

# 299-303 E. Rand Rd.

RETAIL/OFFICE SPACE FOR  
LEASE

299-303 E. Rand Rd.  
Mount Prospect, IL 60056

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# THE SPACE

Location	299-303 E. Rand Rd. Mount Prospect, IL 60056
County	Cook
Cross Street	E. Highland St.
Traffic Count	20,100
Square Feet	2359
Rent Per SF (Annual)	\$23.00
Lease Type	Gross
Floor	1

## HIGHLIGHTS

- Excellent location on Rand Rd.
- Traffic Count = 20,100 VPD
- Open floor plan can accommodate a variety of professional/medical uses

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
14,412	118,906	325,484

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$153,252	\$139,076	\$127,826

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,475	47,881	131,540

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## PROPERTY FEATURES

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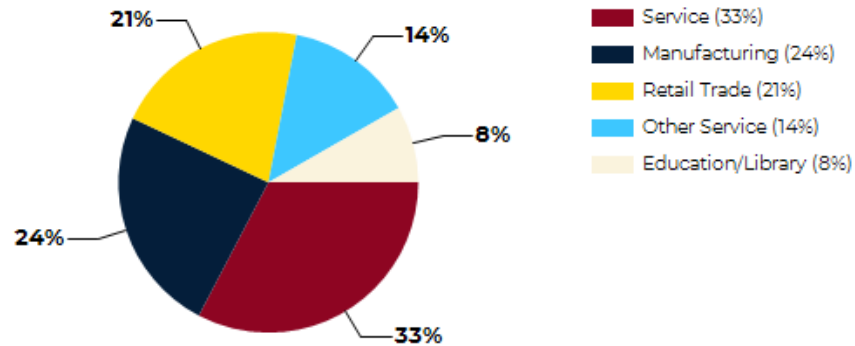
BUILDING SF	8,000
LAND ACRES	.2
YEAR BUILT	1994
ZONING TYPE	B-1
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	30
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

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## Space Description

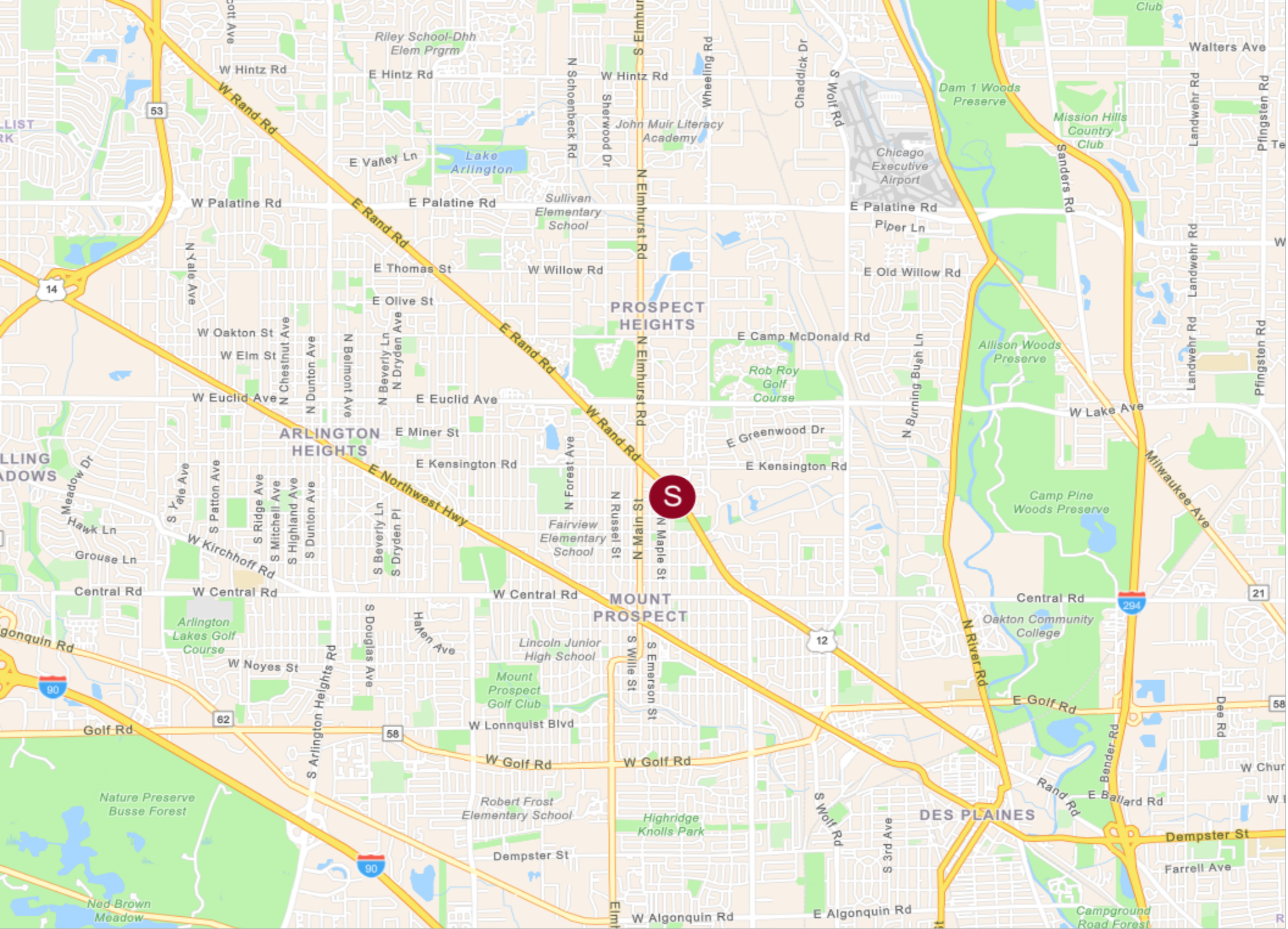
- Attractive 2,359 SF end-cap space with excellent exposure on Rand Rd. in Mount Prospect. Currently has an open layout with a private washroom and storage/utility room that can accommodate a variety of professional/medical uses.

