



FOR SALE

1910-1918 Rand Road
Palantine, IL 60074

\$1,149,000

5,600 SF +/-

Exceptional investment and owner-user opportunity featuring a fully renovated three-unit retail/restaurant building in one of the area's most vibrant and rapidly evolving commercial districts. The property is home to established tenants Kolatek Baking Company, Ami Manera Mexican Cuisine, and Slaw Burger, while also benefiting from **additional income generated by an on-site billboard lease.**

Kolatek Baking Company has announced plans to vacate, creating an opportunity for an owner-user to occupy approximately 3,400 SF of turnkey restaurant space. The existing restaurant infrastructure offers a seamless transition for a new operator, with equipment available separately. Alternatively, the seller is open to discussing a short-term leaseback arrangement, providing flexibility for investors seeking continued occupancy and cash flow.

Over the past five years, the entire property has undergone extensive renovations and improvements, including upgrades to all three tenant spaces, roof improvements, new outdoor seating areas, decorative lighting, planters, updated HVAC systems, water heaters, security cameras, and alarm systems. The result is a modern, energetic destination that has become known locally as "The Place to Be."

JASON PESOLA

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INTEGRA
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1960 Springbrook Square Dr #100
Naperville, IL 60564



1910-1918 Rand Road, Palatine

INVESTMENT HIGHLIGHTS
TURN-KEY RESTAURANT
HIGHLY TRAFFICKED
RECENTLY RENOVATED

Positioned along highly trafficked Rand Road, the property benefits from excellent visibility and exposure. The surrounding area continues to experience significant public and private investment, with the Village actively revitalizing the district through an approved TIF Grant Program that provides funding assistance for interior and façade improvements. The building's eastern-facing orientation offers pleasant morning sunlight and comfortable afternoon shade for outdoor dining and customer enjoyment.

Whether you are an investor seeking stable income with upside potential or a restaurant operator looking for a prime, move-in-ready location, this property presents a rare opportunity in a thriving and re-energized commercial corridor.

EQUIPMENT
AVAILABLE

UPCOMING & ENERGETIC
AREA

INCOME PRODUCING
PROPERTY

KOLATEK BAKING COMPANY - 3,400 SF+/- / AMI MANERA - 1,100 SF / SLAW BURGER-1,100 SF
02-02-407-009-0000 / PROPERTY TAXES: \$51,365.77

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PALATINE ILLINOIS DEMOGRAPHICS

1910 - 1918 Rand Road, Palatine

<https://www.census.gov/quickfacts/fact/table/palatinevillageillinois,US/PST045225>

2024 EST. POPULATION

65,842

MEDIAN PROPERTY VALUE

\$355,600

2020-2024 HOUSEHOLDS

27,303

TOTAL RETAIL SALES

\$210,230

PER CAPITA

MEDIAN HOUSEHOLD INCOME

\$97,819

2020-2024

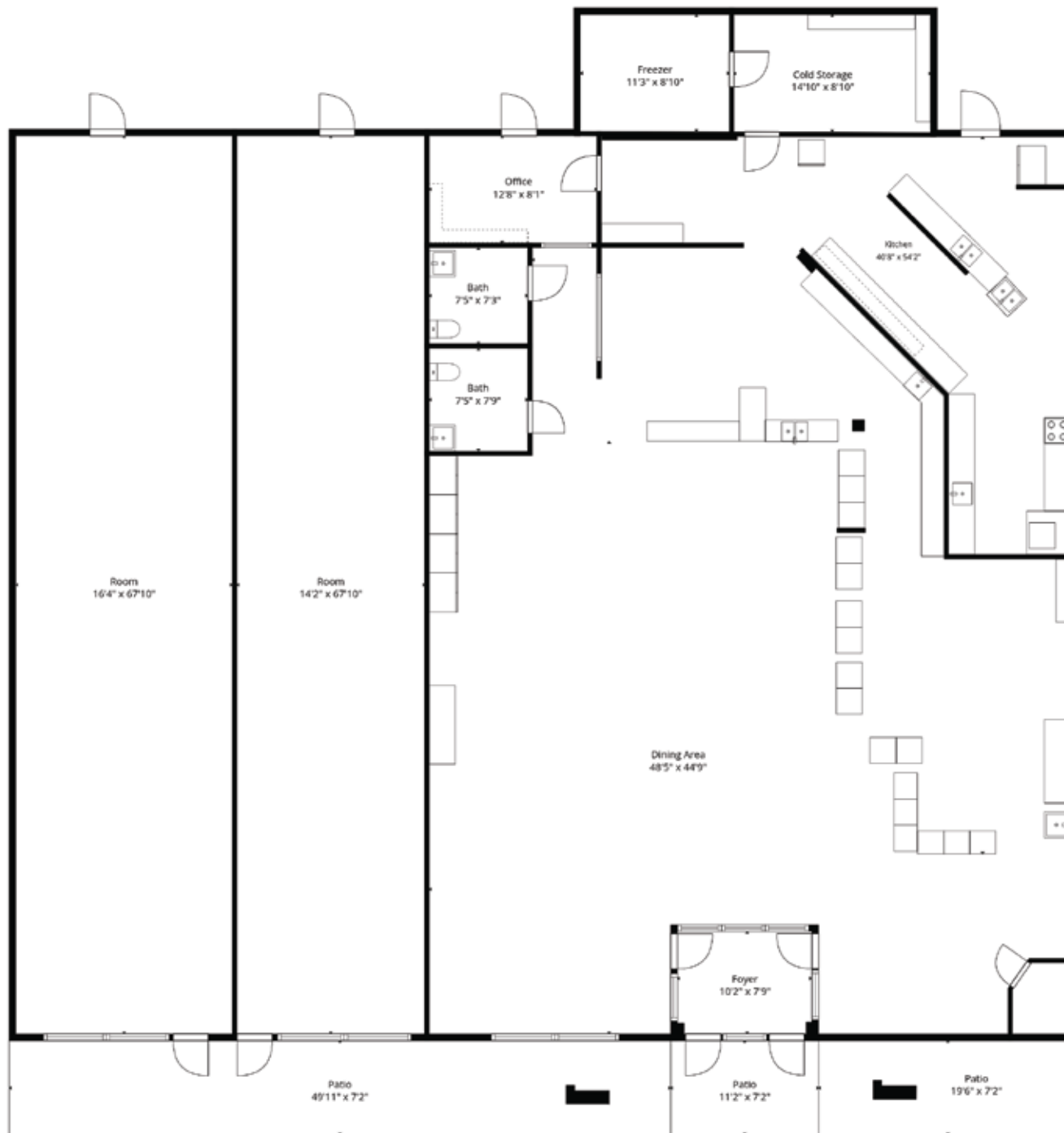


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