

# STRAUSS

REALTY, LTD.

849 N. RANDALL ROAD  
BATAVIA, ILLINOIS 60510

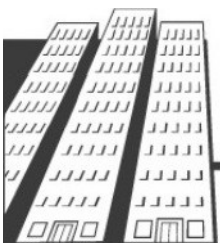
## ±1,858 SF STORE FOR LEASE ON RANDALL ROAD



Lease Rate: \$18 PSF Modified Gross

The property is strategically positioned within the **Fabyan Parkway Plaza shopping center**, approximately 30-acre retail development serving the needs of Batavia, Geneva, North Aurora, Aurora, St. Charles, Elburn and Sugar Grove, as well as other outlying areas.

Call for more details!



PATRICK DUFFY

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STRAUSS REALTY, LTD.

4350 N. MILWAUKEE AVE.

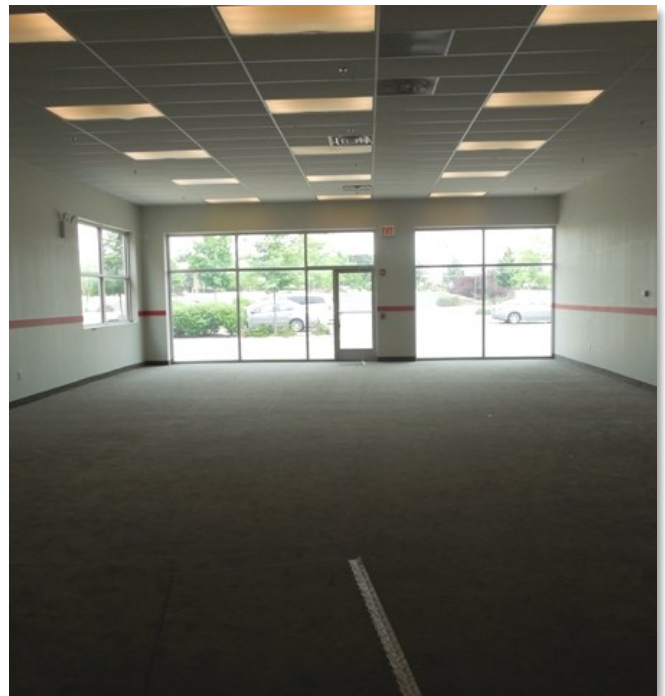
CHICAGO, ILLINOIS 60641

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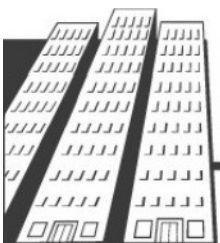
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## Property Description

±1,858 SF Store in strip center with Pacer Dental and Pep Boys. The center is anchored by a 190,000 SF Walmart Supercenter. Other out-lot sites are currently occupied by Bank of America, Visionworks, Sam's Club Gas, PNC Bank, Cartridge World, Advance Auto Parts, Delnor Express Care, Accelerated Physical Therapy, USA Cleaners and Bedding Bargains. Fabyan Parkway Plaza is just one of many retail destinations along North Randall Road, (28,500 cars/day) a corridor with currently over 1,000,000 SF of retail space.



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