

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

873-75 N. RANDALL RD., BATAVIA, IL 60510

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

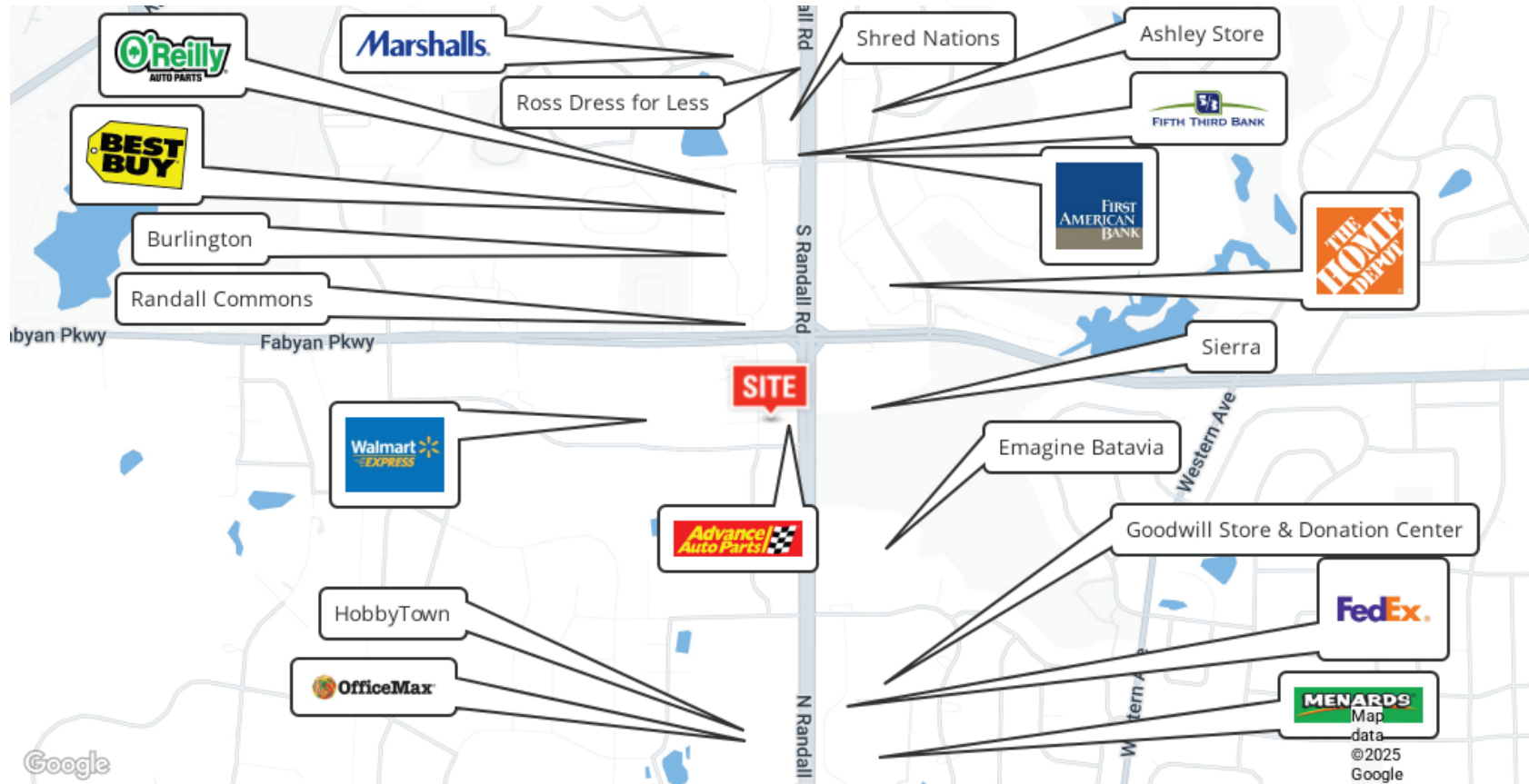
RENT INCOME	\$171,465
CAM REIMBURSEMENTS	\$15,025
INSURANCE REIMBURSEMENTS	\$2,529
RE TAX REIMBURSEMENT	\$29,117
GROSS INCOME	\$218,136
OPERATING EXPENSES (ACTUAL 2024 EXPENSES)	
GENERAL MAIN./ROOF	\$7,922
LANDSCAPING/ SNOW PLOWING	\$8,510
UTILITIES (WATER, ELECTRIC, SECURITY)	\$4,901
INSURANCE	\$2,529
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

