

**LEASE**

# Busy Randall Rd Retail Center

**435 ANGELA LN**

Crystal Lake, IL 60014

**PRESENTED BY:**

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# PROPERTY SUMMARY



<b>LEASE RATE</b>	<b>\$22.00 - 26.00 SF</b>
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## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	28,506 SF
<b>AVAILABLE SF:</b>	1,500 - 4,600 SF
<b>YEAR BUILT:</b>	2006
<b>MARKET:</b>	Chicago
<b>SUBMARKET:</b>	Chicago - Far Northwest
<b>TRAFFIC COUNT:</b>	40,000

## PROPERTY OVERVIEW

Prime retail space in active retail center on Randall Rd. Exceptional mix of vibrant tenants including recently renovated Fire Bar (with proposed expansion), Chiro One Wellness (recently expanded), Smoke Depot (recently expanded), Nail Envy (recently expanded), Triple Berry Cafe (recently opened), Profile Salon, Flying Friends, and Fireplace by Design. Ideal location for restaurant (Chinese, Thai, sushi, Mexican) coffee house (potential for drive thru), spa, medical office, tutoring center, dentist, yoga studio, financial and professional service, or other convenience retail uses.

## LOCATION OVERVIEW

At the corner of Randall Rd & Angela Ln in Crystal Lake, an affluent, far northwest suburb of Chicago. The property is located towards the northern end of the Randall Road retail corridor, the northwest suburb's dominant retail trade area. The property is surrounded by affluent residential neighborhoods, and is less than 1 mile south of Crystal Lake South High School.

Strong traffic counts with 40,000 VPD on Randall Rd.

