



LEASE

558-586 Randall Rd

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South Elgin, IL 60177

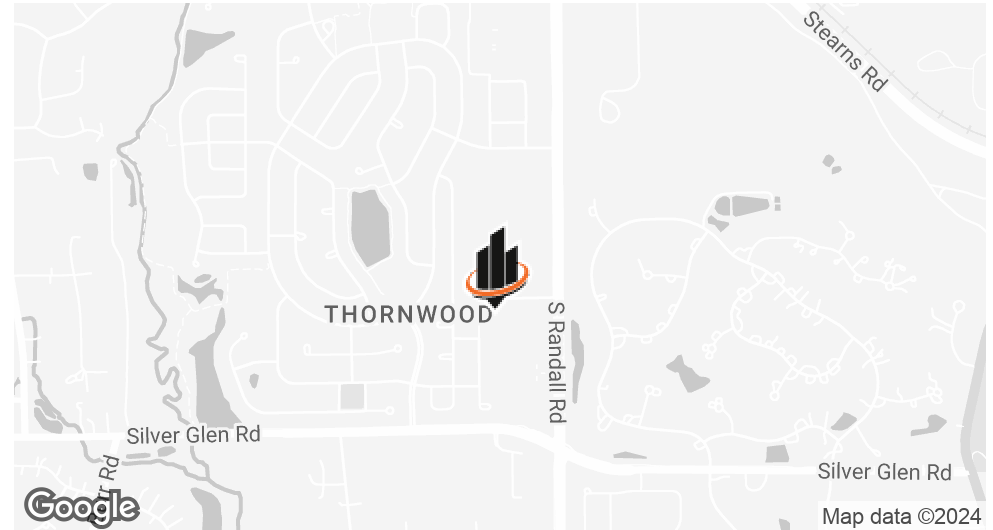
PRESENTED BY:

JOEL MILLER, CCIM

O: 630.938.4950

joel.miller@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 - 25.00 SF/yr (NNN)
PASS THRU (2024)	\$9.74 SF/yr
AVAILABLE SF:	1,190 - 4,343 SF
LOT SIZE:	2.91 Acres
YEAR BUILT:	2005
MARKET:	Chicago
SUBMARKET:	Chicago - Far West
TRAFFIC COUNT:	31,000

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PROPERTY OVERVIEW

Retail space in active center anchored by Brianna's Pancake Cafe, Dogtopia, and Critter's Pet Shop. Additional tenants include Masala Dabba Market (coming Q1 2025), The Blend, and Katies Nails. Available spaces offer prominent facade signage and flexible unit layouts. Center is ideal for retail, restaurant, medical, fitness and service tenants.

LOCATION OVERVIEW

Convenient location in the heart of the South Elgin Randall Rd retail corridor between Silver Glen Rd & Thornwood Ave. The center is shadow anchored by Super Target and Angelo Caputo's Fresh Market, and is surrounded by national retailers including Home Depot, Best Buy, Ross Dress for Less, Staples, Kohls, PetSmart, TJ Maxx, Buffalo Wild Wings, Chili's and many more.

