

## JUNIOR ANCHOR SPACE FOR LEASE



RENT REDUCED - TENANT IMPROVEMENT ALLOWANCE AVAILABLE FOR NATIONAL TENANT

### FOR LEASE - 19,875 SF - ALGONQUIN GALLERIA

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

**LINDA KOST**  
Senior Broker  
847.910.8820  
LKost@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive, Suite 201  
Algonquin, IL 60102



**GRID7**  
PROPERTIES

# RealtyMetrix Commercial

JOANN Fabrics & Crafts Building  
ALGONQUIN GALLERIA  
2391 County Line Rd.  
Algonquin, IL 60102



**LINDA KOST**  
Senior Broker  
847.910.8820  
LKost@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive, Suite 201  
Algonquin, IL 60102



**GRID7**  
PROPERTIES

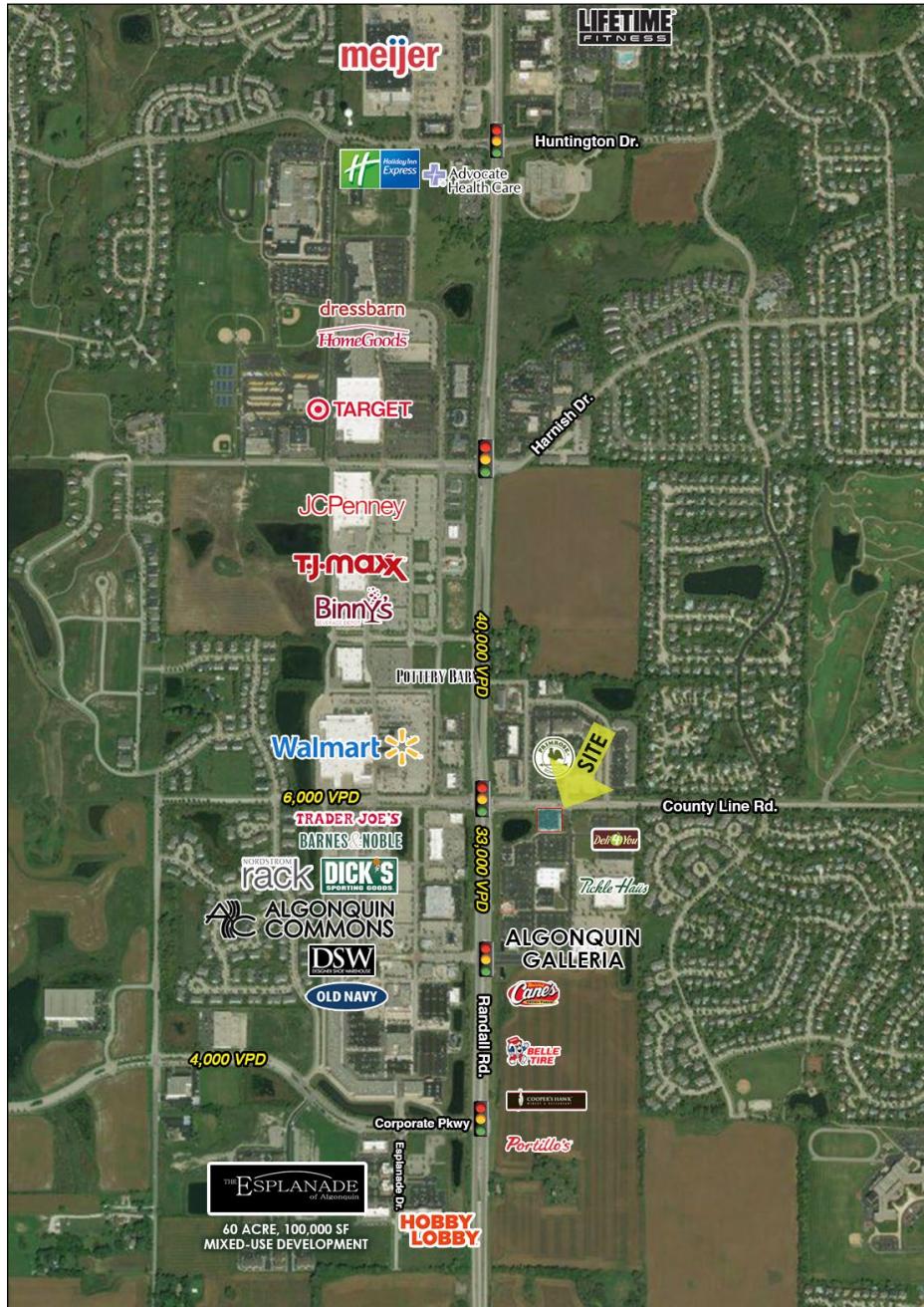


**LINDA KOST**  
Senior Broker  
847.910.8820  
LKost@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive, Suite 201  
Algonquin, IL 60102



**GRID7**  
PROPERTIES



**LINDA KOST**  
Senior Broker  
847.910.8820  
LKost@realymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive, Suite 201  
Algonquin, IL 60102

