



# 310B Randall Road

SOUTH ELGIN, IL 60177

2,095+/- RSF FOR LEASE

*Your Vision. Our Dedication. Your Partner.*

**MURRAY COMMERCIAL**

2035 Foxfield Road, Suite 203  
St. Charles, IL 60174  
630.513.0173 | murraycommercial.com

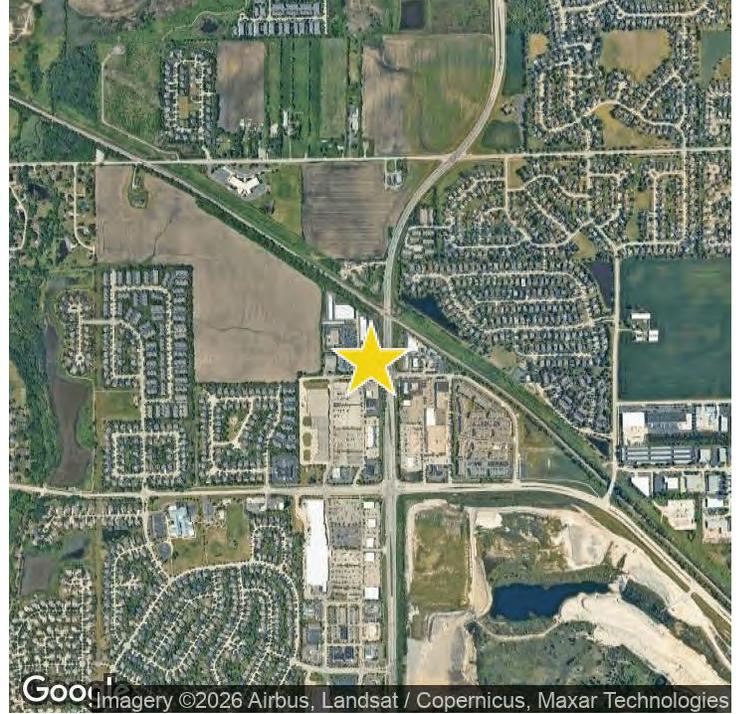
**THIJS DENNISON**

Broker  
630.251.2144  
thijs@murraycommercial.com

**JACE MURRAY**

President/Managing Broker  
630.244.3272  
jace@murraycommercial.com

## RETAIL SPACE FOR LEASE



### LEASE RATE

**\$27/SF/YR**

### OFFERING SUMMARY

Available RSF:	2,095+/-
CAM:	\$2.25/SF
Tax:	\$8.77/SF
Lease Type:	NNN
Year Built:	2002
Building Size:	8,460 SF
Zoning:	B-2
Traffic Count:	37,500 ADT
HVAC	10 Ton RTU
Electrical	200 Amp

### PROPERTY OVERVIEW

Open area with floor to ceiling windows create an ideal retail space on the Randall Road corridor in South Elgin. Join national retailers such as Kohl's, Giordano's, LensCrafters, and more in this busy shopping center. Great Randall Road exposure, with ample parking and signage. Co-tenants in this 3 unit building are an AT&T store and a fast-casual restaurant.

### PROPERTY HIGHLIGHTS

- Randall Road Signage and Exposure
- National Retail Co-Tenancy
- 37,500 ADT
- HVAC - 1 - 10 ton unit
- Electrical - 200amp, 120/208 volt
- 3 Phase, 42 circuit



