

SALE / LEASE

The Rand Exchange

1529 RAND RD

Des Plaines, IL 60016

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

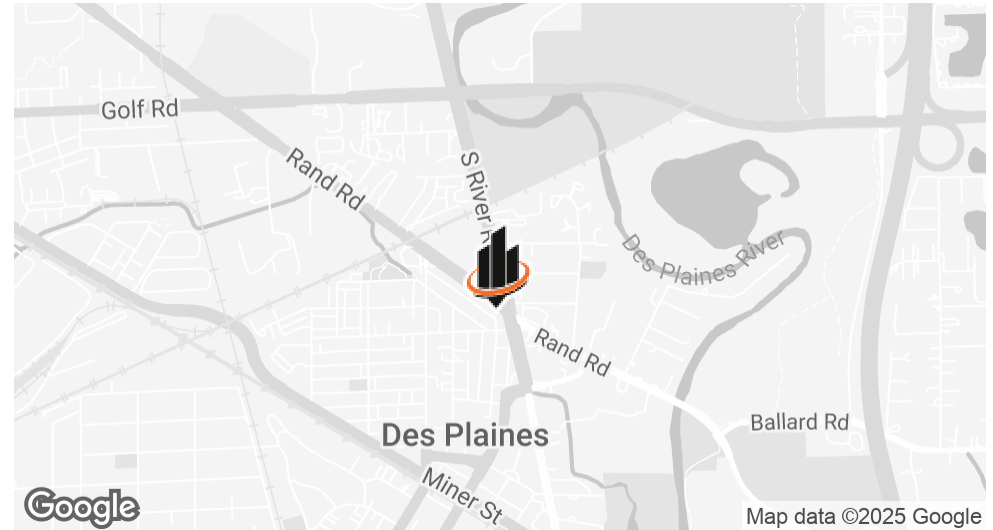
SALE PRICE:	\$1,800,000
LEASE RATE:	\$50.00 SF/yr (NNN)
LOT SIZE:	27,678 SF
BUILDING SIZE:	2,280 SF

LOT INFORMATION

- 327 Feet Frontage on Rand Rd & S River Road
- 24,000 SF net usable lot space
- Smooth vehicle flow at intersection

