

VIEW ONLINE 

colliers.com/region



Freestanding Building with Parking

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

For Sale (\$1,990,000) or Lease (\$28 psf, Modified Gross) 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. Area tenants include Chipolte, Starbucks, O'Reilly Auto Parts, Bank of America, The Home Depot, Costco Wholesale, Jewel-Osco, PNC Bank, AMC Randhurst 12, Discount Tire, Holiday Inn, T.J. Maxx, Outback Steakhouse, T-Mobile, Bed Bath & Beyond, Chik-fil-A, McDonald's, Jiffy Lube, Fed Ex Office Print & Ship Center, Old Navy, Naf Naf Grill, Orange Theory Fitness, Panera Bread, AT&T Store and more.

\$1,990,000
\$28.00 SF/yr (NNN)

Contact us:

Chris Irwin

Senior Vice President

847.698.8193

Chris.Irwin@Colliers.com



Colliers - Chris Irwin (Chicago)
71 South Wacker Drive | Suite 3700
Chicago, IL 60606
P: 847.698.8193

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019. All rights reserved.

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,990,000
Lease Rate:	\$28.00 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

For Sale (\$1,990,000) or Lease (\$28 psf, Modified Gross) 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. Area tenants include Chipotle, Starbuck's, O'Reilly Auto Parts, Bank of America, The Home Depot, Costco Wholesale, Jewel-Osco, PNC Bank, AMC Randhurst 12, Discount Tire, Holiday Inn, T.J. Maxx, Outback Steakhouse, T-Mobile, Bed Bath & Beyond, Chik-fil-A, McDonald's, Jiffy Lube, Fed Ex Office Print & Ship Center, Old Navy, Naf Naf Grill, Orange Theory Fitness, Panera Bread, AT&T Store and more.

PROPERTY HIGHLIGHTS

- Free-standing Building with Parking
- Built in 2015
- Excellent Visibility
- Strong Shopping Corridor
- Densely Populated Area
- Heavy Vehicular Traffic

