

VIEW VIDEO



VIEW ONLINE



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Freestanding Building with Parking

FOR SALE / LEASE 2 East Rand Road, Mount Prospect // Illinois

For Sale (\$1,799,000) or Lease (\$27 psf, NNN) free-standing building with parking available at the intersection of East Rand Rd. and East Kensington Rd. in Mount Prospect. Located across from Randhurst Village with multiple national, regional and local co-tenants within the immediate area. Former Mattress Firm built in 2015. Alternate proposed plans include additional parking and a drive-thru. Densely populated area with heavy vehicular traffic and excellent visibility.

\$1,799,000
\$27.00 SF/yr (NNN)

Contact us:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,799,000
Lease Rate:	\$27.00 SF/yr (NNN)
Size:	4,000 SF
Lot Size:	0.54 Acres
Taxes:	\$42,979 (2018)
Expenses:	\$8,000
Year Built:	2015
Zoning:	B-4
Market:	Chicago
Submarket:	Mount Prospect
Traffic Count:	24,500

PROPERTY OVERVIEW

Free-standing building with parking available at the intersection of East Rand Rd. and East Kensington Rd. in Mount Prospect. Located across from Randhurst Village with multiple national, regional and local co-tenants within the immediate area. Former Mattress Firm built in 2015. Densely populated area with heavy vehicular traffic and excellent visibility. Alternate proposed plans include additional parking and a drive-thru.

PROPERTY HIGHLIGHTS

- Free-standing Building with Parking
- Built in 2015
- Excellent Visibility
- Strong Shopping Corridor
- Densely Populated Area
- Heavy Vehicular Traffic
- Access from both E. Rand Road and E. Kensington Road

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EXTERIOR



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SIGNAGE



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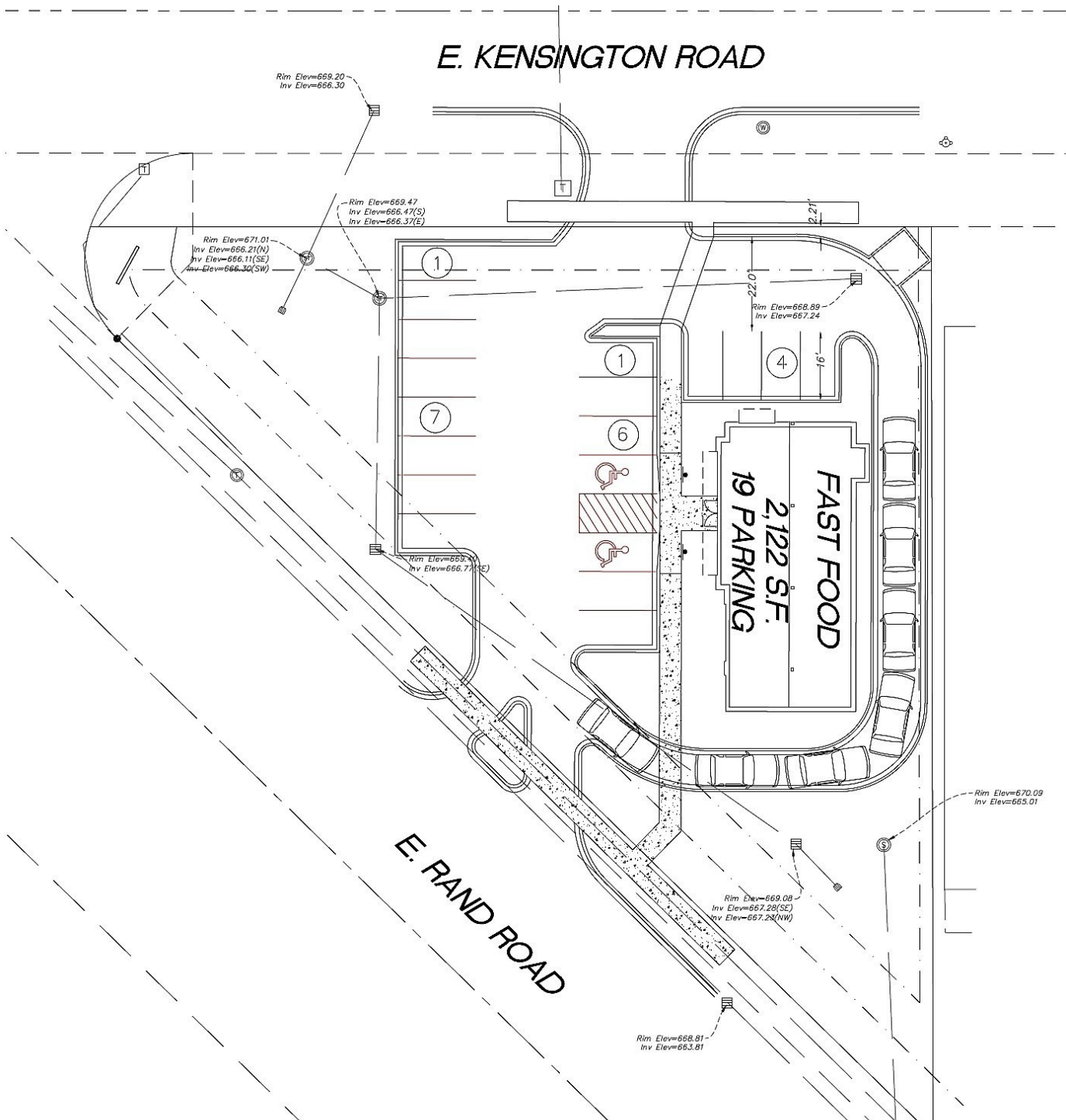
Chris.Irwin@Colliers.com