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# LEASE SPACES

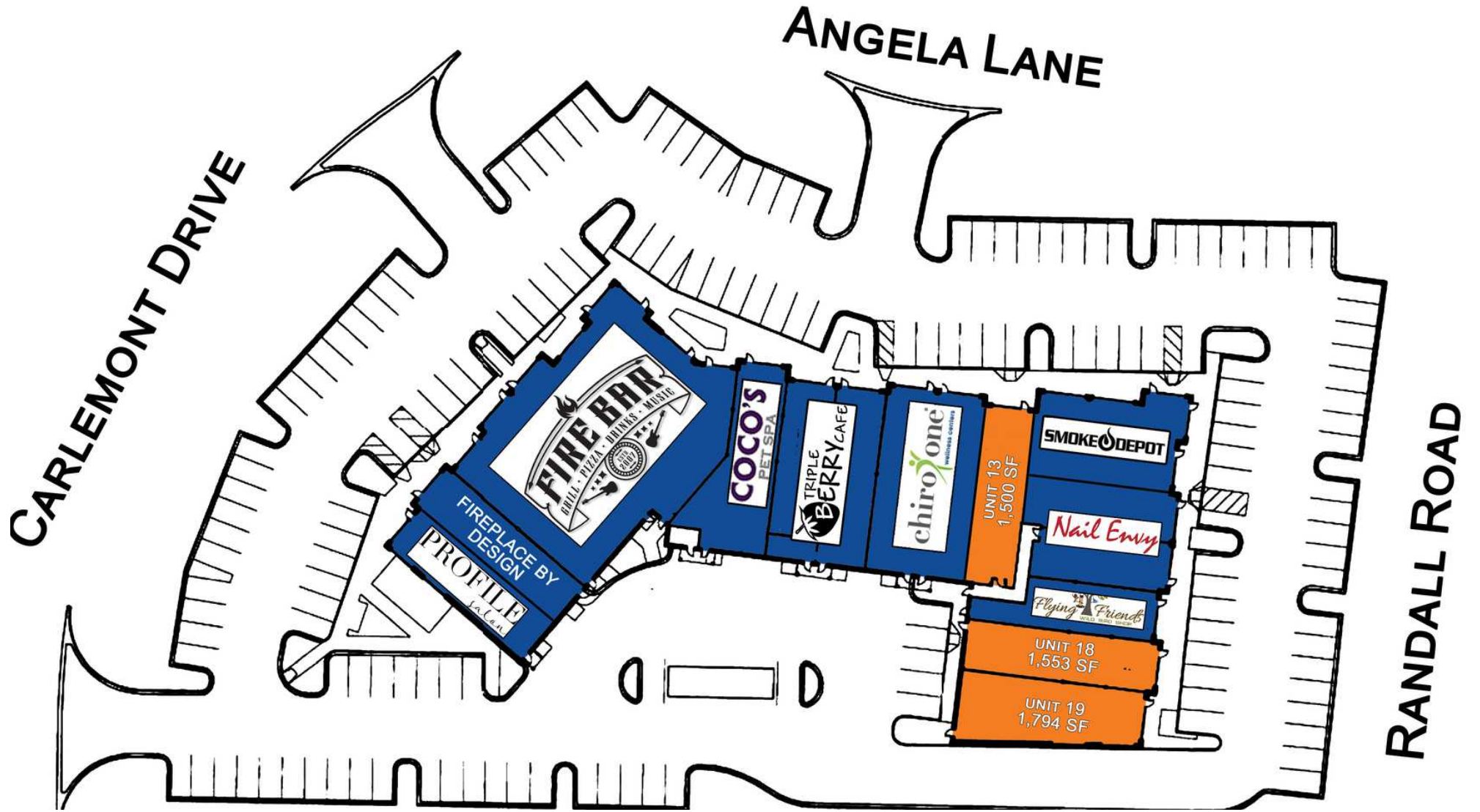
## AVAILABLE SPACES

SUITE	STATUS	SIZE (SF)	TYPE	LEASE RATE	DESCRIPTION
Unit 13	Available	1,500 SF	NNN	\$22.00 SF/yr	Newly demised space between Smoke Depot and Chiro One. Vanilla box delivery.
Unit 18	Available	1,553 - 4,600 SF	NNN	\$26.00 SF/yr	Former veterinary clinic built with 3 offices/treatment rooms, open area and large rear storage room with plumbing. Can be combined with adjacent unit for a total of 3,347 SF endcap unit. Potential for up to 4,600 SF endcap.
Unit 19	Available	1,794 - 4,600 SF	NNN	\$26.00 SF/yr	Former Chiro One Wellness (relocated to larger space within the center). Open layout with 3 private offices and rear storage. Can be combined with adjacent unit for a total of 3,347 SF endcap unit. Potential for up to 4,600 SF endcap. Potential to add drive thru and patio for restaurant use.

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SITE PLANS



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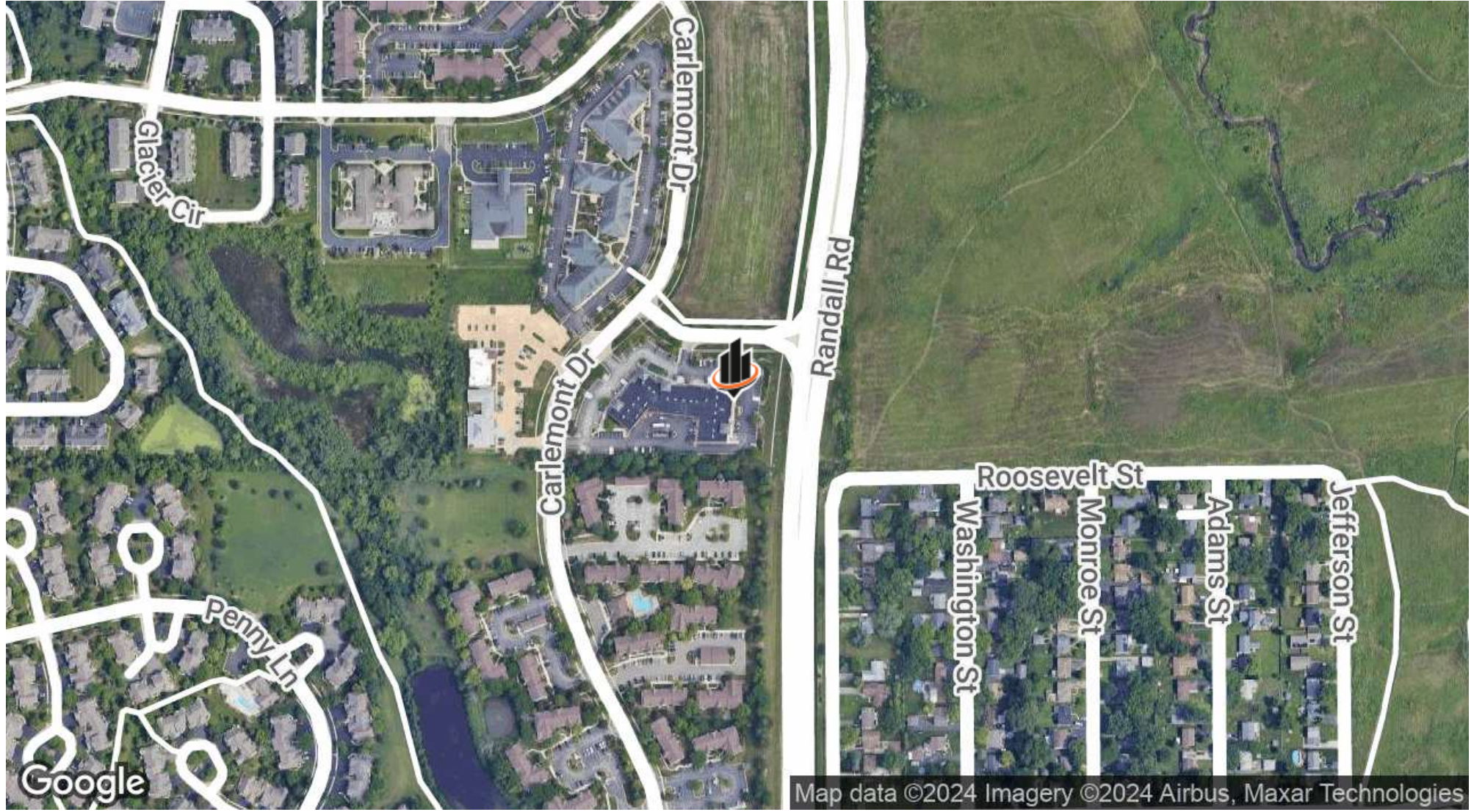
**ADDITIONAL PHOTOS**



