

Two Tenant Retail

330-350 N RANDALL RD.

Batavia, IL 60510

CORCORAN
COMMERCIAL REAL ESTATE



INVESTMENT SALE

C O R P O R A T E L E A S E S



verizon✓

Leased since 1996

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FedEx 
Office

Leased since 2006

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THE OFFERING

This two tenant retail center is occupied by Verizon (Corporate) and FedEx. Both are long term tenants that have extended their terms. The building was constructed in 1997 and Verizon (originally Ameritech Mobile Communications Inc.) is an original tenant. FedEx signed a lease in 2006, enjoying almost 20 years of tenancy. Positioned in front of Menards, the property consists of 6,000 SF of prime space. With more than 300 feet of frontage on heavily traveled Randall Road (+/- 36,000 VPD) between the signalized intersections of Mill and McKee Roads, it boasts excellent visibility and accessibility. Located in an affluent market with an average household income of \$150,421 within a three mile and a population of 49,172 within three miles, this property presents a prime investment opportunity. The corporately operated stores provide excellent stability. Verizon recently executed a 7 year extension beginning May of 2025. FedEx extended for 5 years in June of 2024. Investors have an opportunity to maintain excellent cash flow in addition to value creation by increasing rents upon renewal opportunities in the future.



[**DRONE VIDEO LINK**](#)

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PRIME LOCATION

NOI
\$162,320

LISTING PRICE
\$2,400,000

CAP
6.76



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INFORMATION

FINANCIAL SUMMARY

Price	\$2,400,000.00
Cap Rate	6.76%
NOI (as of May 2025)	\$162,320.00
Building Price / SF	\$400.00
Gross Leasable Area	6,000
Year Built	1997
Lot Size	1.47 Acres
Parcel Number	12-16-351-008
Parking	52 Spaces

PROPERTY INFORMATION

Building Size	6,000 Square Feet
Verizon Term	7 Years + Renewal
FedEx Term	4 Years + Renewal
Roof	July 2017 New Roof 20 Year Warranty
Parking Lot Lighting	LED Upgrade Jan 2020
Building Lighting	LED Upgrade March 2019
Pavement	New Parking Lot July 2017
Sealcoat / Stripe	Aug-24



LEASE SUMMARY & RENT SCHEDULE

AVAILABLE UPON REQUEST

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T E N A N T S

verizon[✓]

Verizon Communications Inc., through its subsidiaries, engages in the provision of communications, technology, information, and entertainment products and services to consumers, businesses, and governmental entities worldwide. It operates in two segments, Verizon Consumer Group (Consumer) and Verizon Business Group (Business). The Consumer segment provides wireless services across the wireless networks in the United States under the Verizon and TracFone brands and through wholesale and other arrangements; and fixed wireless access (FWA) broadband through its wireless networks, as well as related equipment and devices, such as smartphones, tablets, smart watches, and other wireless-enabled connected devices. The segment also offers wireline services in the Mid-Atlantic and Northeastern United States, as well as Washington D.C. through its fiber-optic network, Verizon Fios product portfolio, and a copper-based network. The Business segment provides wireless and wireline communications services and products, including FWA broadband, data, video and conferencing, corporate networking, security and managed network, local and long-distance voice, and network access services to deliver various IoT services and products to businesses, government customers, and wireless and wireline carriers in the United States and internationally. The company was formerly known as Bell Atlantic Corporation and changed its name to Verizon Communications Inc. in June 2000. Verizon Communications Inc. was incorporated in 1983 and is headquartered in New York, New York.

FedEx[®]

FedEx Corporation, together with its subsidiaries, provides transportation, e-commerce, and business services in the United States and internationally. It operates through FedEx Express, FedEx Ground, FedEx Freight, and FedEx Services segments. The FedEx Express segment offers express transportation, small-package ground delivery, and freight transportation services; and time-critical transportation services. The FedEx Ground segment provides small-package ground delivery services. The FedEx Freight segment offers less-than-truckload freight transportation services. The FedEx Services segment provides sales, marketing, information technology, communications, customer service, technical support, billing and collection, and back-office support services. In addition, the company offers supply chain management solutions; and air and ocean freight forwarding and cargo transportation, specialty transportation, customs brokerage, third party logistics and supply chain, and document and business solutions, as well as provides trade management tools and data. The company was founded in 1971 and is headquartered in Memphis, Tennessee.