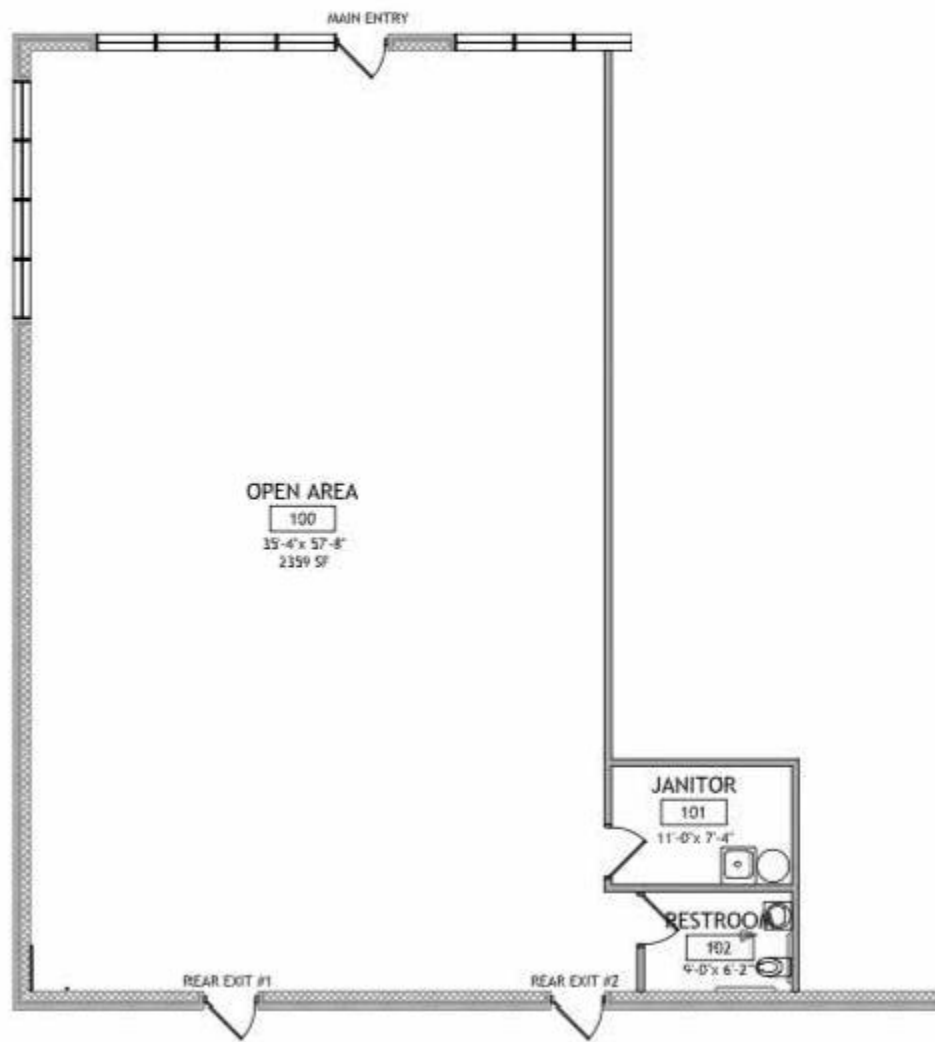
### Major Industries by Employee Count



### Largest Employers

Allstate	8,750
Walgreens Boots Alliance	6,500
Walgreens	2,500
Alexian Brothers Medical Center	2,800
Underwriters Laboratories	2,000
NorthShore Glenbrook Hospital	2,000
Alera Group	1,900
Astellas Pharma US Inc.	1,150