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# LOCATION MAP

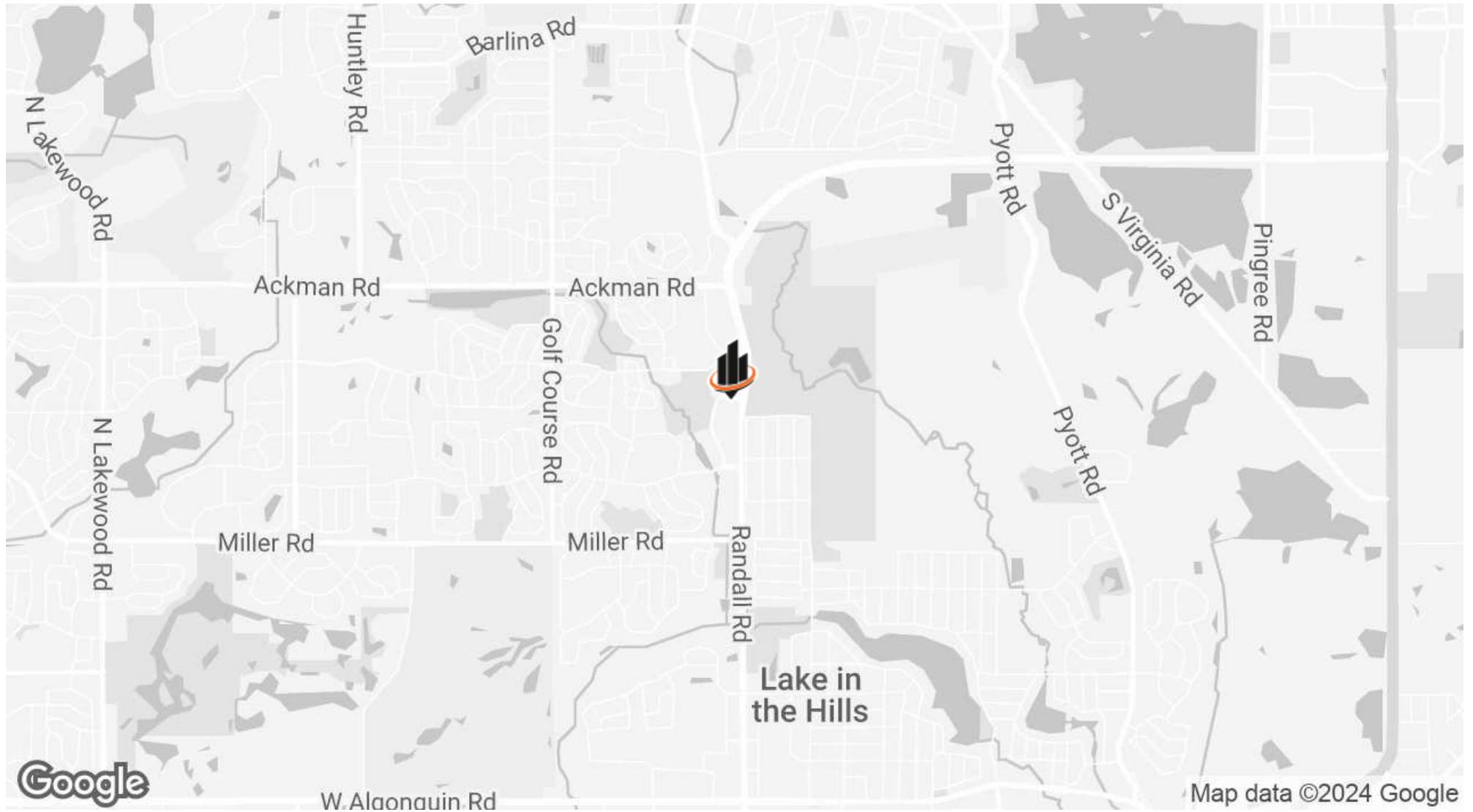


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## LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