**THIJS DENNISON**  
630.251.2144  
thijs@murraycommercial.com

**JACE MURRAY**  
630.244.3272  
jace@murraycommercial.com

# Randall Road Retail

310B RANDALL ROAD, SOUTH ELGIN, IL 60177

RETAIL SPACE FOR LEASE



Open Space / Showroom



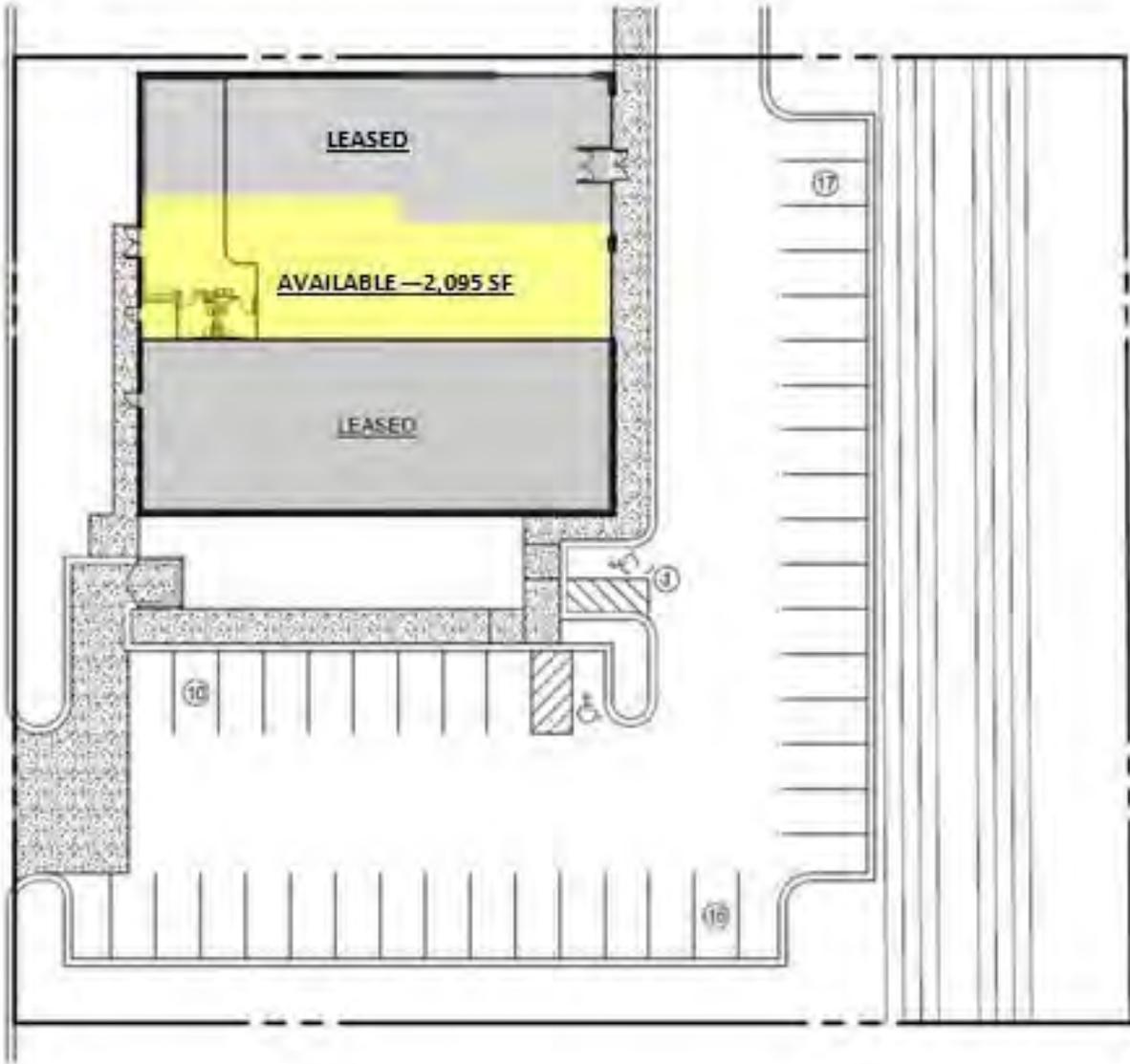
Middle Unit Available



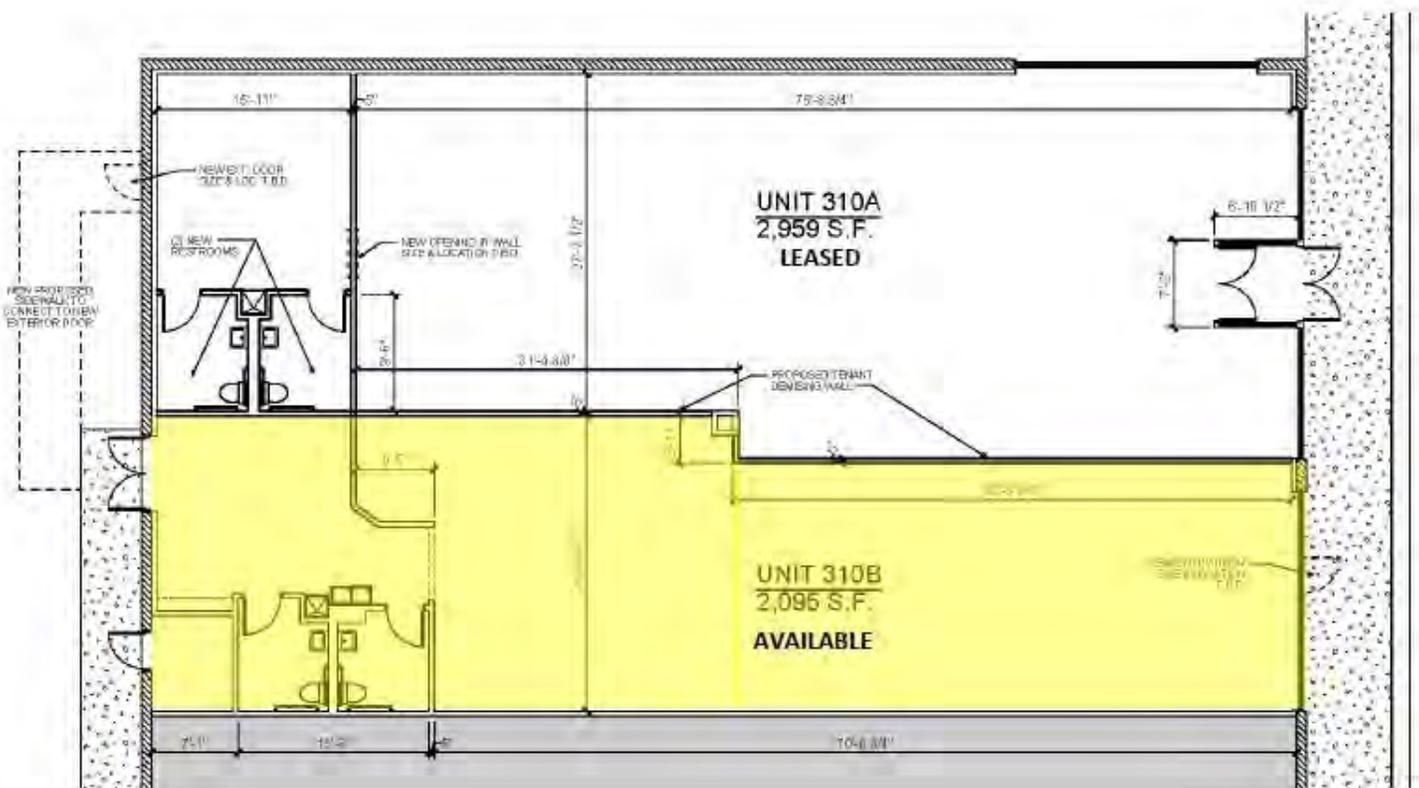
**THIJS DENNISON**  
630.251.2144  
thijs@murraycommercial.com

