

LAKEVIEW PLAZA

41-193 SOUTH RAND ROAD, LAKE ZURICH, IL 60047 // RETAIL PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF: 1,260 - 7,220 SF

Lease Rate: \$13.00 SF/yr (NNN)

Lot Size: 5.69 Acres

Building Size: 52,400 SF

PROPERTY OVERVIEW

Join Napa Auto Parts, Bellalukes, Jenny Craig, Curves, and First American Bank! This is an excellent opportunity to lease a highly visible retail space, on a major thoroughfare, in a desirable market. With attractive rental rates, this property is located at the major retail hub of Lake Zurich just north of Route 22. With a stop light intersection at Honey Lake Road, the property has excellent access to north and south bound traffic on Rand Road.

LOCATION OVERVIEW

Located just north of the intersection of Main Street (Route 22) and Rand Road (Route 12). This property is at the stop light intersection of Rand Road and Honey Lake Road.

PROPERTY HIGHLIGHTS

- 6% COMMISSION TO OUTSIDE BROKERS (Deals Done before April 2019)
- Major Tax Reduction - Pass Thru's Reduced
- Multiple Spaces that have Restaurants Infrastructure in Place
- Excellent Visibility to Rand Road (38,500 VPD)
- Cross access all the way to Main St (Route 22)
- New Pylon Sign at the Center Drive Along Rt. 12

FOR MORE INFORMATION CONTACT:

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VACANT 41
Smoke Shop 53
Jenny Craig 65
VACANT 69
A-1 Cleaners 73
VACANT 83
Nail Salon 87
VACANT 91
VACANT 95
VACANT 103
Ying Palates 111
Kavkaz Grill & Bakery 115
All Ways Healthy 123
Sushi Kushi 127
VACANT 139
VACANT 153
BeerAbility 159
Lake Zurich Wellness 165
The Foot Place 173
Kitchen of America 177
VACANT 181
VACANT 185
VACANT 189
 191

Unit	Tenant	SF
41	VACANT	2,520
53	Uncle Stu's Smoke Shop	2,520
65	Jenny Craig	1,680
69	VACANT (Former Restaurant)	1,260
73	A-1 Cleaners	2,520
83	VACANT	1,260
87	Diva Nails	1,260
91	VACANT	1,260
95	VACANT (Former Restaurant)	2,940
103	VACANT	1,820
111	Yin Yang Pilates	1,960
115	Kavkaz Grill and Bakery	2,520
123	All Ways Healthy	2,700
127	Sushi Kushi	2,520
139	AVAILABLE	2,520
153	VACANT (Former Restaurant)	1,260
159	BeerAbility	1,260
165	Lake Zurich Wellness	1,680
173	The Foot Place	1,260
177	Kitchen Discounters of America	1,260
181	VACANT	1,260
185	VACANT	1,260
189	VACANT	4,700
191	Napa Auto Parts	4,700
193	Bellaluke's (Outlot)	2,500
Total GLA		52,400