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north line of Sec. 34, Twp. 41, Rge. 11-

ALTERNATE PROPOSED SITE PLAN



Chris Irwin

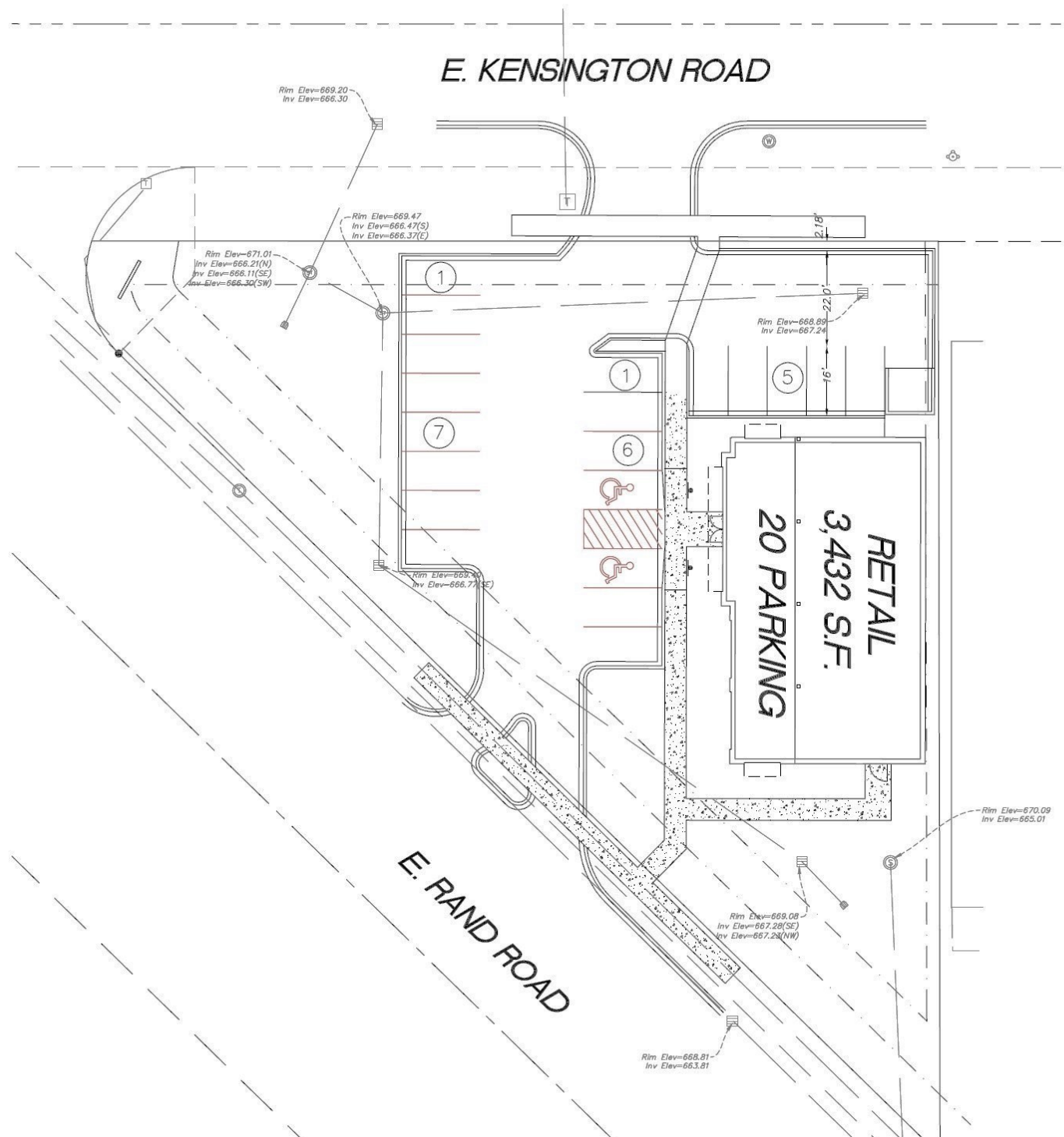
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ALTERNATE PROPOSED SITE PLAN