LEASE SPACES

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

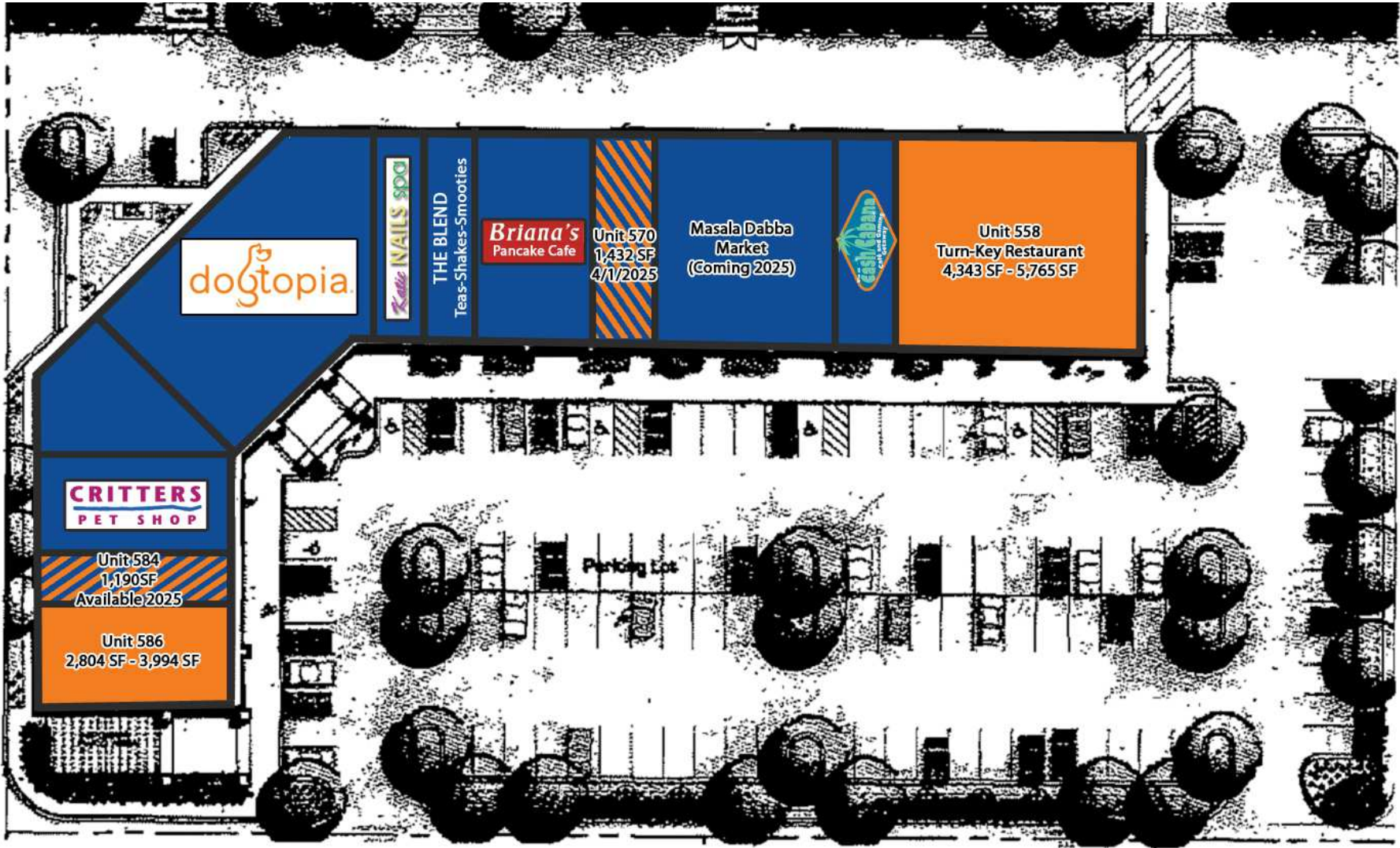
558	Available	4,343 SF	NNN	\$25.00 SF/yr	Endcap Turn-Key restaurant space. Newly renovated with bar, 16' hood, Open Kitchen, Wood Burning BBQ pit, and walk in cooler. Potential to expand for up to 5,765 SF.
570	Available	1,432 SF	NNN	\$20.00 SF/yr	Space coming available 4/1/2025. Currently operating as a dry cleaner. Can be delivered as-is or vanilla box.
584	Available	1,190 SF	NNN	\$22.00 SF/yr	2nd generation chiropractor space coming available Q2 2025. Open layout.
586	Available	2,804 SF	NNN	\$25.00 SF/yr	Endcap space currently built out as a cafe with 2 ADA restrooms, grease trap, 3 compartment sink etc. Ideal for cafe or restaurant.

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SITE PLANS



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ADDITIONAL PHOTOS



Unit 558 - Turn Key Restaurant Endcap



Unit 586 - Fromer Coffee House



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ADDITIONAL PHOTOS - UNIT 586