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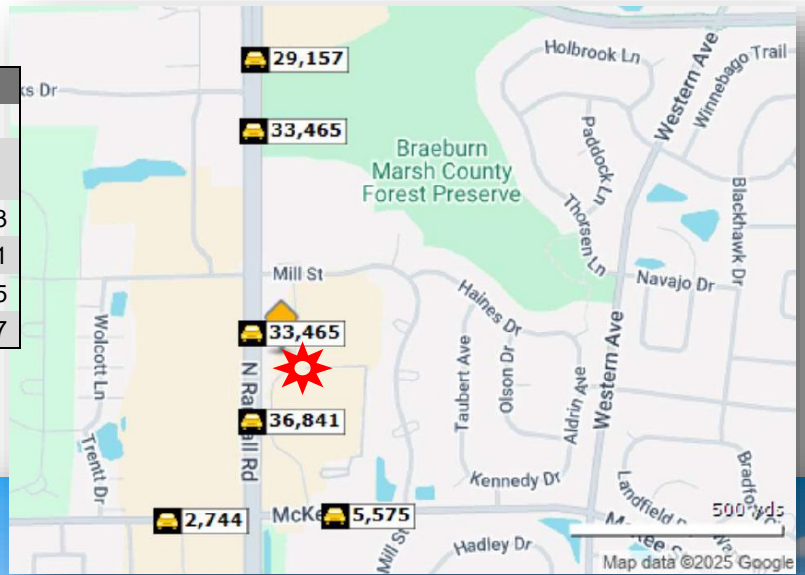
Batavia, IL 60510



TRAFFIC

Traffic Count Report (Costar)

<u>Street</u>	<u>Cross Street</u>	<u>Count Year</u>	<u>Distance</u>	<u>Avg Daily Volume</u>
S Randall Road	Mill Street	2020	0.05	34,633
S Randall Road	Mill Street	2015	0.1	36,841
N Randall Road	South Drive	2022	0.05	33,465
N Randall Road	South Drive	2021	0.05	33,717



FRONTAGE ON RANDALL



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DEMOGRAPHICS

Demographic Summary Report

330-350 N Randall Rd, Batavia, IL 60510				
Building Type: General Retail	Total Available: 0 SF			
Secondary: Freestanding	% Leased: 100%			
GLA: 6,000 SF	Rent/SF/Yr: -			
Year Built: -				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	7,074	49,004	110,534	
2024 Estimate	7,129	49,172	111,097	
2020 Census	7,233	48,797	111,197	
Growth 2024 - 2029	-0.77%	-0.34%	-0.51%	
Growth 2020 - 2024	-1.44%	0.77%	-0.09%	
2024 Population by Hispanic Origin	605	4,198	14,597	
2024 Population	7,129	49,172	111,097	
White	6,087 85.38%	41,122 83.63%	86,543 77.90%	
Black	112 1.57%	819 1.67%	2,788 2.51%	
Am. Indian & Alaskan	18 0.25%	112 0.23%	421 0.38%	
Asian	165 2.31%	1,201 2.44%	3,573 3.22%	
Hawaiian & Pacific Island	0 0.00%	81 0.16%	319 0.29%	
Other	746 10.46%	5,837 11.87%	17,452 15.71%	
U.S. Armed Forces	0	0	0	
Households				
2029 Projection	2,781	18,434	41,570	
2024 Estimate	2,807	18,502	41,769	
2020 Census	2,864	18,366	41,709	
Growth 2024 - 2029	-0.93%	-0.37%	-0.48%	
Growth 2020 - 2024	-1.99%	0.74%	0.14%	
Owner Occupied	2,153 76.70%	14,625 79.05%	31,538 75.51%	
Renter Occupied	653 23.26%	3,876 20.95%	10,231 24.49%	
2024 Households by HH Income	2,809	18,502	41,769	
Income: <\$25,000	224 7.97%	1,354 7.32%	3,071 7.35%	
Income: \$25,000 - \$50,000	379 13.49%	2,005 10.84%	5,274 12.63%	
Income: \$50,000 - \$75,000	411 14.63%	2,109 11.40%	5,193 12.43%	
Income: \$75,000 - \$100,000	222 7.90%	1,786 9.65%	4,885 11.70%	
Income: \$100,000 - \$125,000	219 7.80%	1,830 9.89%	4,331 10.37%	
Income: \$125,000 - \$150,000	338 12.03%	1,771 9.57%	4,368 10.46%	
Income: \$150,000 - \$200,000	446 15.88%	3,094 16.72%	6,232 14.92%	
Income: \$200,000+	570 20.29%	4,553 24.61%	8,415 20.15%	
2024 Avg Household Income	\$137,794	\$150,421	\$138,354	
2024 Med Household Income	\$119,234	\$127,357	\$114,208	

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PHOTOS



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