

# LAND FOR PRIME RETAIL

2250 RANDALL ROAD,  
CARPENTERSVILLE, IL 60110

**FOR LEASE – 0.64 AC**



## Property Information

- Located 1.5 Miles from Hwy 72 & 3 Miles from Interstate 90
- High Traffic Area – Over 39,000 VPD
- Prime location along Carpentersville's prime retail corridor
- Area Retailers & Attractions Include Woodman's, McDonald's, Starbucks, Menards, Dunkin', 7-11, Goodwill Store & Donation Center, ect.

## Demographics

|          | Population | Average Household Income | Businesses |
|----------|------------|--------------------------|------------|
| 1 Mile:  | 6,760      | \$172,958                | 181        |
| 3 Miles: | 34,321     | \$159,965                | 1,349      |
| 5 Miles: | 132,868    | \$137,915                | 4,356      |



AERIAL | 2250 RANDALL ROAD, CARPENTERSVILLE, IL 60110

# SUPERIOR VISIBILITY ON RANDALL RD



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6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group



SITE SURVEY | 2250 RANDALL ROAD, CARPENTERSVILLE, IL 60110

# SITUATED NEAR TRAFFIC SIGNAL



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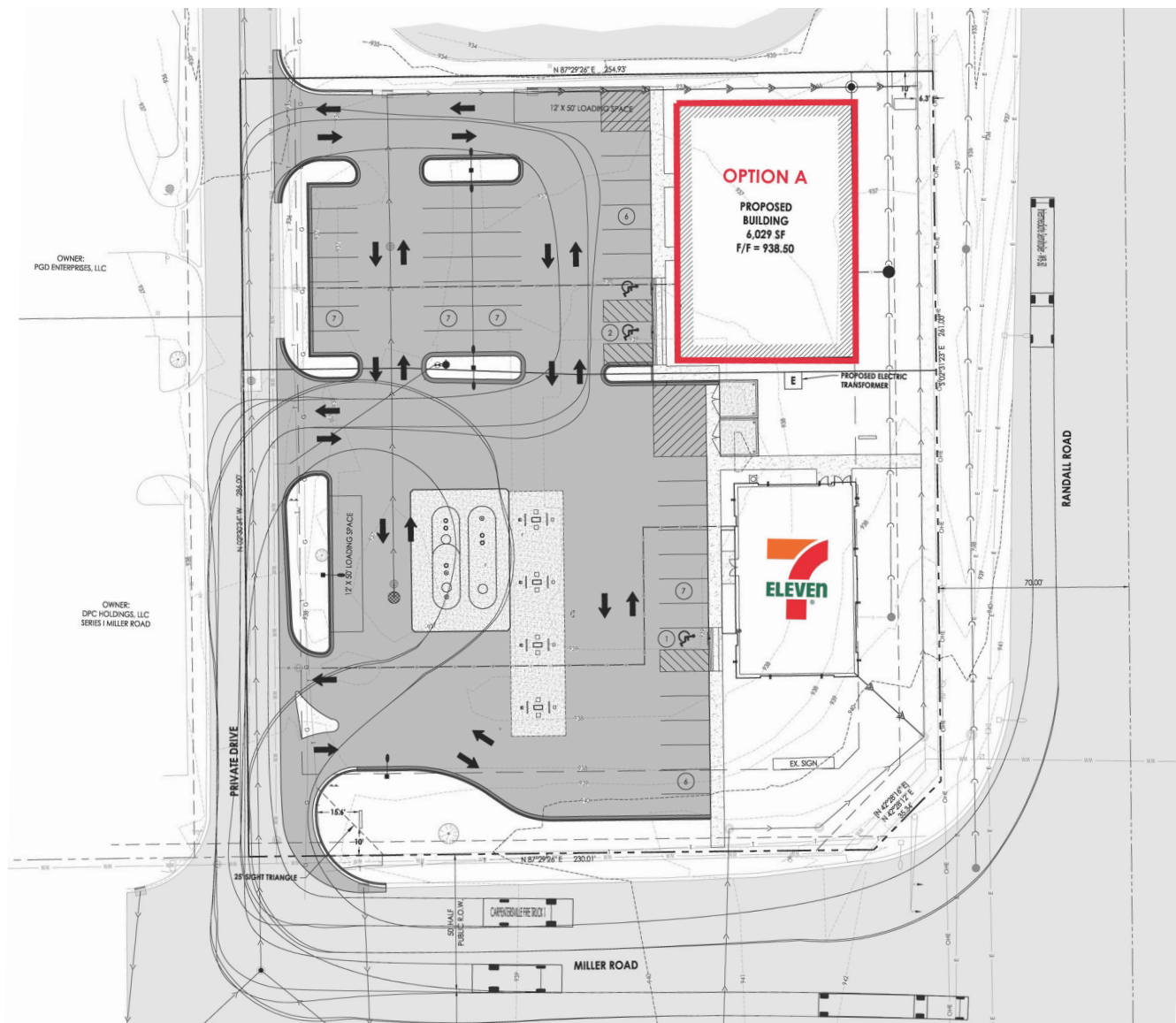
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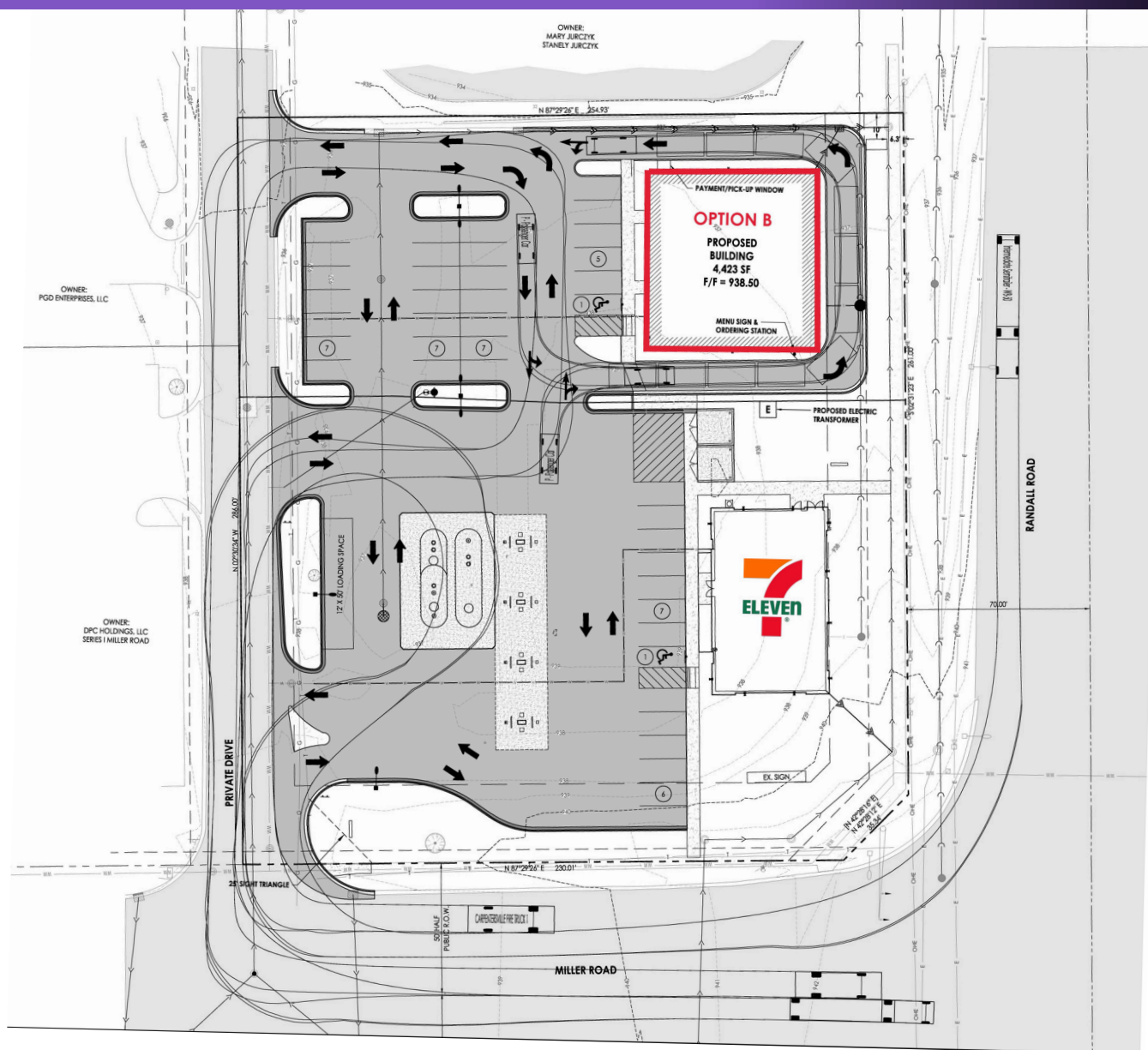
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# SITE PLAN: BUILD-OUT OPTION A



# SITE PLAN: BUILD-OUT OPTION B



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