

JUNIOR ANCHOR SPACE FOR LEASE



FOR LEASE - 19,875 SF - ALGONQUIN GALLERIA

Space Available:	19,875 SF	Projected Occupancy:	June 1, 2025
Parcel Size:	2.13 ACRES	Ceiling Height:	15.5' to joist, 20.5' to deck
Year Built:	2007	Sprinklered:	Yes
Lease Rate:	\$18.00 PSF	Overhead Door:	Yes, with dedicated loading zone
Real Estate Taxes:	\$6.35 PSF	Zoning:	B2 PUD
Insurance:	\$1.67 PSF	Co-Tenants:	LaZBoy, Bowlero, Golden Corral, Lone Star Steakhouse, PickleHaus, Deli 4 U, Athletico, Hassleless Mattress and Potbelly's
OEA Exterior CAM Charges:	\$1.11 PSF		

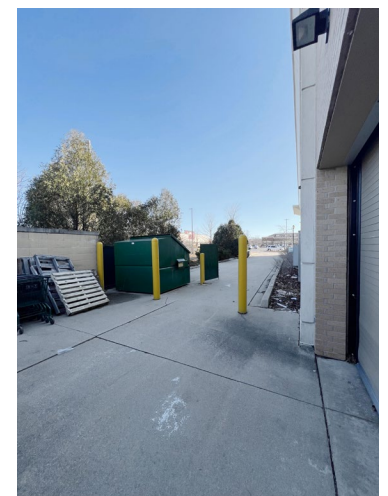
PROPERTY INFO

- 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
- JOANN Fabrics & Crafts is closing, occupancy is subject to end of close-out sale
- Fitness use will require approval by the OEA and a special use permit from the Village of Algonquin.
- Located across the street from Algonquin Commons, a premier 600,000 SF lifestyle center anchored by Trader Joe's, Nordstrom Rack, Dick's Sporting Goods, Barnes & Noble, and Walmart Supercenter
- Adjacent to the Enclave, a 74 acre mixed-use development, anchored by Cooper's Hawk, Raising Cane's, Portillo's and Belle Tire
- Affluent trade area boasts average household incomes of \$122,500 in a 5 mile radius
- Traffic counts are 35,900 VPD on Randall Rd and 8,050 VPD on County Line Rd
- PIN# 03-05-101-020
- **Owner user investment opportunity! Call Broker for details!**

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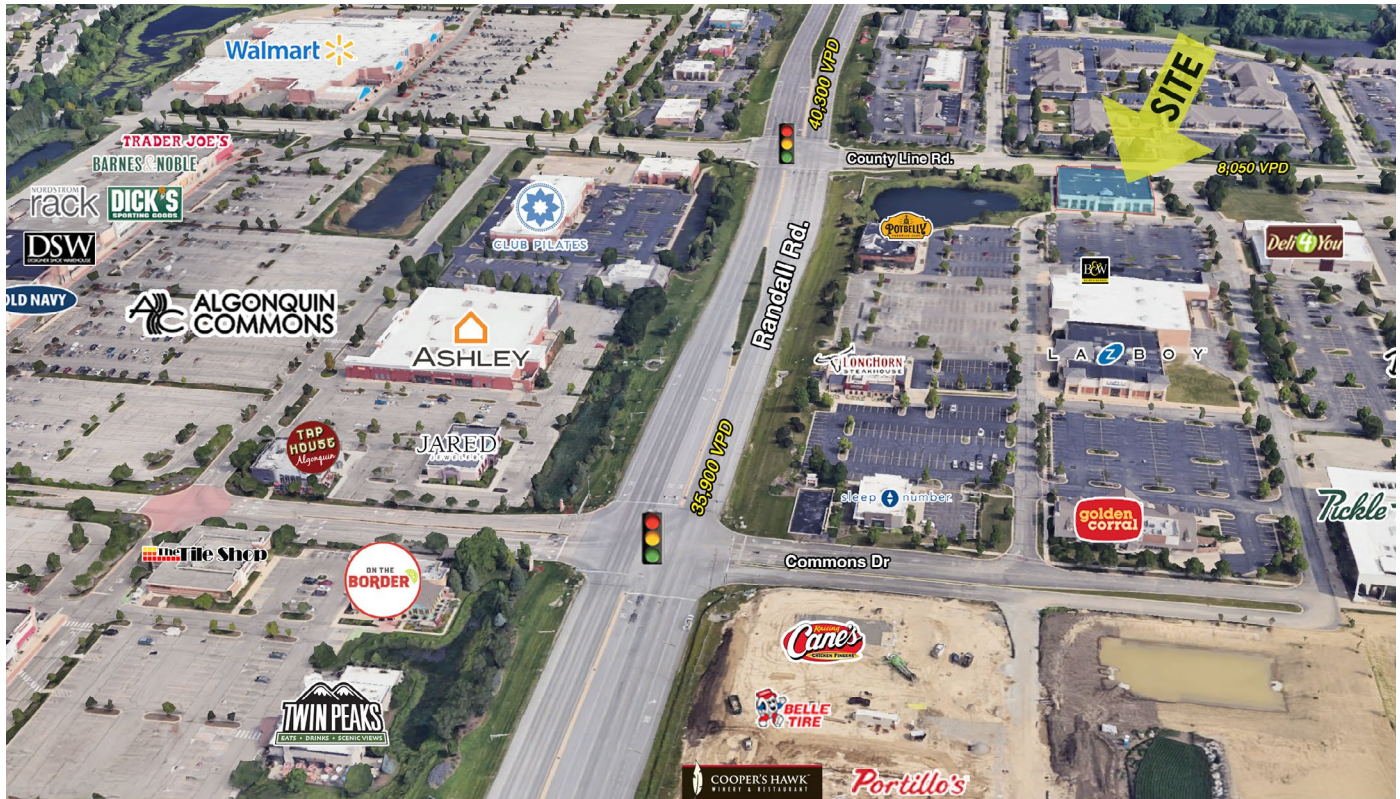




