

1,283 SF - 2,566 SF

Retail Property For Sale / Lease



BROWN
COMMERCIAL GROUP, INC.

2302 ESPLANADE DRIVE, ALGONQUIN, IL 60102

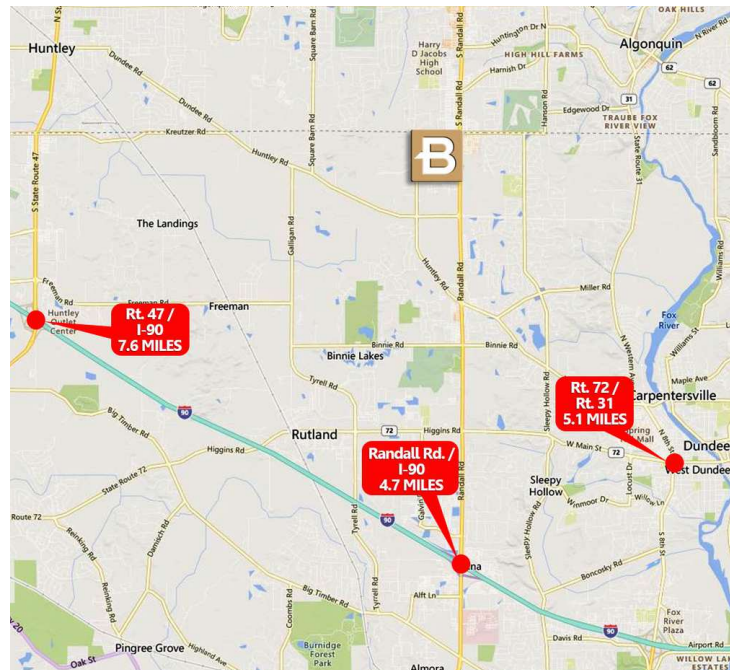


LOCATION DESCRIPTION

Fantastic location at Randall Road and Corporate Parkway in heavy retail/shopping district. Across from Algonquin Commons with easy access at traffic-lighted intersection.

PROPERTY OVERVIEW

- Two Units - Motivated Owner!
- 1,283 SF Units
- 2,566 SF Unit (Combined)
- 1 Office (12' x 7')
- Sprinklered Units
- Ample, Paved Parking
- Former Fit RX and Elite Sorts and Nutrition completely built out with smoothie bar, shelving, isles for shopping.
- Strong Area Demographics
- Lease Rate: \$12.00 - \$18.00/SF Net
- Sale Price - 1,283 SF Unit: \$225,000
- Sale Price - 2,566 SF Unit: \$349,000



JIM PIETRAROSSO

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// 1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

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No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

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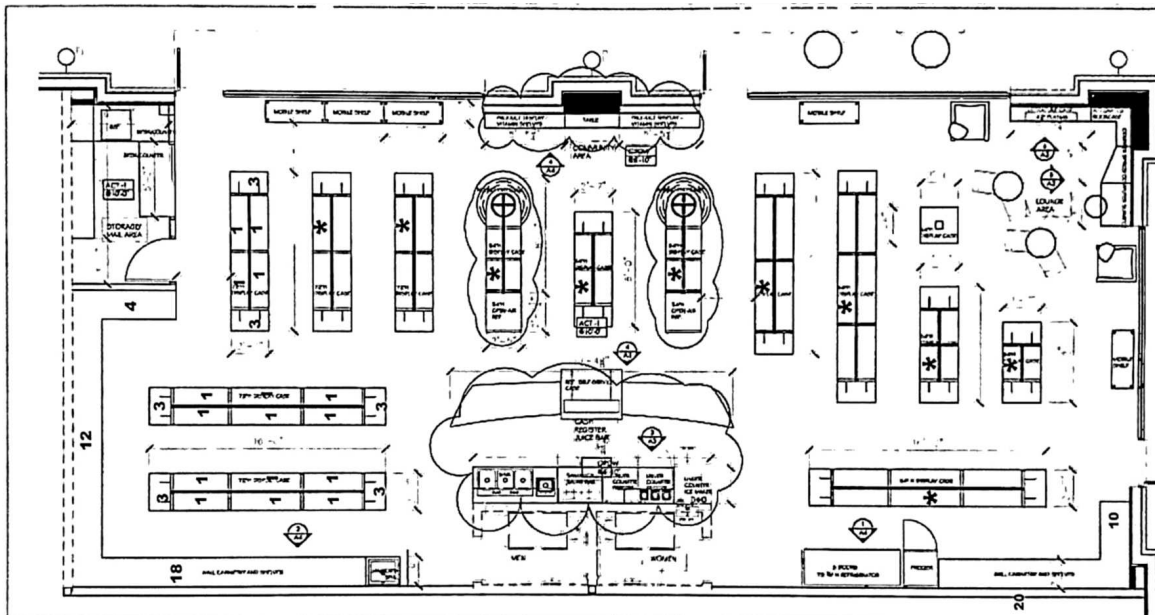


