



FOR LEASE/SALE

RETAIL/RESTAURANT/MEDICAL PAD SITE AVAILABLE FOR LEASE/SALE

1001 N RANDALL ROAD, ELGIN, IL

FREESTANDING SIGNAGE ON RANDALL ROAD

ADJACENT TO STARBUCKS AND HOME DEPOT

PAD READY/UTILITIES TO SITE/NO DETENTION REQUIRED

APPROVED FOR DRIVE-THRU

LOCATED ALONG ONE OF THE MOST HEAVILY TRAFFICKED RETAIL CORRIDORS,
RANDALL ROAD, WITH OVER 50,000 VPD

NO ADDITIONAL ONSITE DETENTION REQUIRED

AERIAL

1001 N RANDALL ROAD, ELGIN, IL

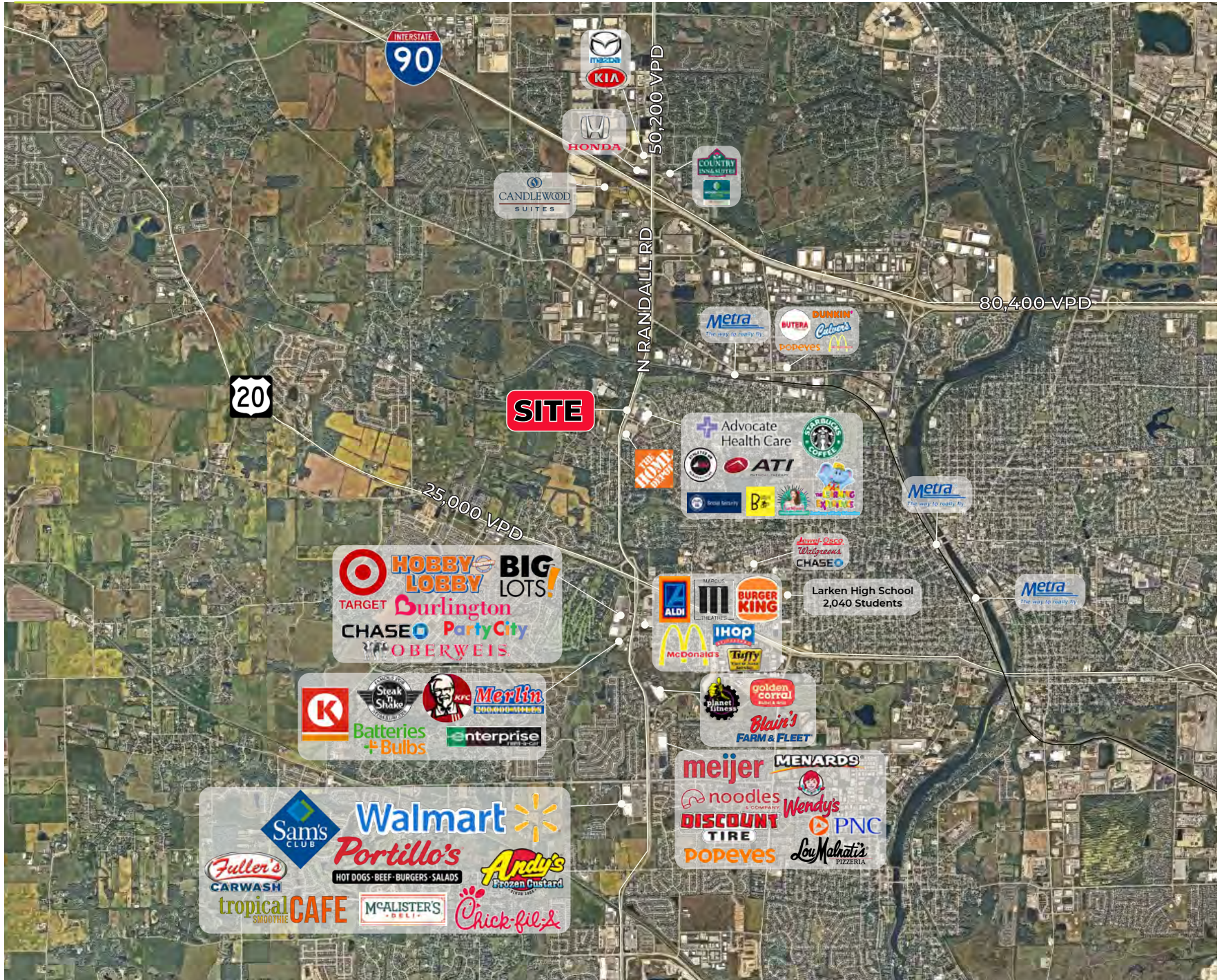


PROPERTY CHARACTERISTICS

- + HIGH INCOME DEMOGRAPHICS
- + 1 MILE TO ADVOCATE SHERMAN HOSPITAL
- + OUTLOT TO CENTER ANCHORED BY RUSSO POWER EQUIPMENT, ATHLETES HQ, AND THE LEARNING EXPERIENCE
- + 2 MILES TO I-90 RANDALL ROAD INTERCHANGE