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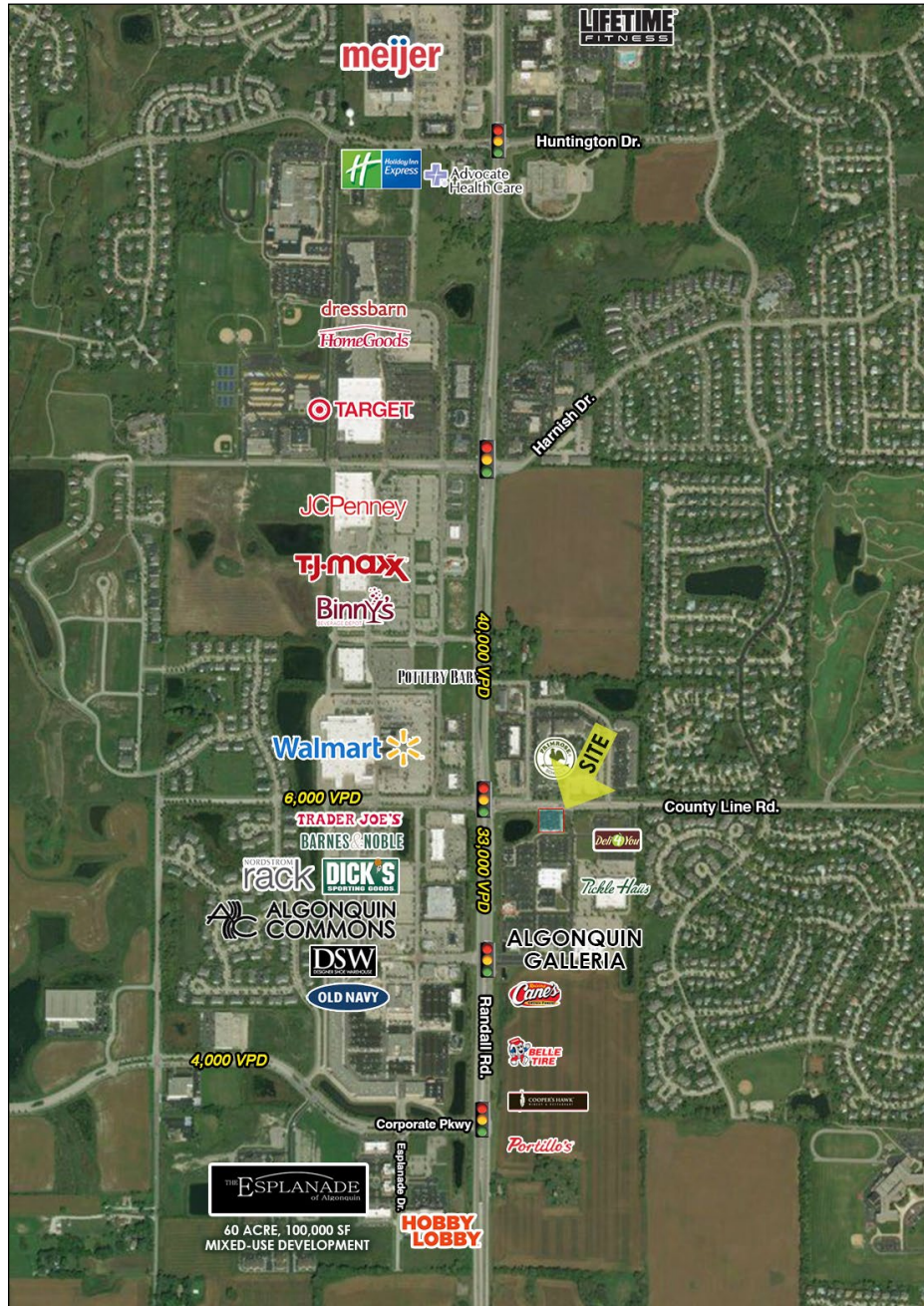




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