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RETAILER MAP



Map
data
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Google

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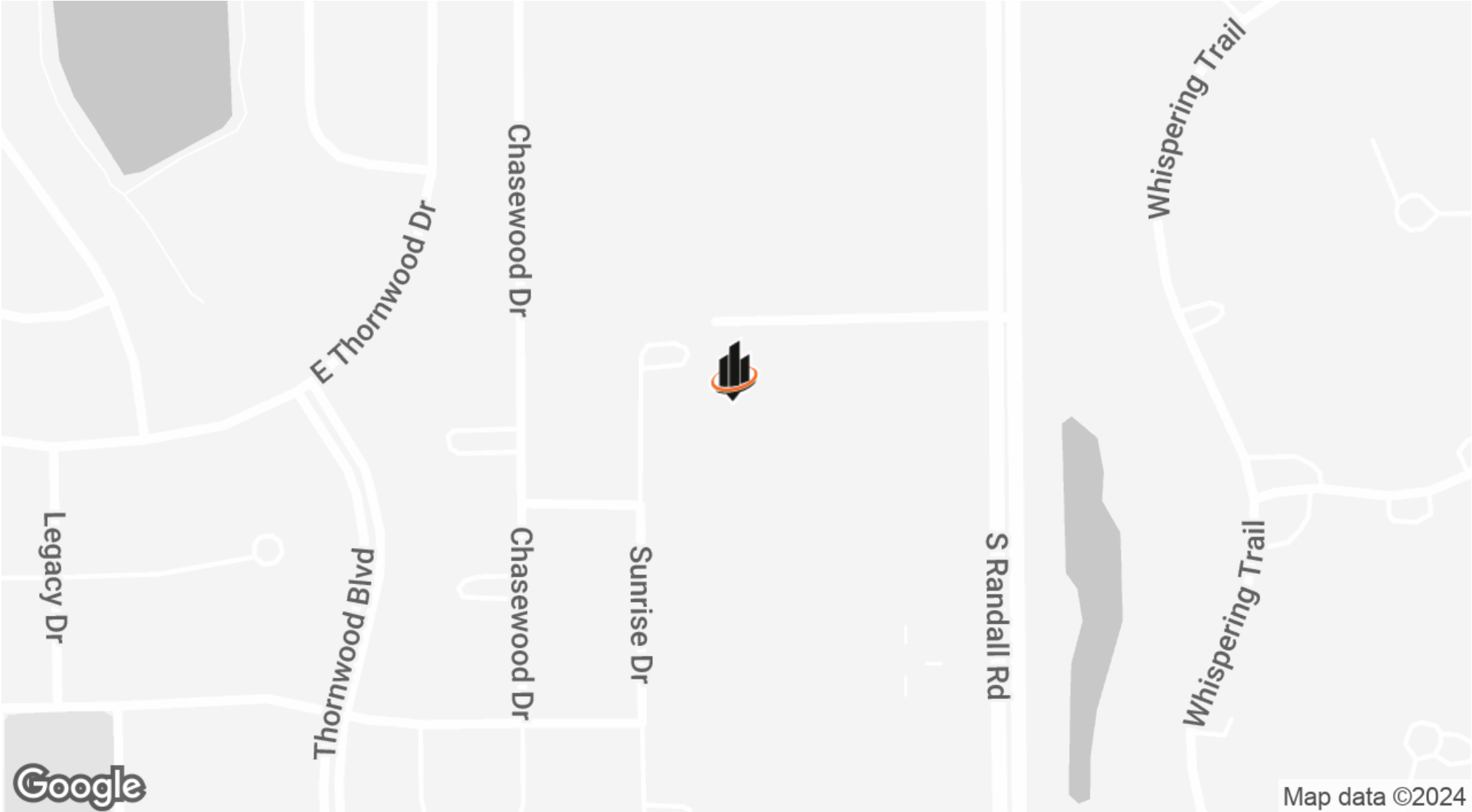
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	6,366	133,944	432,460
AVERAGE AGE	37	40	40
AVERAGE AGE (MALE)	36	39	39
AVERAGE AGE (FEMALE)	37	41	41