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RETAILER MAP



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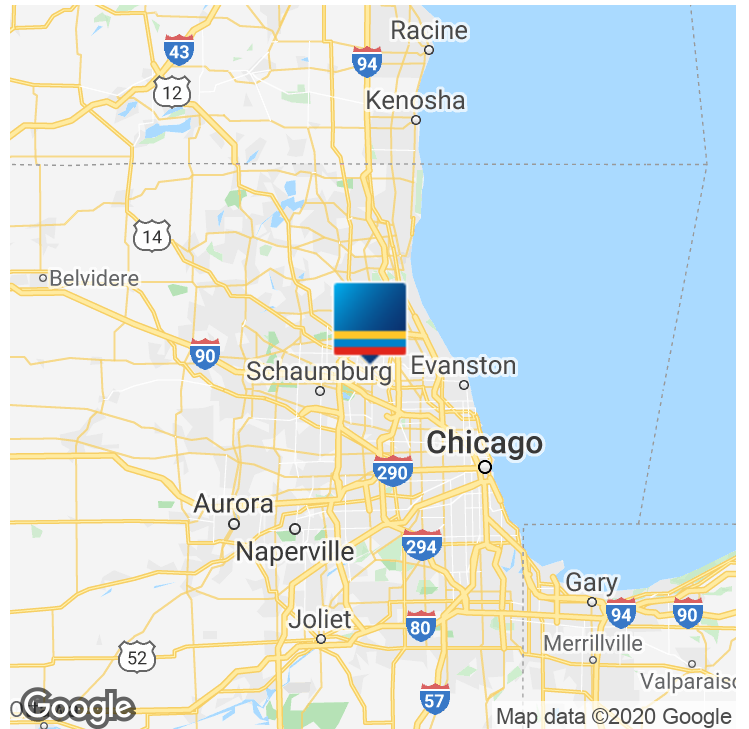
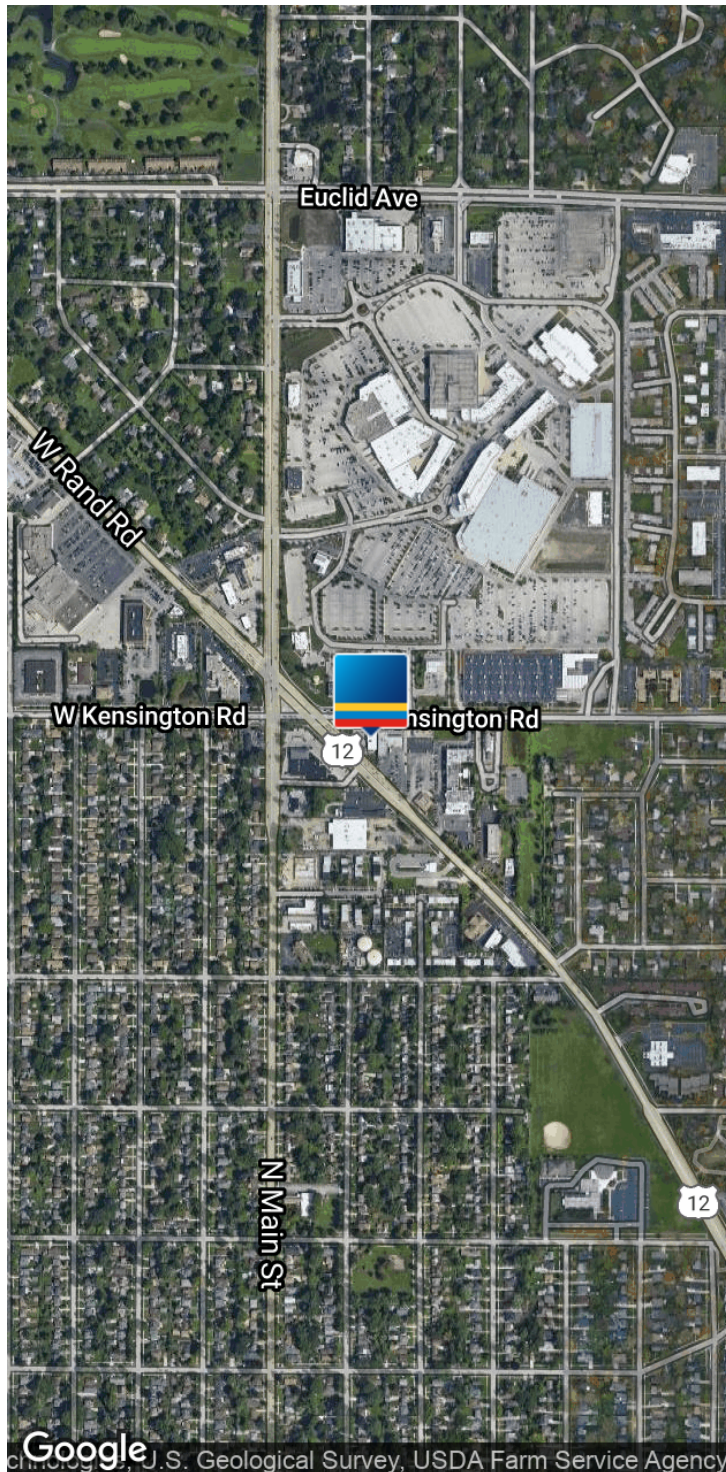
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LOCATION OVERVIEW



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	12,678	121,747	328,450
Median age	41.6	41.8	40.3
Median age (Male)	40.1	40.7	38.8
Median age (Female)	42.8	42.7	41.7
Total households	4,597	47,251	128,635
Total persons per HH	2.8	2.6	2.6
Average HH income	\$89,256	\$90,287	\$82,657
Average house value	\$426,259	\$355,752	\$337,103

LOCATION OVERVIEW

The Village of Mount Prospect is located approximately 22 miles northwest of downtown Chicago and in close proximity to O'Hare International Airport and Chicago Executive Airport. Mount Prospect has a diverse population of more 54,000 residents.