Chris Irwin

Senior Vice President

847.698.8193

Chris.Irwin@Colliers.com



EXTERIOR



Chris Irwin

Senior Vice President

847.698.8193

Chris.Irwin@Colliers.com



INTERIOR



Chris Irwin

Senior Vice President





847.698.8193

Chris.Irwin@Colliers.com



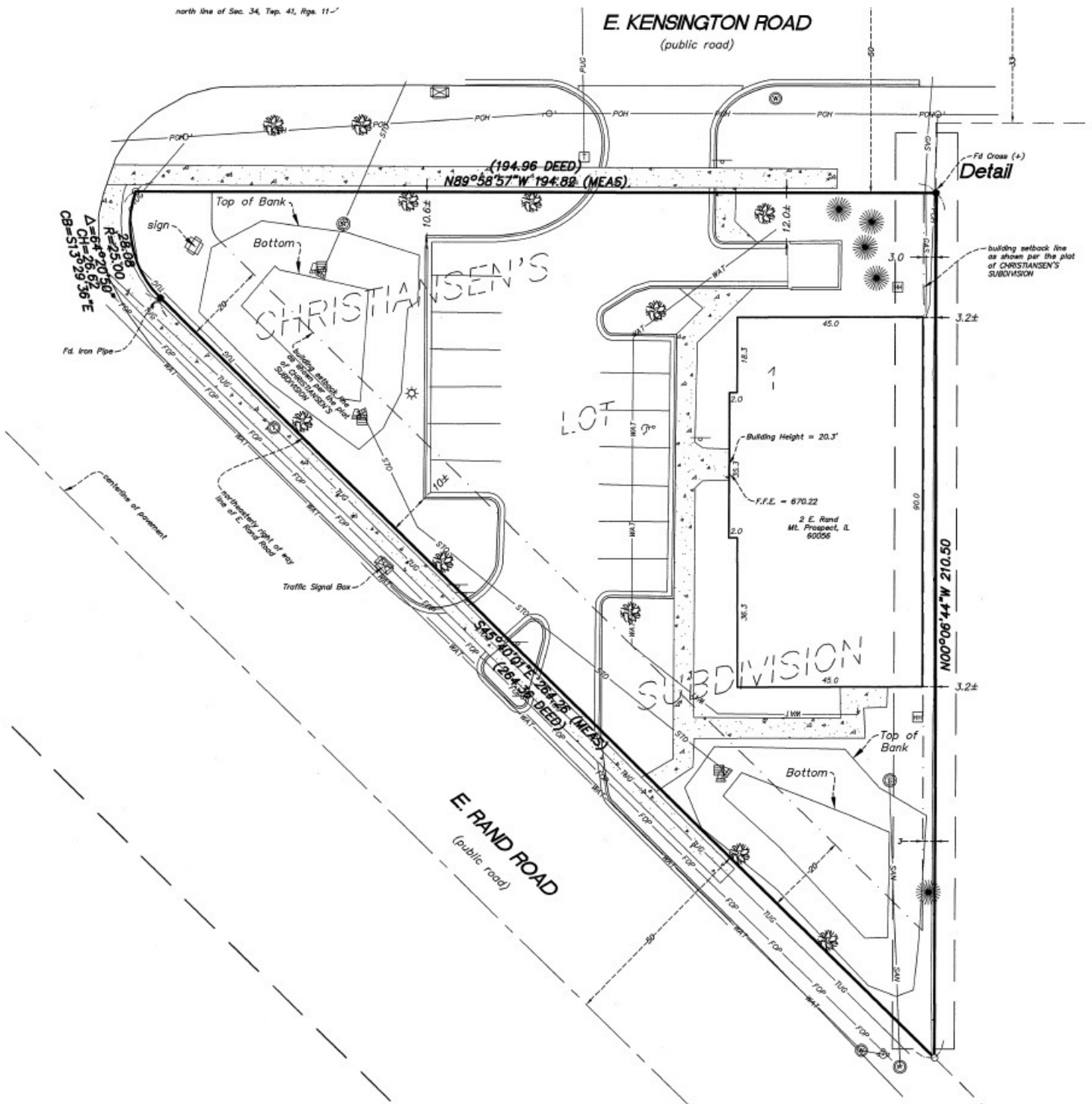
SIGNAGE



Chris Irwin
Senior Vice President
847.698.8193
Chris.Irwin@Colliers.com
   



SURVEY



Chris Irwin
Senior Vice President
847.698.8193
Chris.Irwin@Colliers.com
[f](#) [t](#) [@](#) [in](#)