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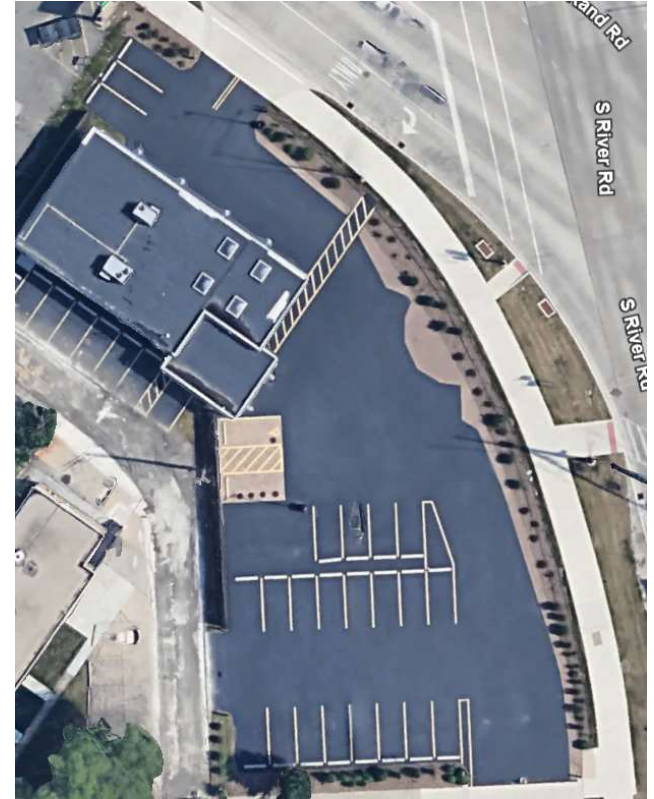
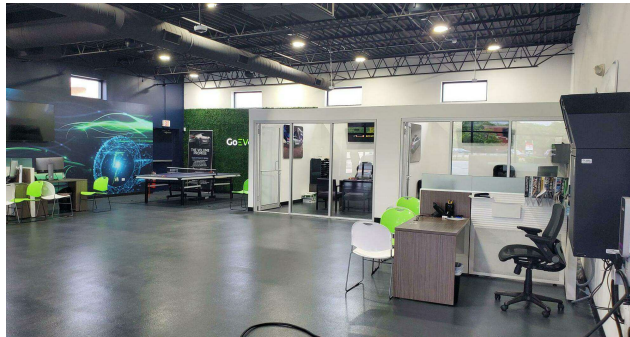
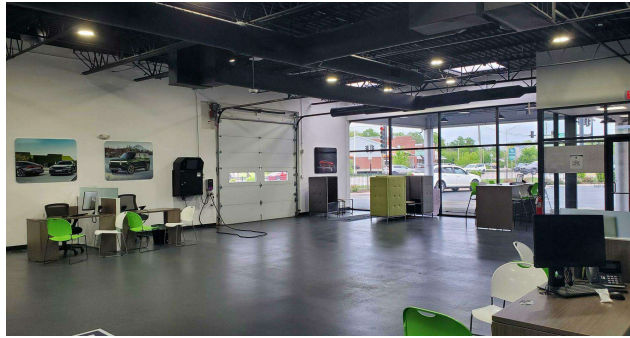
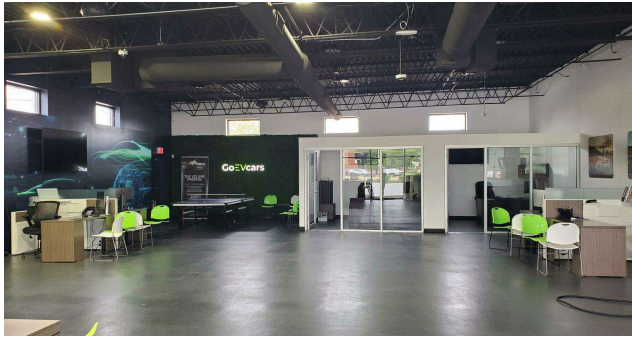
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PROPERTY HIGHLIGHTS

- Corner Lot: Spacious parcel, ideal for a variety of commercial uses. New parking lot seal coating and striping (40 Spaces).
- Updated Office Space – Modern and well-maintained building with 15’ ceilings, ready for immediate use. Specialized after-market automobile improvement facility.
- Amenities - Epoxy Floor, High-Power EV charger, Sustainable Lighting System, and Wired for Wi-Fi.
- One Drive-In Door (8’ x 12’)- Convenient access for deliveries, service, or vehicle-related businesses.
- Spacious lot, previously used for EV car sales and motorcycle sales.
- Dual Ingress & Egress – Two access points for smooth traffic flow and ease of entry/exit.

