0% | 5.0% |
| 2030 Total Housing Units | 2,569 | 9,784 | 21,619 |
| 2030 Owner Occupied Housing Units | 2,124 | 7,575 | 15,944 |
| 2030 Renter Occupied Housing Units | 376 | 1,770 | 4,593 |
| 2030 Vacant Housing Units | 70 | 439 | 1,082 |

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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ABOUT YOUR TEAM



MARK JONES, CCIM
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312.335.3229

■ MARK JONES, CCIM

Mark Jones specializes in investment sales of multi-tenant and single tenant retail properties in his position as Senior Vice President of Investment Sales with Jameson Commercial.

Mr. Jones is well versed and able to bring a varied and vast level of knowledge and experience to his business having worked in corporate America for more than 20 years. Mr. Jones acquired extensive retail development and management experience at Mobil and Midas International. He occupied positions of increasing responsibility for land acquisition, facility development, leasing and executive management. He served as Vice President of Midas Realty Corporation and Vice President of Franchising for Midas International, having participated in the opening of over 700 Midas retail stores throughout the major markets in the U.S.

Since joining Jameson Commercial, Mr. Jones has personally closed or advised on sales and acquisitions of well over \$300 Million with a variety of national tenants including Walgreens, Advance Auto, O'Reilly's, Burger King, PNC Bank, National Tire & Battery, Pop Eyes, Family Dollar and product groups including multi-unit residential, office and land for development. He was recognized as Jameson Commercial's Top Commercial Broker in 2009 and 2018 and has consistently ranked among the Top Producers while at Jameson.

A graduate of Purdue University with a BS in Civil Engineering, Mr. Jones continued to add to his education acquiring an MBA from the University of Chicago. Upon entering the brokerage side of the business, Mr. Jones achieved the designation of Certified Commercial Investment Member (CCIM). As a CCIM, Mr. Jones has completed an arduous designated curriculum with emphasis on ethics, winning negotiations and the latest techniques in financial and investment analysis. CCIMs are widely recognized for their knowledge and skills in commercial investment analysis which is of major benefit to their individual clients. Mr. Jones is also an active member of the International Council of Shopping Centers and the Chicago Association of Realtors.



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JAMESON COMMERCIAL REAL ESTATE

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JAMESONCOMMERCIAL.COM

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