AERIAL - DISTANCED

1001 N RANDALL ROAD, ELGIN, IL



RENDERING

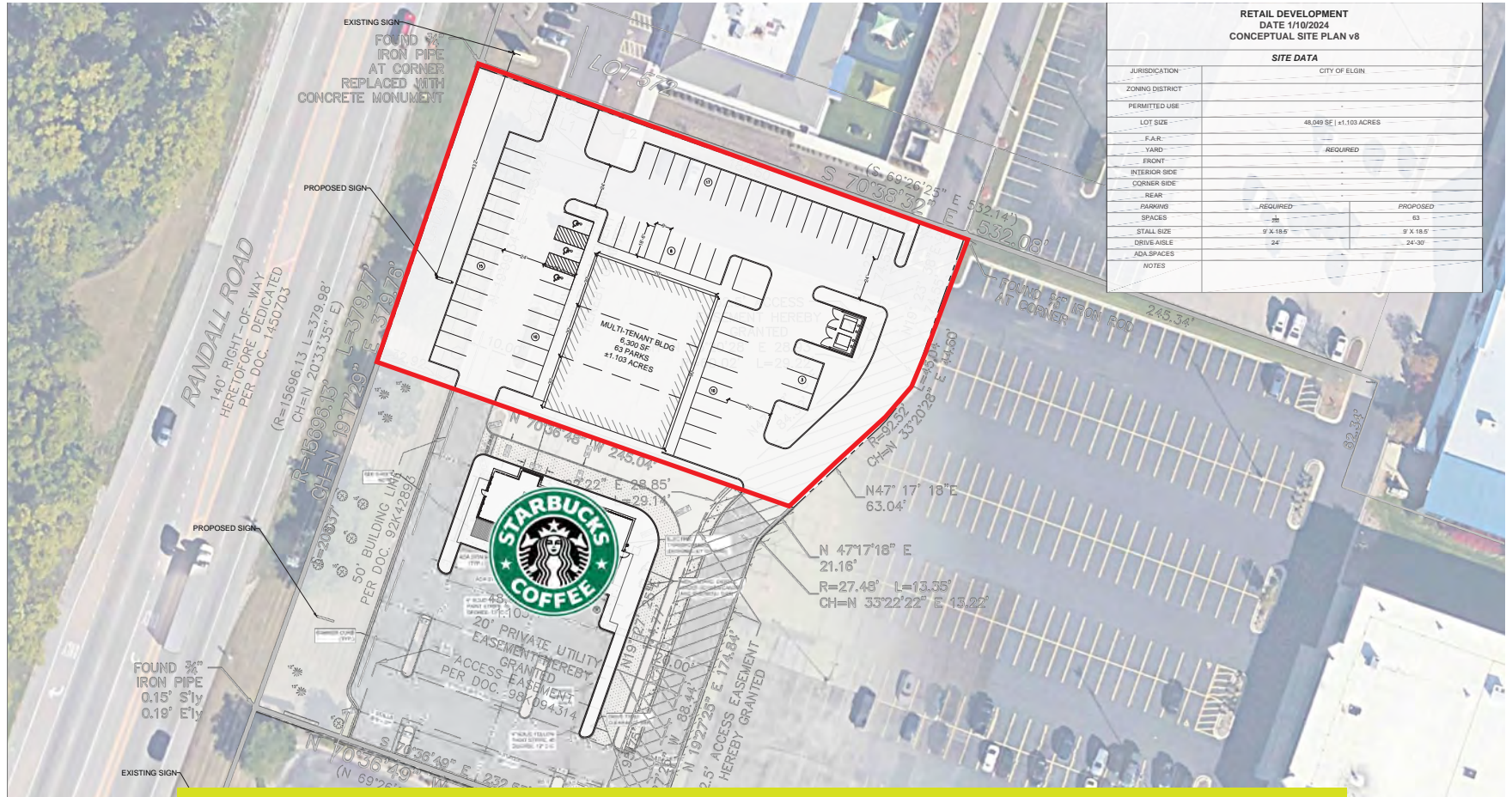
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SITE PLAN - MULTI-TENANT RETAIL