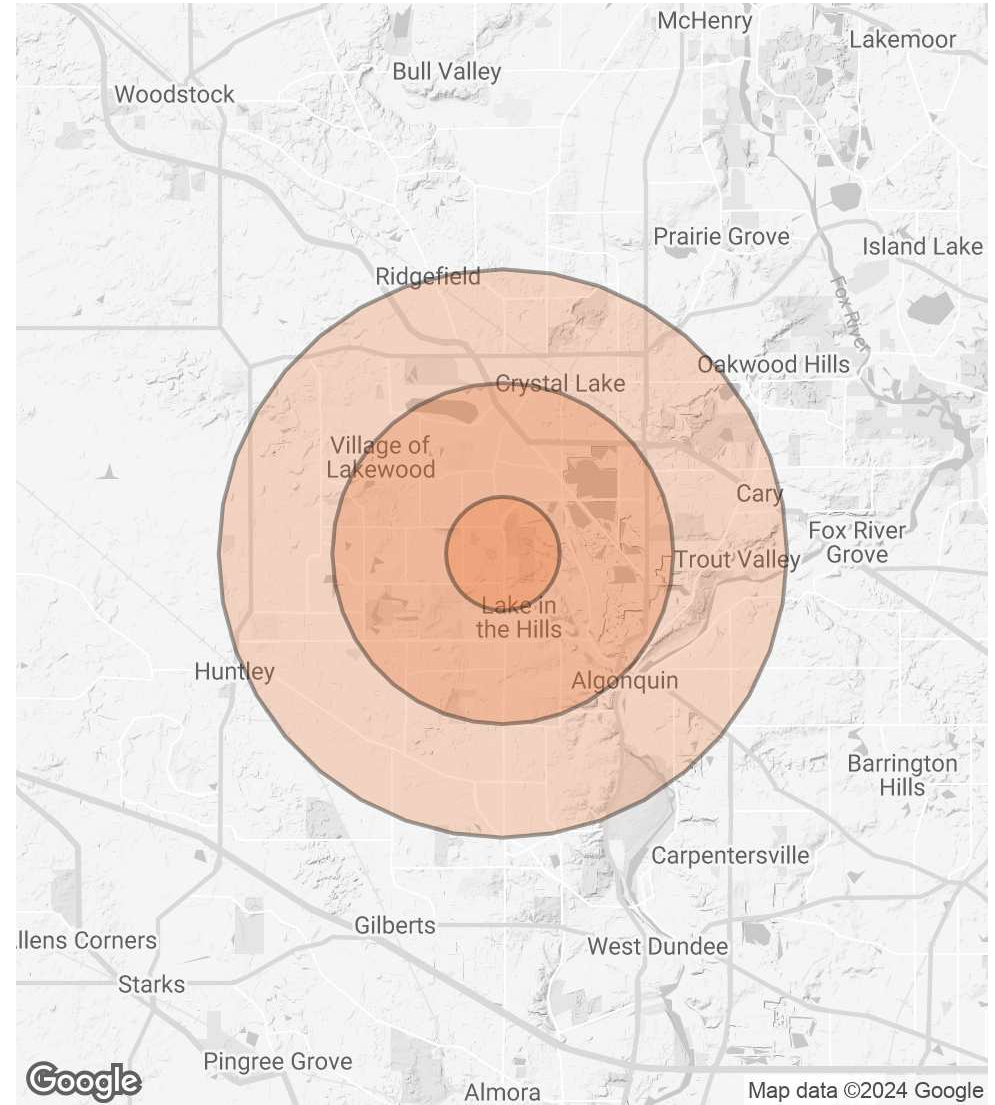
	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	9,327	76,222	157,720
<b>AVERAGE AGE</b>	36.4	36.5	36.1
<b>AVERAGE AGE (MALE)</b>	35.5	35.1	34.7
<b>AVERAGE AGE (FEMALE)</b>	38.3	37.5	37.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,420	26,633	53,093
<b># OF PERSONS PER HH</b>	2.7	2.9	3.0
<b>AVERAGE HH INCOME</b>	\$88,810	\$94,348	\$97,101
<b>AVERAGE HOUSE VALUE</b>	\$262,504	\$284,323	\$292,045

## RACE

	1 MILE	3 MILES	5 MILES
<b>% WHITE</b>	90.6%	89.8%	88.4%
<b>% BLACK</b>	0.2%	1.1%	1.6%
<b>% ASIAN</b>	3.5%	4.0%	4.8%
<b>% HAWAIIAN</b>	0.0%	0.0%	0.0%
<b>% OTHER</b>	4.8%	3.3%	3.5%



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