

NEW TO MARKET - ANCHOR SPACE FOR LEASE



FOR LEASE - 30,078 SF - VACANT BEST BUY, ALGONQUIN GALLERIA

Building Size:	30,078 SF	Ceiling Height:	22' to joist, open ceiling
Center Size:	71,357 SF	Sprinklered:	Yes
Lease Rate:	\$14.00 PSF	Truck Dock:	Yes
Net Charges:	\$8.50 PSF	Zoning:	B2 PUD
Year Built:	2009	Co-Tenants:	JoAnn Fabrics, LaZBoy, Bowlero, Golden Corral, Lone Star Steakhouse, Potbelly's, Athletico, Deli-4-U, Hassleless Mattress
Date Available:	April 1, 2023		

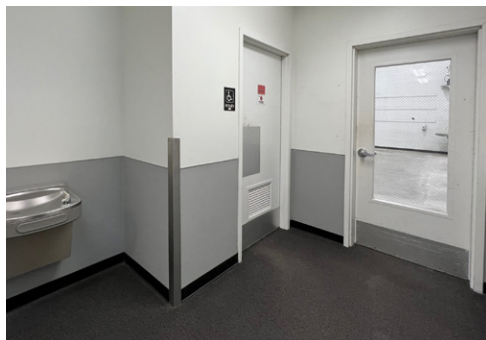
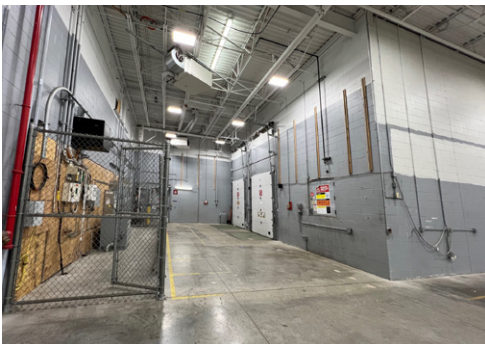
PROPERTY INFO

- Outstanding opportunity to be located at the premier retail intersection of Randall Rd. and County Line Rd. in Algonquin's 2,000,000 square foot retail node
- Located across the street from Algonquin Commons, a premier 600,000 SF lifestyle center anchored by Trader Joe's, Nordstrom Rack, Barnes & Noble, Pottery Barn and Walmart Supercenter
- Adjacent to the Enclave, a 74 acre mixed-use development to be anchored by Cooper's Hawk, BJ's Brewhouse Raising Cane's and Portillo's
- Affluent trade area boasts average household incomes of \$100,000+
- Traffic counts are 33,000 VPD
- PINS: 03-05-101-016 (Lot 4), 03-05-101-030 (Lot 11)

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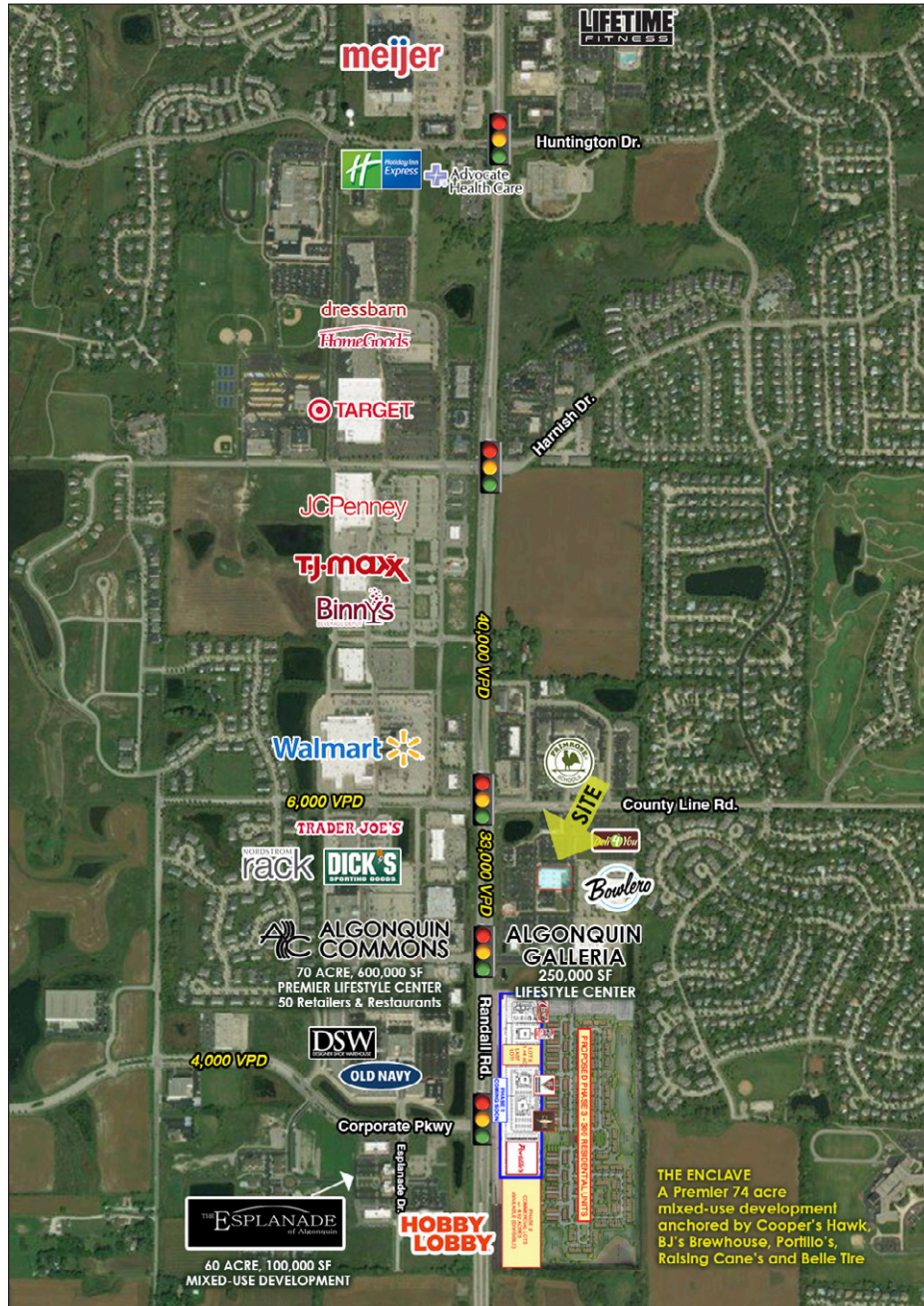




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