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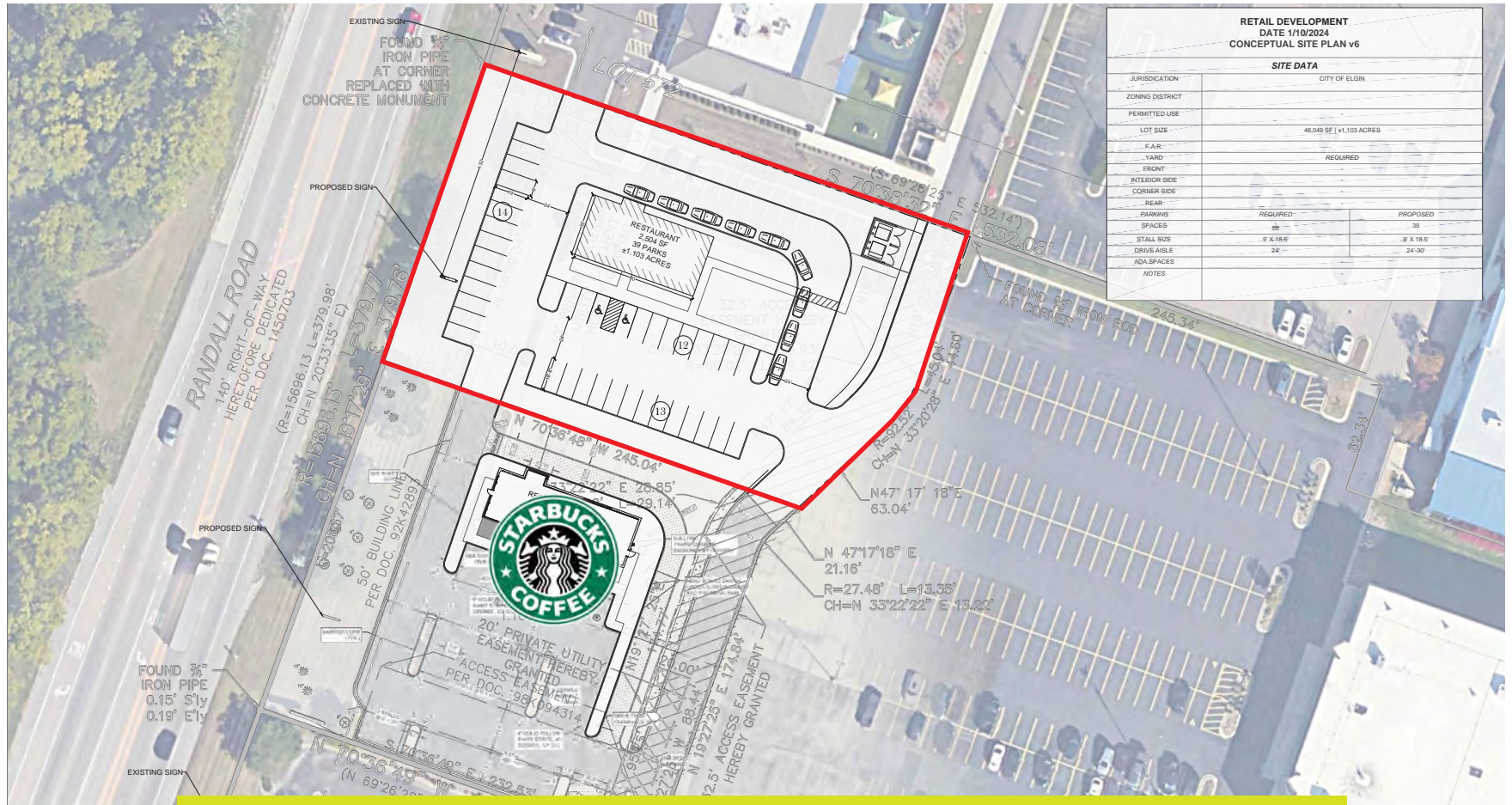
RETAIL DEVELOPMENT DATE 1/10/2024 CONCEPTUAL SITE PLAN v8		
SITE DATA		
JURISDICTION	CITY OF ELGIN	
ZONING DISTRICT		
PERMITTED USE		
LOT SIZE	48,049 SF 1.103 ACRES	
F.A.R.		
YARD	REQUIRED	
FRONT		
INTERIOR SIDE		
CORNER SIDE		
REAR	REQUIRED	PROPOSED
PARKING SPACES	26	63
STALL SIZE	9' X 18.5'	9' X 18.5'
DRIVE AISLE	24'	24'-30'
ADA SPACES		
NOTES		

AREA DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
ESTIMATED POPULATION	7,073	50,305	127,161
ESTIMATED HOUSEHOLDS	2,621	22,315	54,875
DAYTIME POPULATION	6,644	68,382	157,638
AVERAGE HH INCOME	\$131,181	\$125,287	\$130,736

SITE PLAN - FREE STANDING RESTAURANT

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MORE INFORMATION?

www.vequity.com

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