**JACE MURRAY**  
630.244.3272  
jace@murraycommercial.com

## SITE PLAN



## FOOTPRINT



# Randall Road Retail

310B RANDALL ROAD, SOUTH ELGIN, IL 60177

## RETAILER MAP



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies



THIJS DENNISON  
630.251.2144  
thijs@murraycommercial.com

JACE MURRAY  
630.244.3272  
jace@murraycommercial.com

# Randall Road Retail

310B RANDALL ROAD, SOUTH ELGIN, IL 60177

## LOCATION MAP



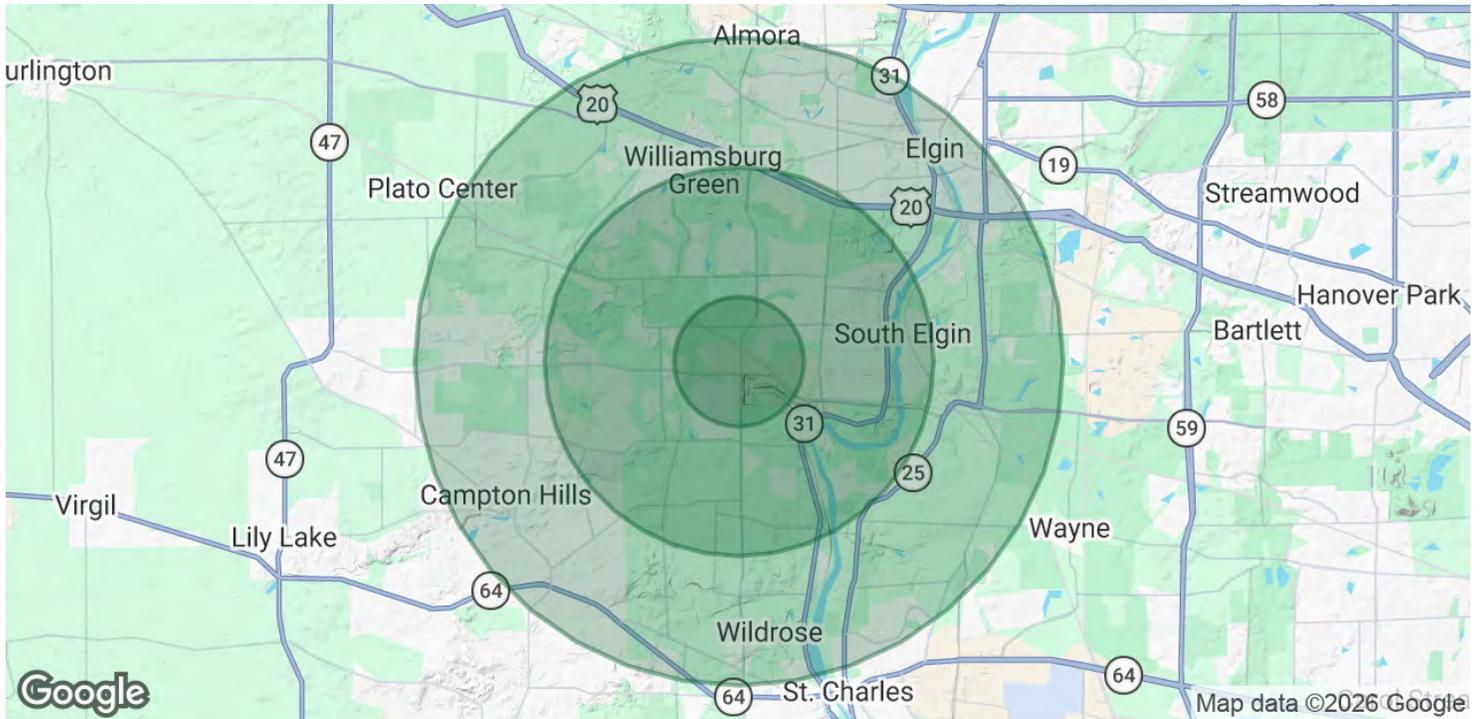
**THIJS DENNISON**  
630.251.2144  
thijs@murraycommercial.com

**JACE MURRAY**  
630.244.3272  
jace@murraycommercial.com

# Randall Road Retail

310B RANDALL ROAD, SOUTH ELGIN, IL 60177

## DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,458	66,668	145,148
Average age	34.6	35.4	34.1
Average age (Male)	33.0	34.1	33.2
Average age (Female)	36.7	37.1	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,231	23,114	49,045
# of persons per HH	2.9	2.9	3.0
Average HH income	\$80,307	\$79,957	\$80,612
Average house value	\$270,016	\$276,653	\$309,354

\* Demographic data derived from 2020 ACS - US Census



**THIJS DENNISON**  
630.251.2144  
thijs@murraycommercial.com

**JACE MURRAY**  
630.244.3272  
jace@murraycommercial.com

## RETAIL SPACE FOR LEASE

### CONFIDENTIALITY & DISCLAIMER

The material contained herein is furnished solely to consider the purchase of the subject Property and is not to be used for any other purpose. This information should not be photocopied or disclosed to any third party without the written consent of Murray Commercial or the Property Owner ("Owner"), or used for any purpose other than to evaluate the possible purchase of the Property.

Murray Commercial is the only party authorized to represent the Owner regarding the sale of the Property, and no other person is authorized by Owner to provide any information or to make any representations other than contained herein. If the person receiving these materials does not choose to pursue a purchase of the Property, this material must be returned to Murray Commercial.

Neither Murray Commercial nor Owner make any representations or warranties, express or implied, as to the accuracy or completeness of this material, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. The information contained herein may include certain statements and estimates by Murray Commercial with respect to the projected future performance of the Property. These projections may or may not be proven to be accurate and there can be no guarantee that such estimates will be achieved. Further, Murray Commercial and Owner disclaim all liability for representations or warranties, expressed or implied, contained in or omitted from this material, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to the recipient in any final, fully-executed, and delivered Real Estate Purchase Agreement between the recipient and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Murray Commercial, or any of their officers, employees, representatives, independent contractors, or affiliates, for the accuracy or completeness thereof. Recipients of this material are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This material is a solicitation of interest only and is not an offer to sell the Property. Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this material or making an offer to purchase the Property unless and until Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release Owner and Murray Commercial from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully-executed Real Estate Purchase Agreement shall bind the Property and each prospective purchaser proceeds at its own risk.