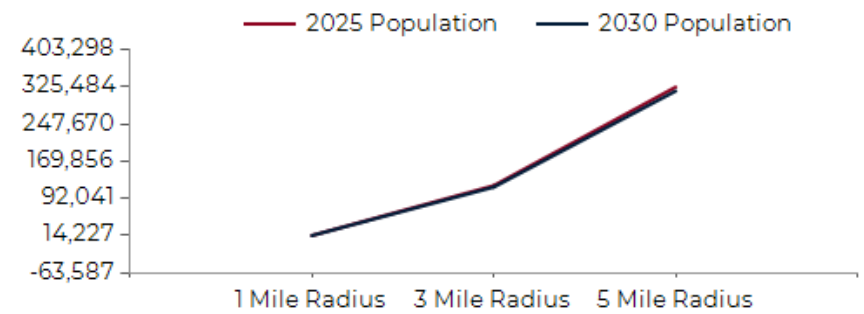




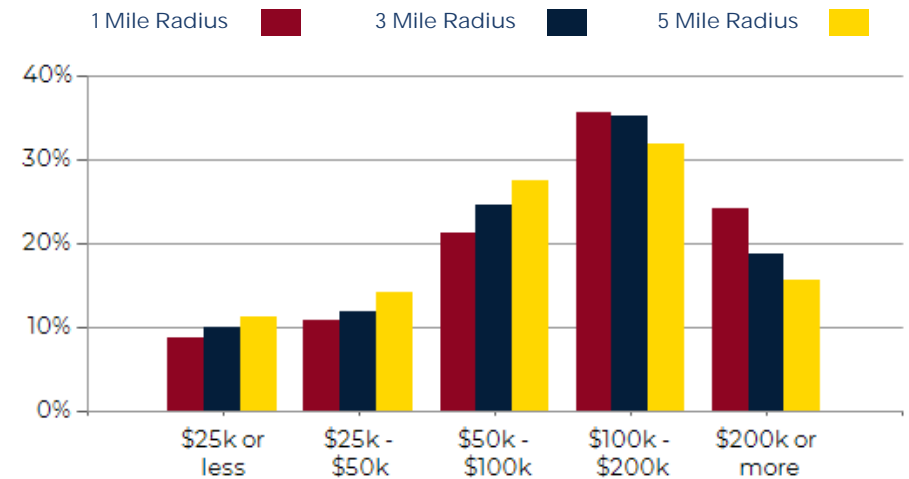
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,208	120,442	328,707
2010 Population	14,068	119,064	325,258
2025 Population	14,412	118,906	325,484
2030 Population	14,227	115,841	317,244
2025-2030: Population: Growth Rate	-1.30%	-2.60%	-2.55%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	280	2,861	8,294
\$15,000-\$24,999	199	1,888	6,306
\$25,000-\$34,999	183	2,140	7,126
\$35,000-\$49,999	402	3,508	11,474
\$50,000-\$74,999	584	6,254	19,910
\$75,000-\$99,999	570	5,526	16,117
\$100,000-\$149,999	1,156	10,721	26,489
\$150,000-\$199,999	785	6,050	15,276
\$200,000 or greater	1,315	8,932	20,541
Median HH Income	\$117,414	\$105,483	\$93,464
Average HH Income	\$153,252	\$139,076	\$127,826

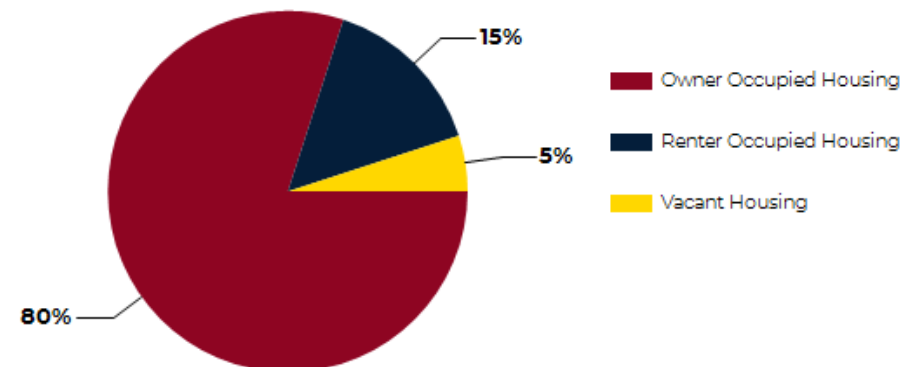
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,163	47,724	130,286
2010 Total Households	5,208	46,449	126,967
2025 Total Households	5,475	47,881	131,540
2030 Total Households	5,562	47,938	131,789
2025 Average Household Size	2.62	2.47	2.45
2025-2030: Households: Growth Rate	1.60%	0.10%	0.20%