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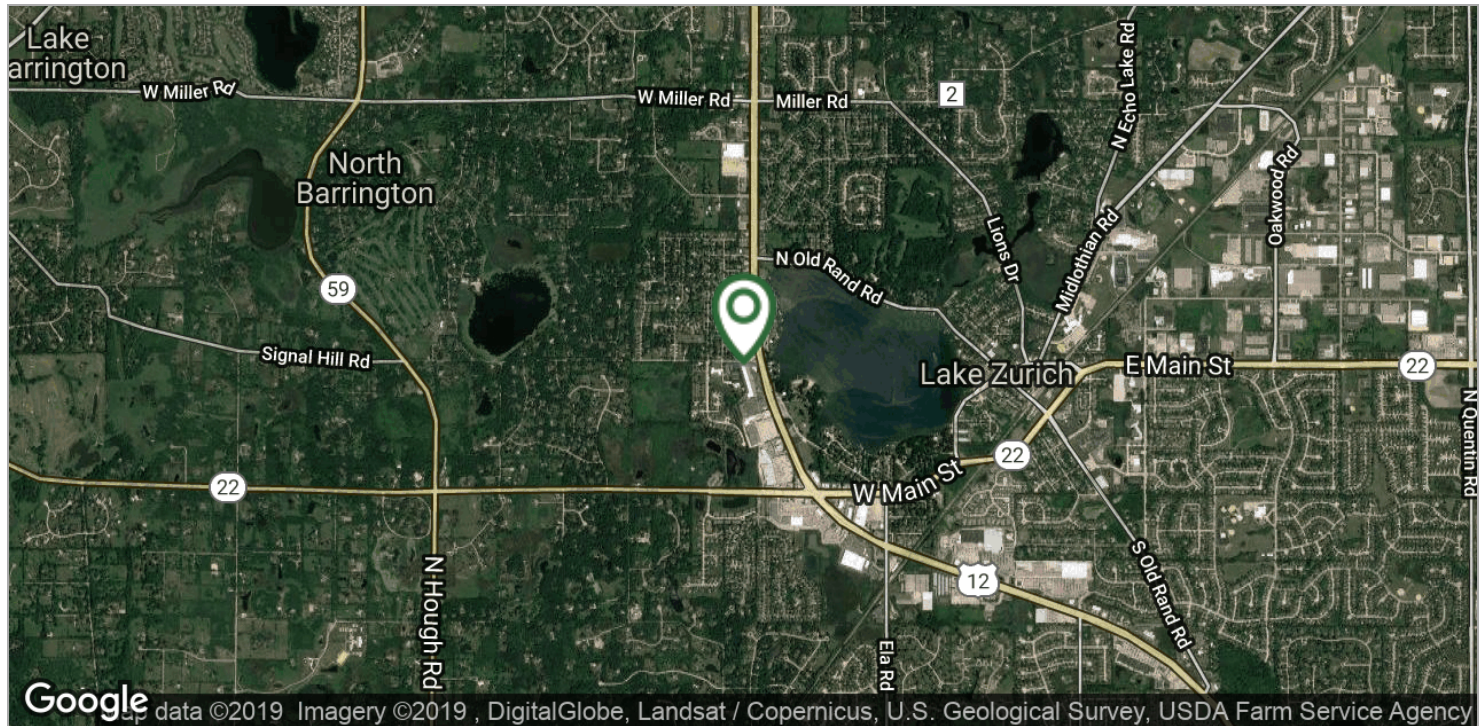
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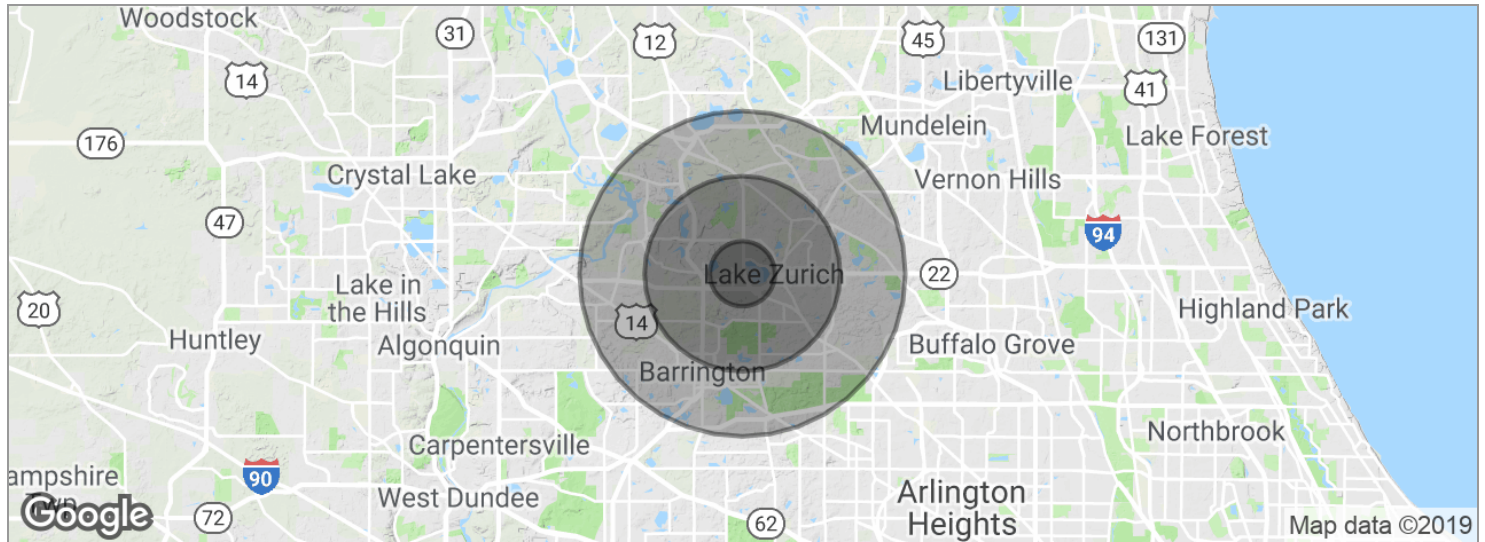
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,232	36,214	85,407
Median age	37.5	41.0	40.6
Median age (Male)	36.9	40.0	39.8
Median age (Female)	37.9	41.8	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,435	12,441	29,922
# of persons per HH	2.9	2.9	2.9
Average HH income	\$123,674	\$145,762	\$139,125
Average house value	\$519,647	\$501,555	\$484,873

* Demographic data derived from 2010 US Census

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