LEASE IS A NNN LEASE. LANDLORD RESPONSIBLE FOR ROOF, STRUCTURE AND EXTERIOR WALLS. TENANT RESPONSIBLE FOR MAINTENANCE OF THEIR LEASED PREMISES, HVAC SYSTEMS, CAM, R.E. TAXES & INSURANCE. CAM INCLUDES A 15% ADMINISTRATIVE FEE.

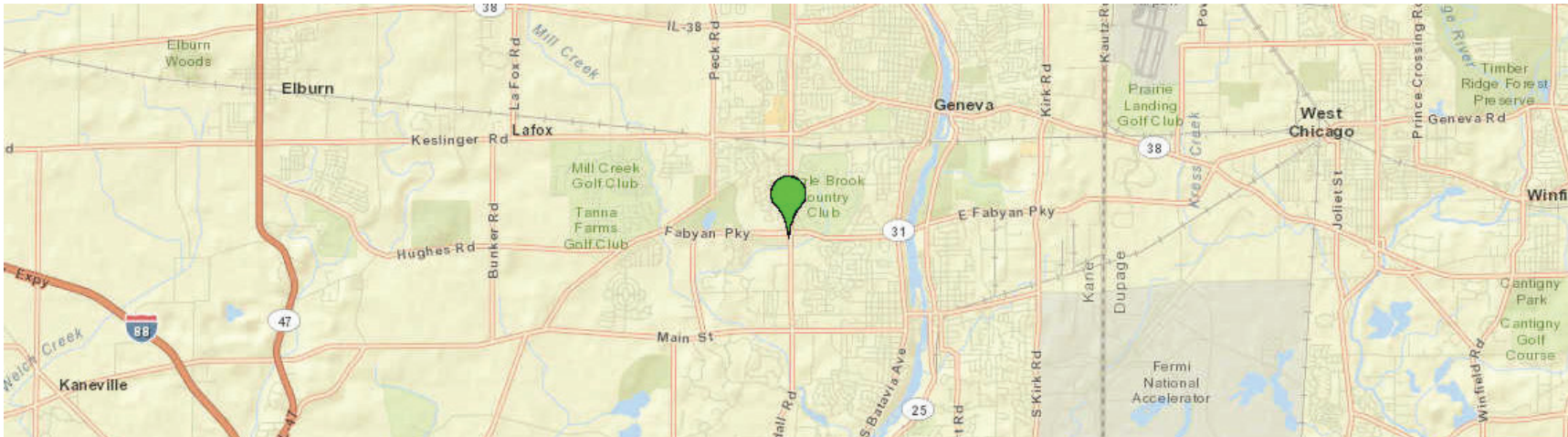
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RETAIL TRADE MAP