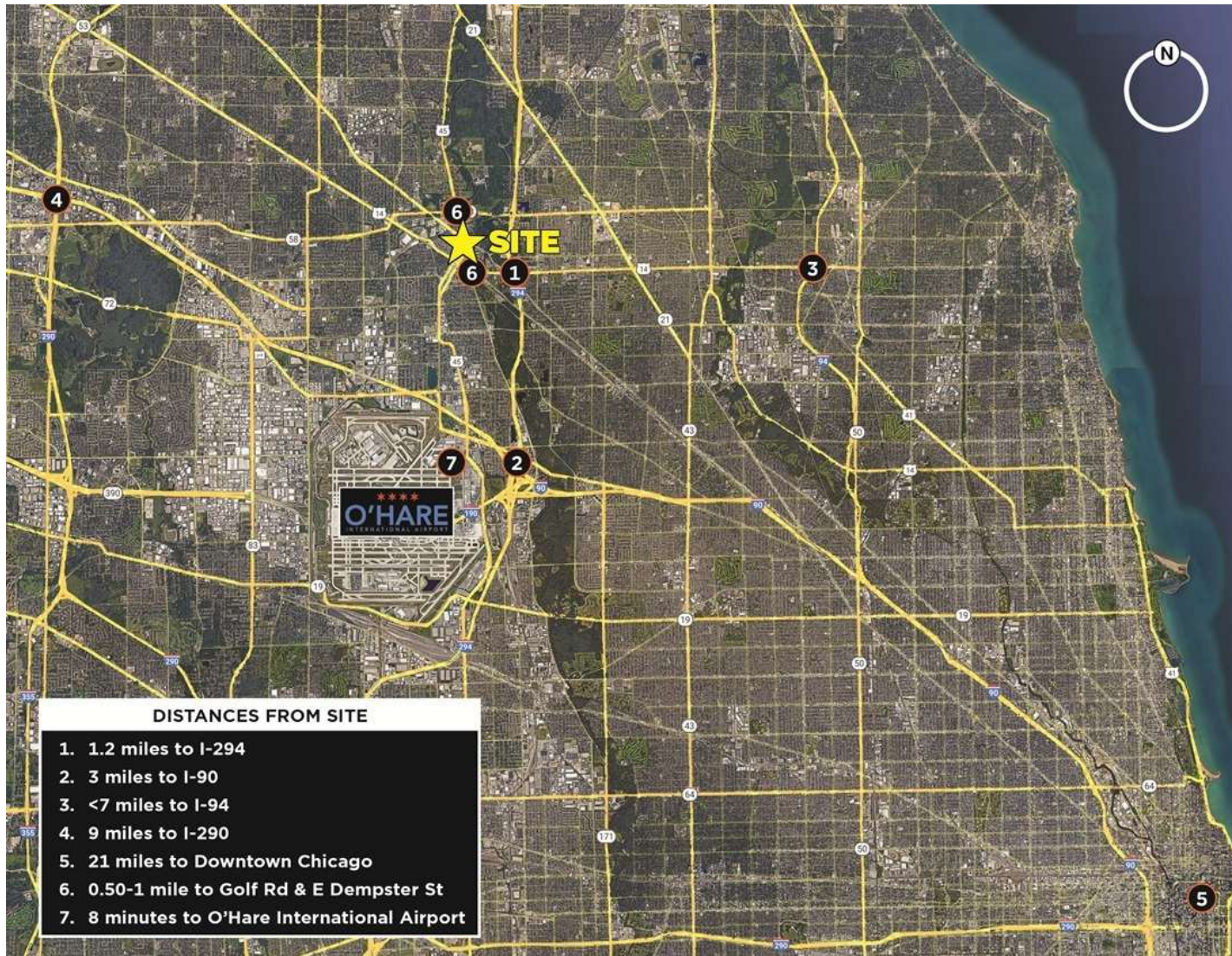
ADDITIONAL PHOTOS



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LOCATION MAP



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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,227	129,712	303,118
AVERAGE AGE	45	44	43
AVERAGE AGE (MALE)	43	42	42
AVERAGE AGE (FEMALE)	48	45	44
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,349	50,106	116,570
PERSONS PER HH	2.1	2.6	2.6
AVERAGE HH INCOME	\$98,911	\$119,831	\$133,109
AVERAGE HOUSE VALUE	\$331,142	\$395,258	\$443,479
PER CAPITA INCOME	\$47,100	\$46,088	\$51,195

Demographics data derived from AlphaMap

DEMOGRAPHICS	DES PLAINES, IL
TOTAL POPULATION / DAYTIME POPULATION	59,408 / 80,000
TRAFFIC COUNT VEHICLES PER DAY	20,283 VPD
MEDIAN PROPERTY VALUE	\$318,200

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