

Retail Building

474 Redington Drive

South Elgin, IL

+/- 11,569 sq.ft.



CORCORAN
COMMERCIAL REAL ESTATE

FOR SALE

\$2,500,000



INVESTMENT HIGHLIGHTS:

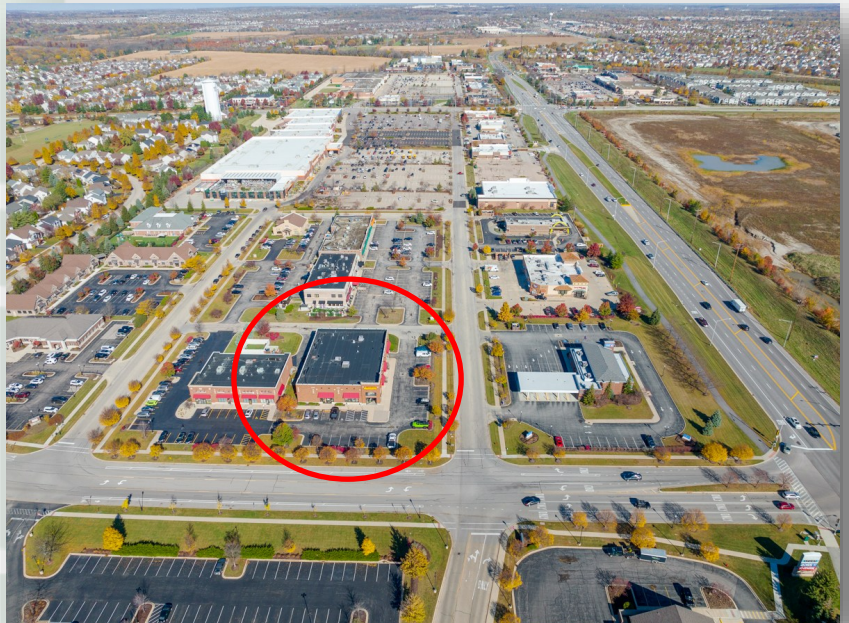
Sale Price:	\$2,500,000
Building Size:	11,569 SF
Land Size:	1.036 Acres
Price / SF:	\$201 psf
Year Built:	2005
Zoning:	B-2 Comm. Bus.
Parking:	30

CONTACT INFORMATION:

Ryan Corcoran

630.301.2999

ryan@complexmgmt.com

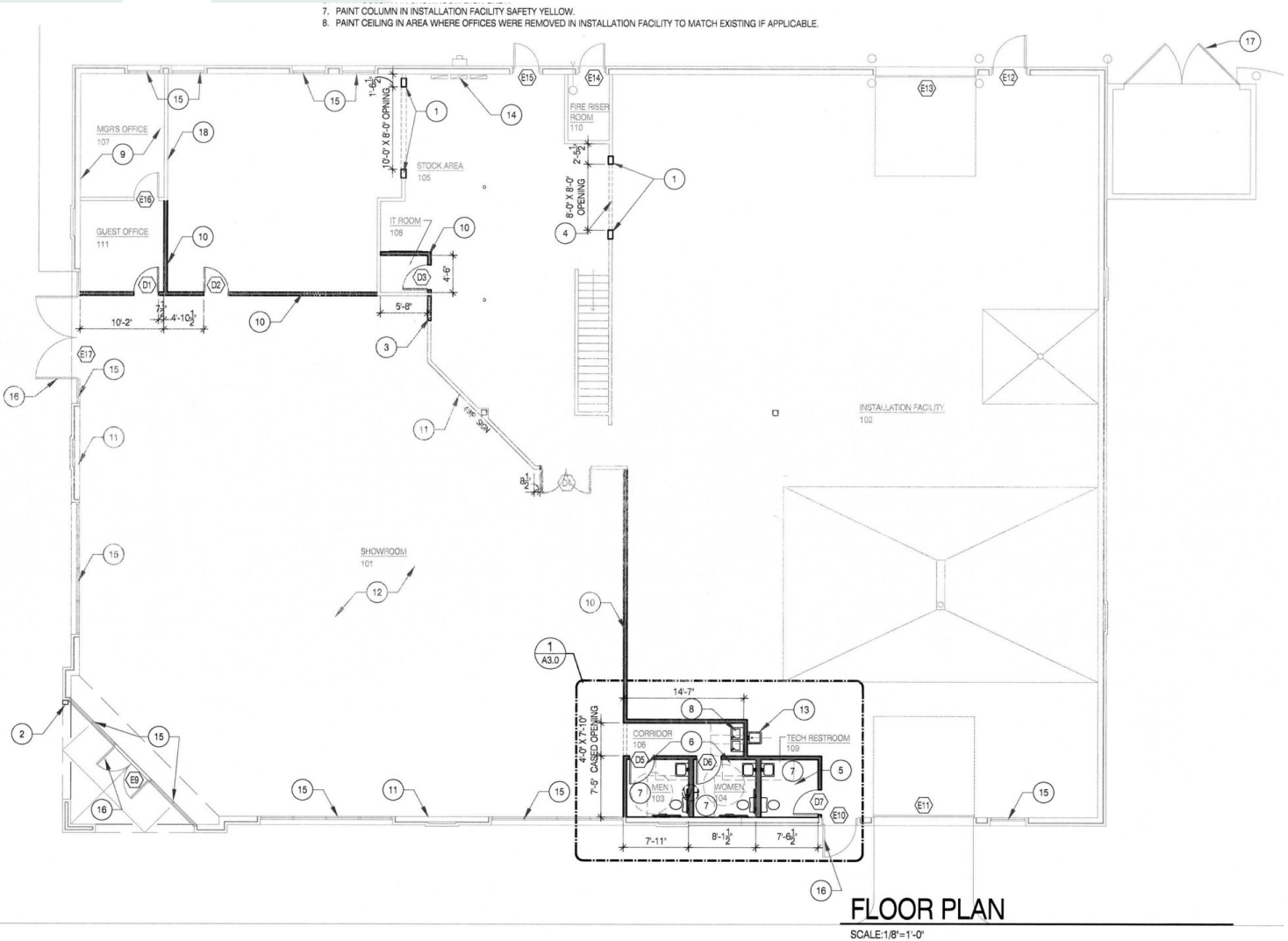


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BUILDING LAYOUT



PROPERTY HIGHLIGHTS:

- Prime Location—Randall Road
- Stop Light Access at Thornwood Ave.
- Adjacent Tenants: Best Buy; Home Depot; Ross; Target; TJ Maxx; McDonalds
- Excellent Street Presence



474 Redington Drive
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TRAFFIC & SPENDING

Traffic

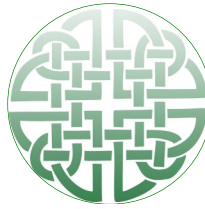
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Prop-
Randall Rd	Thornwood Ave N	31,932	2025	0.13 mi
Randall Road	Pamela Dr N	28,551	2025	0.24 mi
Randall Rd	McDonald Rd N	28,551	2025	0.31 mi
McDonald Rd	Randall Rd E	8,832	2024	0.36 mi
McDonald Rd	Briargate Dr E	6,630	2025	0.37 mi
Stearns Road	Randall Rd W	9,441	2025	0.38 mi
McDonald Rd	Randall Rd W	9,518	2023	0.44 mi
McDonald Road	Thornwood Way W	6,584	2025	0.53 mi
Randall Rd	Gyorr Ave N	29,610	2025	0.53 mi
Randall Rd	Pamela Dr N	28,792	2023	0.54 mi

Spending (2024)