LOCAL AND REGIONAL MAP





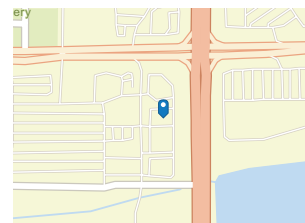
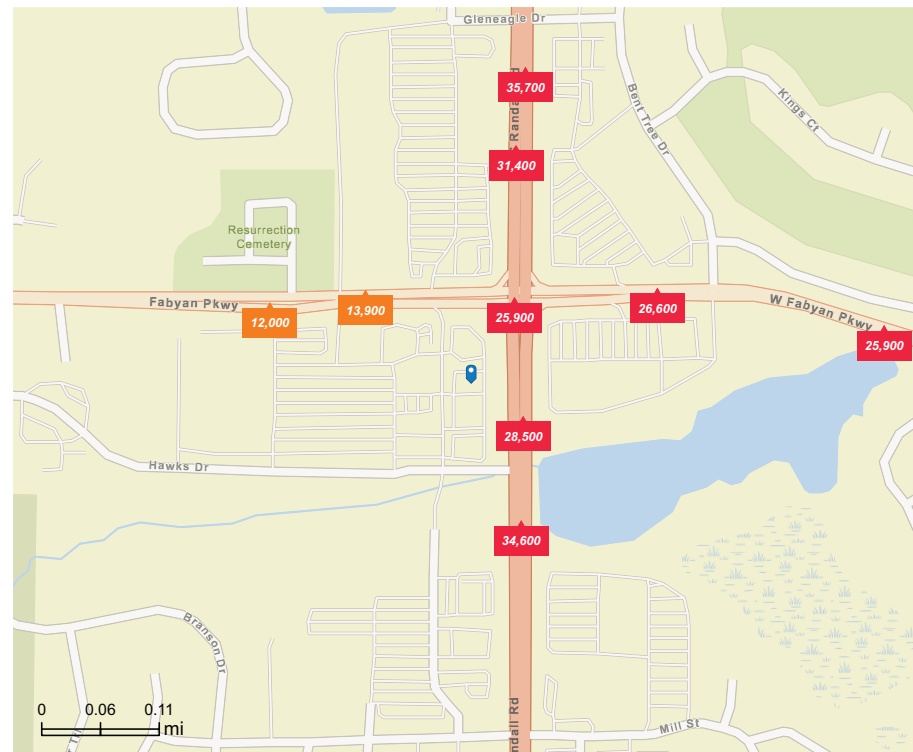


TRAFFIC COUNT

Traffic Count Map - Close Up

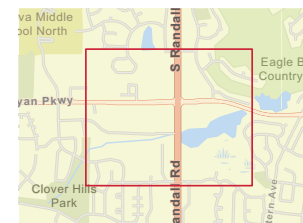
875 N Randall Rd, Batavia, Illinois, 60510

Rings: 1, 2, 3 mile radii



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)

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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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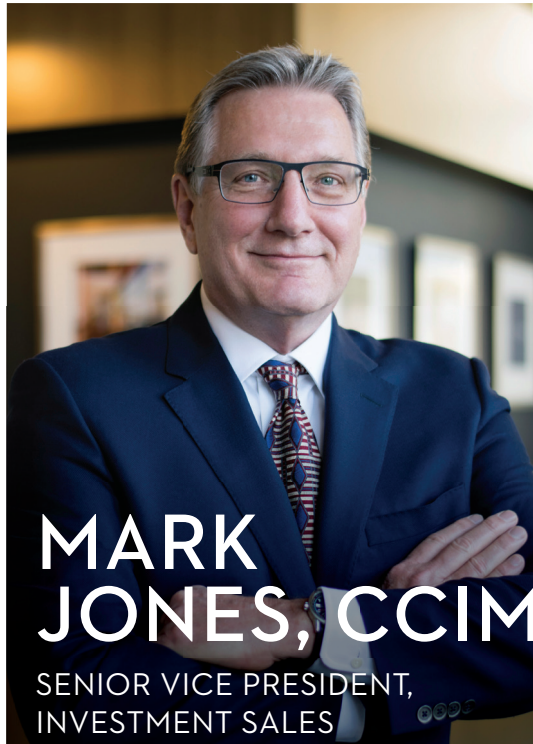
DEMOGRAPHICS - EXECUTIVE SUMMARY

Mortgage Income	1 mile	2 miles	3 miles
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



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■ 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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JAMESONCOMMERCIAL.COM

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