2025 Household Income



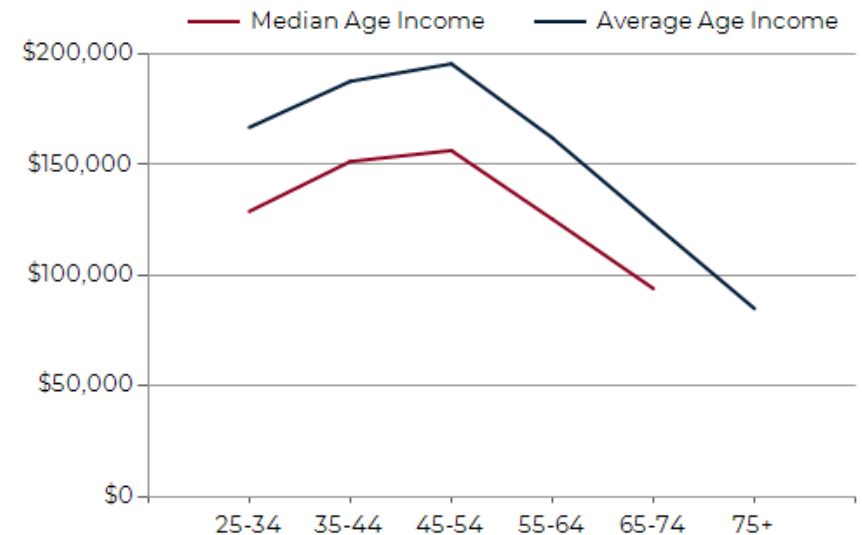
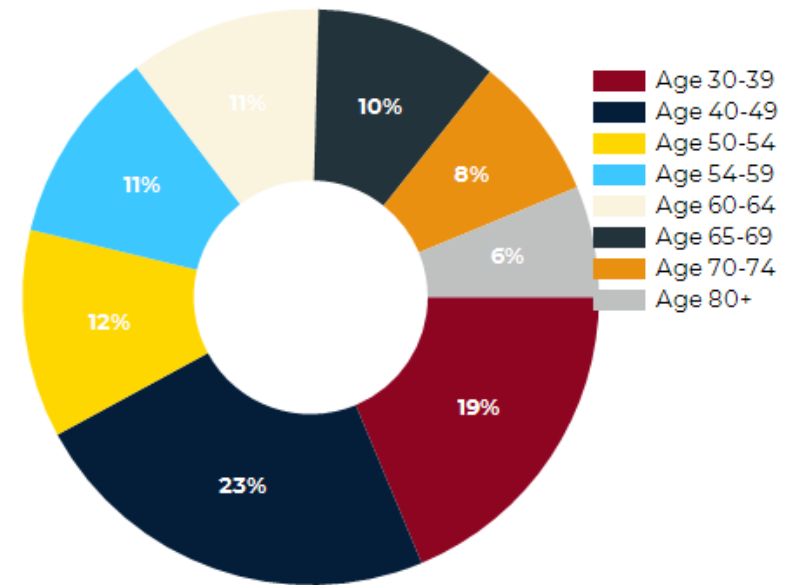
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	718	7,137	21,620
2025 Population Age 35-39	910	7,895	22,509
2025 Population Age 40-44	1,064	8,428	22,997
2025 Population Age 45-49	969	7,643	20,618
2025 Population Age 50-54	1,017	7,733	21,061
2025 Population Age 55-59	950	7,554	20,260
2025 Population Age 60-64	936	8,239	21,884
2025 Population Age 65-69	892	7,610	20,381
2025 Population Age 70-74	702	6,132	16,437
2025 Population Age 75-79	543	4,782	12,771
2025 Population Age 80-84	359	3,300	8,652
2025 Population Age 85+	392	3,544	9,891
2025 Population Age 18+	11,170	94,570	261,312
2025 Median Age	43	43	43
2030 Median Age	44	44	44

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$128,921	\$106,261	\$93,068
Average Household Income 25-34	\$166,923	\$135,567	\$121,193
Median Household Income 35-44	\$151,511	\$127,920	\$114,551
Average Household Income 35-44	\$187,763	\$166,747	\$151,292
Median Household Income 45-54	\$156,486	\$132,227	\$116,908
Average Household Income 45-54	\$195,725	\$172,052	\$157,649
Median Household Income 55-64	\$125,439	\$118,075	\$106,392
Average Household Income 55-64	\$162,193	\$155,806	\$143,005
Median Household Income 65-74	\$93,993	\$88,467	\$78,585
Average Household Income 65-74	\$123,446	\$119,379	\$110,749
Average Household Income 75+	\$84,945	\$84,252	\$79,615



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*Exclusively Marketed by:*

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