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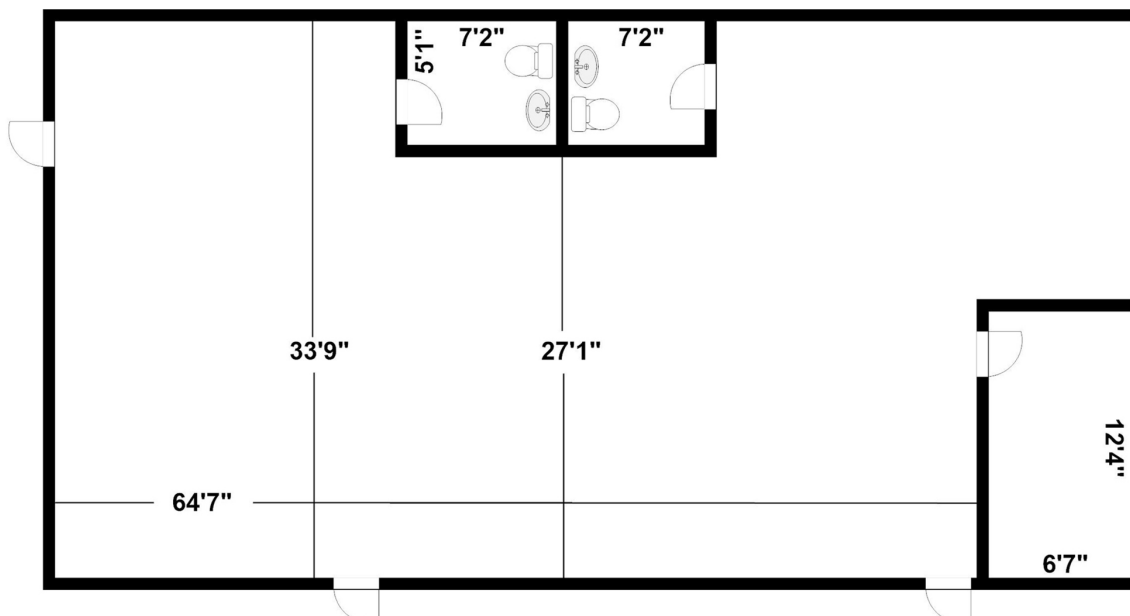
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CURRENT FLOOR PLAN BUILD-OUT



UNIT FLOOR PLAN BASIC LAYOUT

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	DRIVE-TIMES		
	5 MIN	10 MIN	15 MIN
Population	19,253	101,310	241,702
Average HH Income	\$150,229	\$137,769	\$123,390

*Source: Esri forecasts for 2022 & 2027

DEMOGRAPHIC INFORMATION

	5-MIN DRIVE-TIME	10-MIN DRIVE-TIME	15-MIN DRIVE TIME
POPULATION	19,253	101,310	241,702
AVERAGE HOUSEHOLD INCOME	\$150,229	\$137,769	\$123,390

DAILY TRAFFIC COUNT

RANDALL ROAD ~50,000 CARS

Source: Esri forecasts for 2022 and 2027.

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