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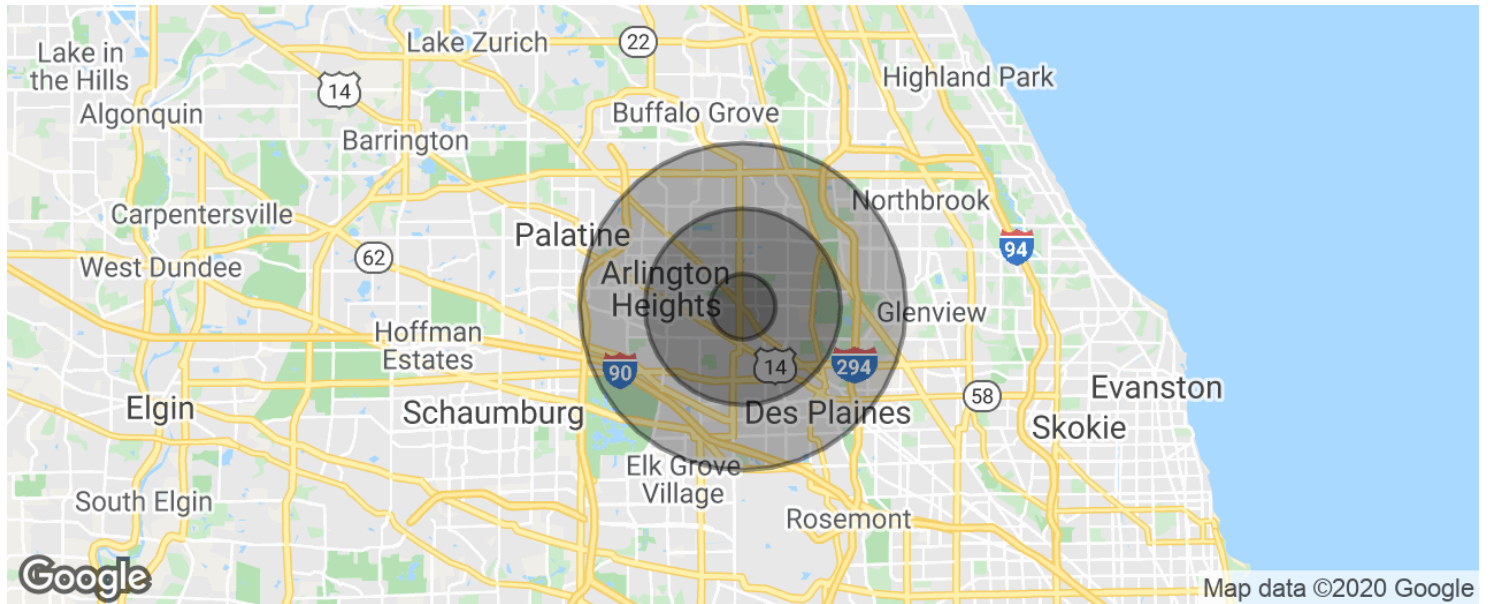
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,678	121,747	328,450
Median age	41.6	41.8	40.3
Median age (Male)	40.1	40.7	38.8
Median age (Female)	42.8	42.7	41.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,597	47,251	128,635
# of persons per HH	2.8	2.6	2.6
Average HH income	\$89,256	\$90,287	\$82,657
Average house value	\$426,259	\$355,752	\$337,103

TRAFFIC COUNTS

E. Rand Road and E. Kensington Road	24,500/day
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** Demographic data derived from 2010 US Census*

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