**THIJS DENNISON**  
630.251.2144  
thijs@murraycommercial.com

**JACE MURRAY**  
630.244.3272  
jace@murraycommercial.com

## AGENCY DISCLOSURE



## AGENCY DISCLOSURE

Thank you for allowing Murray Commercial the opportunity to share this information and/or show you the above-referenced property. This activity does not result in the Broker/Sales Associate acting as your agent. The Broker/Sales Associate is acting as the Designated Agent for the Owner. As a result, the Broker/Sales Associate will NOT act as a Dual Agent and will NOT be acting as an agent on your behalf.

The information contained herein was obtained from sources believed to be reliable; however, Murray Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale, lease, or withdrawal without notice.

Broker Owned...James C. Murray III is a licensed real estate broker within the State of Illinois and has ownership interest in the subject property.



**THIJS DENNISON**  
630.251.2144  
thijs@murraycommercial.com

**JACE MURRAY**  
630.244.3272  
jace@murraycommercial.com

## EXCLUSIVE BROKER



### JACE MURRAY

President/Managing Broker

[jace@murraycommercial.com](mailto:jace@murraycommercial.com)

Direct: 630.513.0173 | Cell: 630.244.3272

### PROFESSIONAL BACKGROUND

With over 25 years of Commercial Real Estate Experience, Jace continues to exceed expectations with his client focused approach and dedication to building lasting relationships with his clients. While working with investors and clients within the commercial real estate industry, Jace has developed a unique and diversified skill set to assist clients and maximize their objectives.

His multidisciplinary commercial real estate background has provided consultative and real estate brokerage services ranging from complex land assemblage assignments, development, 1031 tax deferred exchanges, acquisition and syndication of commercial properties, and structuring a firm dedicated to providing client centered commercial real estate brokerage services and full service asset management and property management services.

### EDUCATION

As a graduate of Purdue University and The Krannert School of Business, achieving a bachelor of science degree in Management & Finance, Jace initially pursued his sales and management interests within the financial world with Prudential Preferred Financial Services, specializing in estate planning and small business planning. This established his passion for client interaction and desire to help others achieve their financial goals. He then turned to the real estate arena and joined his father in the mid 1990's to further his career and begin the evolution of Murray Commercial. As the firm has evolved to become a full service real estate brokerage and asset management company, he has been instrumental in enhancing the firm's ability to provide best of class services within the commercial real estate industry.

### MEMBERSHIPS

Active throughout the community and a lifetime resident of the St. Charles area, Jace continues to be active in many volunteer activities and philanthropic support of our communities. He is currently an active board member of the Northwestern Memorial Foundation and past board member of the Delnor Health System.



**THIJS DENNISON**  
630.251.2144  
[thijs@murraycommercial.com](mailto:thijs@murraycommercial.com)

**JACE MURRAY**  
630.244.3272  
[jace@murraycommercial.com](mailto:jace@murraycommercial.com)

## EXCLUSIVE BROKER



### THIJS DENNISON

Broker

[thijs@murraycommercial.com](mailto:thijs@murraycommercial.com)

**Direct:** 630.513.0173 | **Cell:** 630.251.2144

### PROFESSIONAL BACKGROUND

Thijs joined Murray Commercial in 2022. He values building strong relationships with clients and tenants through his strong communication skills and results-driven approach. Thijs left the education field, where he was a High School math teacher, to pursue his interests in commercial real estate.

The Murray Team relies on Thijs as a Property Manager and Commercial Broker. As a Commercial Broker, Thijs focuses on details and communication with his clients to meet their needs and Murray's high standards of business. With his finance and math background and through proformas and analytical data, he assists his clients into making informed decisions. As a Property Manager, Thijs uses his analytical skills to create annual operating budgets to ensure the asset is performing at a maximum capacity. His clear communication and passion to work with others makes overseeing day-to-day operations on commercial properties simple and efficient for property ownership.

Thijs attended Purdue University where he earned a degree in Financial Counseling and Planning. He also attended North Central College where he earned a Secondary Ed. mathematics degree and a masters in curriculum and instruction. In his spare time he enjoys coaching softball at St. Charles North High School and for the Dennison Silver Hawks Organization.

### EDUCATION

Purdue University- BA in Financial Counseling and Planning

North Central College- BA in Secondary Ed. Mathematics

American College of Education- Masters in Instructional Design



**THIJS DENNISON**

630.251.2144

[thijs@murraycommercial.com](mailto:thijs@murraycommercial.com)

**JACE MURRAY**

630.244.3272

[jace@murraycommercial.com](mailto:jace@murraycommercial.com)