Radius	5 miles		10 miles	
	<u>Total Spending</u>	<u>Avg Household</u>	<u>Total Spending</u>	<u>Avg House-</u>
Apparel	\$87,787,807	\$2,058	\$293,914,016	\$2,014
Entertainment, Hobbies & Pets	\$235,931,997	\$5,530	\$786,662,295	\$5,392
Food & Alcohol	\$438,045,112	\$10,268	\$1,477,972,603	\$10,130
Household	\$282,750,263	\$6,628	\$936,581,644	\$6,419
Transportation & Maintenance	\$431,613,268	\$10,117	\$1,417,945,708	\$9,718
Health Care	\$80,594,861	\$1,889	\$272,124,504	\$1,865
Education & Daycare	\$117,194,530	\$2,747	\$380,912,536	\$2,611
Total Specified Consumer Spending (\$)	\$1,673,917,838	\$39,236	\$5,566,113,306	\$38,149


The information contained in this report has been obtained from sources we believe to be reliable. We have not verified it and make no guarantee, warranty or representation about it.

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TRAFFIC & SPENDING

Demographic Summary Report

474 Redington Dr, South Elgin, IL 60177									
Building Type: General Retail		Total Available: 0 SF							
Secondary: Auto Dealership		% Leased: 100%							
GLA: 11,569 SF		Rent/SF/Yr: -							
Year Built: 2005									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2029 Projection		8,124		43,887		121,382			
2024 Estimate		8,272		44,635		122,963			
2020 Census		8,831		47,387		127,701			
Growth 2024 - 2029		-1.79%		-1.68%		-1.29%			
Growth 2020 - 2024		-6.33%		-5.81%		-3.71%			
2024 Population by Hispanic Origin		836		8,510		32,971			
2024 Population		8,272		44,635		122,963			
White		5,906 71.40%		29,474 66.03%		74,649 60.71%			
Black		128 1.55%		1,388 3.11%		4,325 3.52%			
Am. Indian & Alaskan		21 0.25%		296 0.66%		1,448 1.18%			
Asian		1,037 12.54%		4,029 9.03%		8,635 7.02%			
Hawaiian & Pacific Island		10 0.12%		181 0.41%		729 0.59%			
Other		1,170 14.14%		9,267 20.76%		33,177 26.98%			
U.S. Armed Forces		0		27		37			
Households									
2029 Projection		2,598		15,425		42,099			
2024 Estimate		2,644		15,691		42,663			
2020 Census		2,812		16,647		44,362			
Growth 2024 - 2029		-1.74%		-1.70%		-1.32%			
Growth 2020 - 2024		-5.97%		-5.74%		-3.83%			
Owner Occupied		2,422 91.60%		13,316 84.86%		32,872 77.05%			
Renter Occupied		223 8.43%		2,374 15.13%		9,791 22.95%			
2024 Households by HH Income		2,645		15,691		42,662			
Income: <\$25,000		83 3.14%		917 5.84%		3,551 8.32%			
Income: \$25,000 - \$50,000		160 6.05%		1,546 9.85%		5,230 12.26%			
Income: \$50,000 - \$75,000		199 7.52%		1,917 12.22%		5,294 12.41%			
Income: \$75,000 - \$100,000		210 7.94%		2,024 12.90%		5,303 12.43%			
Income: \$100,000 - \$125,000		365 13.80%		1,992 12.70%		5,188 12.16%			
Income: \$125,000 - \$150,000		238 9.00%		1,872 11.93%		4,378 10.26%			
Income: \$150,000 - \$200,000		569 21.51%		2,664 16.98%		6,383 14.96%			
Income: \$200,000+		821 31.04%		2,759 17.58%		7,335 17.19%			
2024 Avg Household Income		\$176,062		\$138,383		\$131,643			
2024 Med Household Income		\$155,931		\$118,090		\$109,411			

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AERIAL MAP—SOUTH ELGIN



Retail Building

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CORCORAN
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BUILDING PICTURES



Retail / Dealership Building

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AREA DEMOGRAPHICS

Traffic Count Report