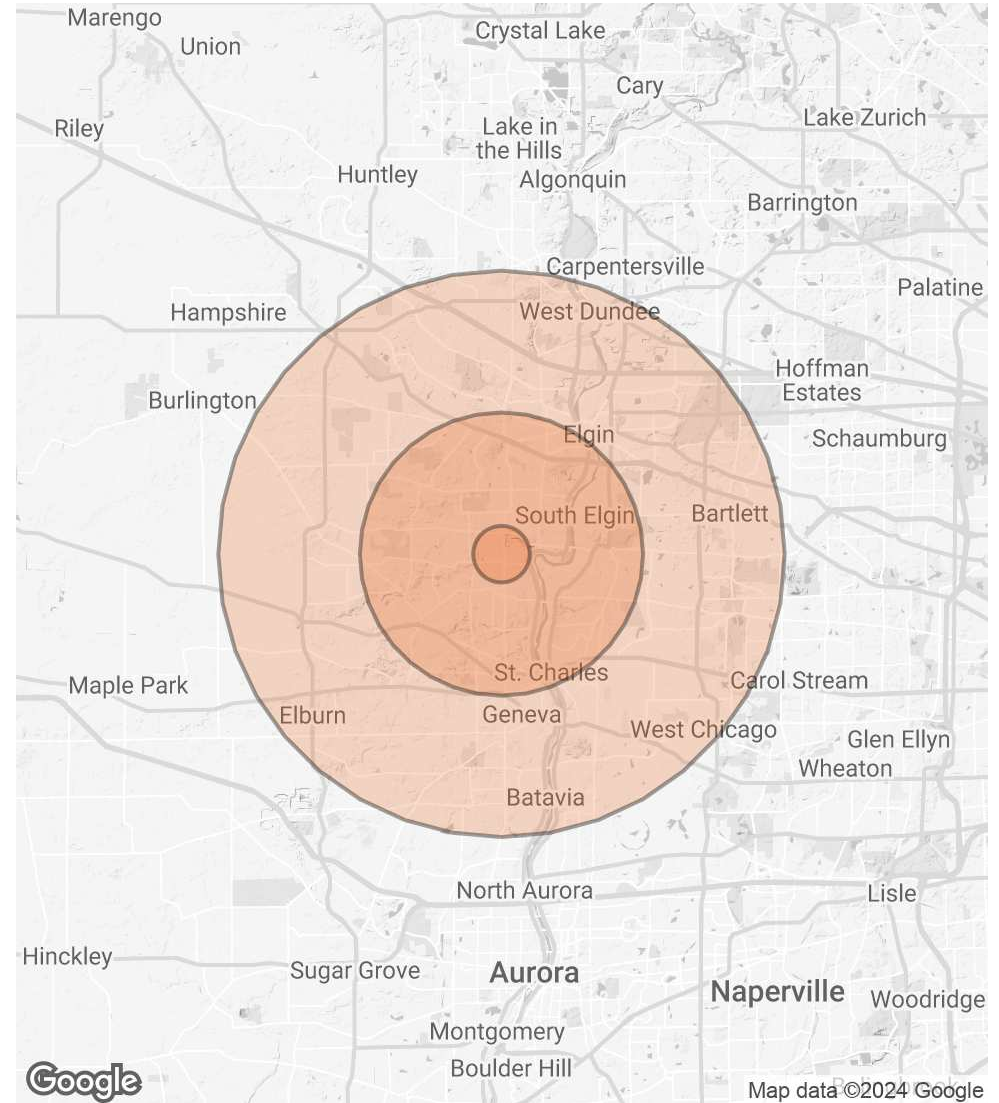
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,932	47,675	151,869
# OF PERSONS PER HH	3.3	2.8	2.8
AVERAGE HH INCOME	\$225,775	\$155,559	\$143,622
AVERAGE HOUSE VALUE	\$526,909	\$404,096	\$367,795

RACE

	1 MILE	5 MILES	10 MILES
% WHITE	70.2%	64.8%	60.8%
% BLACK	2.0%	3.8%	3.9%
% ASIAN	15.3%	7.9%	9.0%
% OTHER	2.5%	11.4%	13.2%

Demographics data derived from AlphaMap



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ADVISOR BIO



JOEL MILLER, CCIM

Senior Advisor, Retail Services

joel.miller@svn.com

Direct: **630.938.4950** | Cell: **630.270.6949**

PROFESSIONAL BACKGROUND

Joel Miller serves as Senior Advisor, Retail Services for SVN Landmark Commercial Real Estate, specializing in the sale and leasing of retail and restaurant properties throughout the Chicago market. Joel has been a licensed real estate broker in the state of Illinois since 2009 and has focused on representing investors in acquisition, disposition, and leasing of their retail properties. Joel has also spearheaded the regional and national expansion of restaurant and retail brands including The Port of Peri Peri, Beef Shack, World Finance Corporation, I Love Kickboxing, Kumon, Qahwah House, Bill Cho's United Taekwondo, and more.

Joel has more than 15 years of experience in real estate brokerage, marketing, market analysis and client services. He has executed the sale or leasing of more than 1,350,000 sf of retail space, and his transaction volume exceeded \$125,000,000.

Joel is board chair and treasurer at Bright Community Services focusing on employment services in the Englewood neighborhood of Chicago, and a deacon at Covenant Presbyterian Church in Chicago.

Joel is a licensed real estate broker in the states of Illinois and Indiana, and is a Certified Commercial Investment Member (CCIM), a current member of the International Council of Shopping Centers (ICSC), and a Member of the National Association of Realtors.

SVN | Landmark Commercial Real Estate

25 N Third Street, Suite 200

Geneva, IL 60134

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