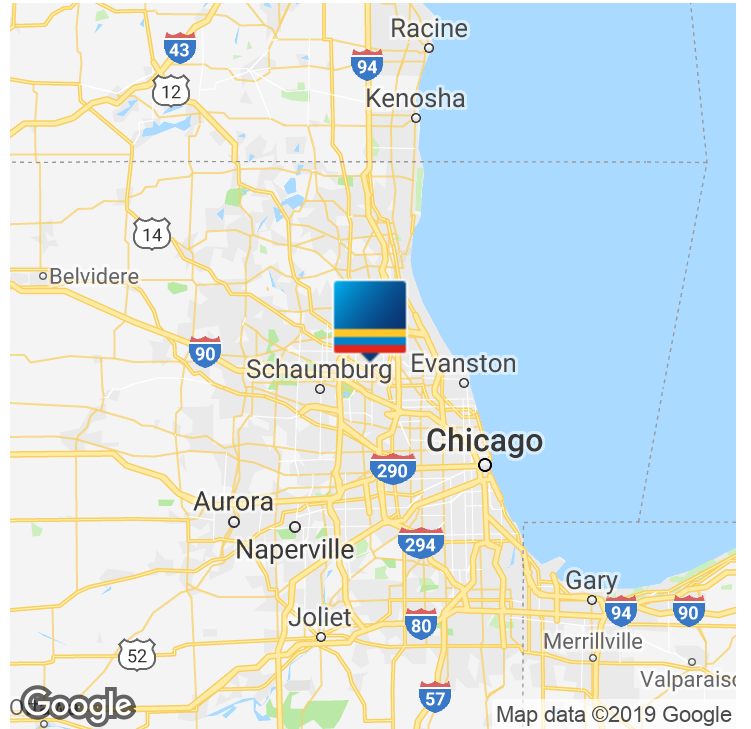
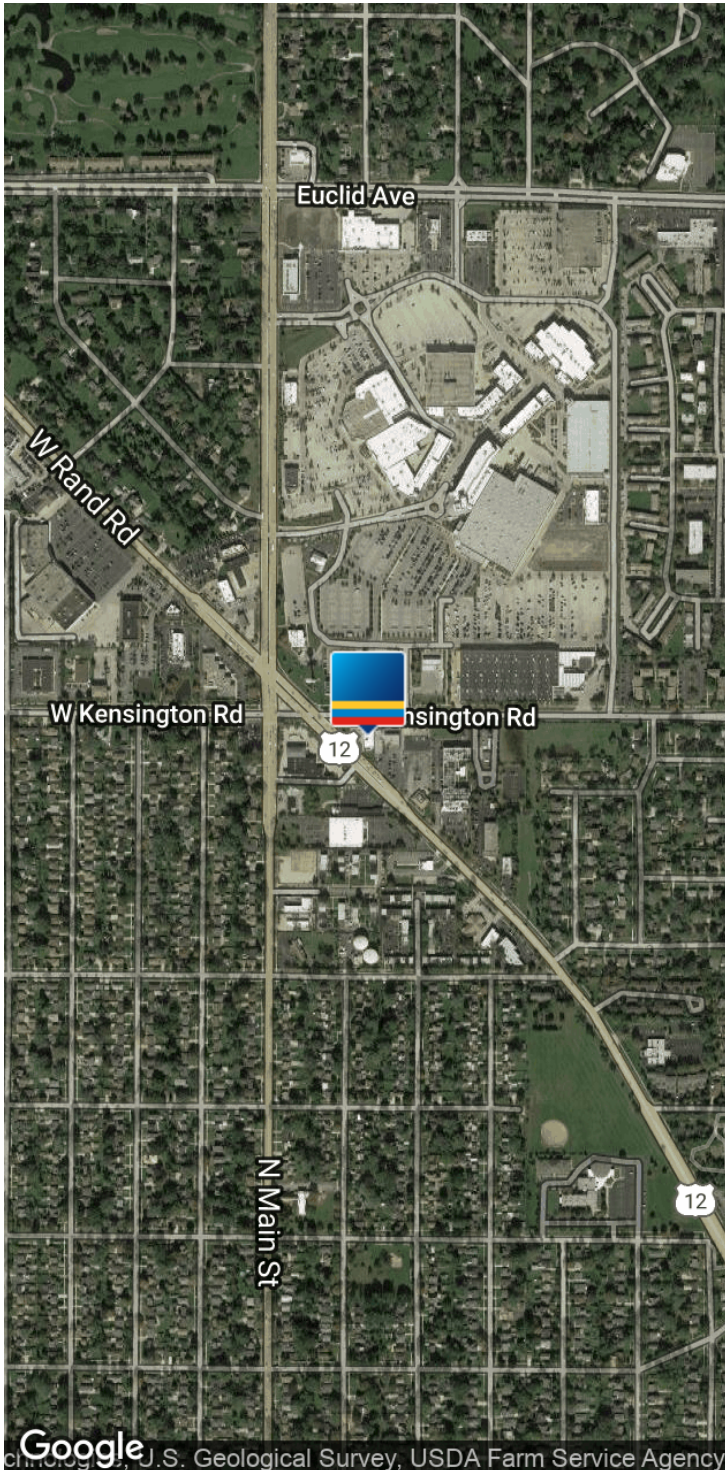
RETAILER MAP



Chris Irwin
Senior Vice President
847.698.8193
Chris.Irwin@Colliers.com
f t i in



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.

Chris Irwin

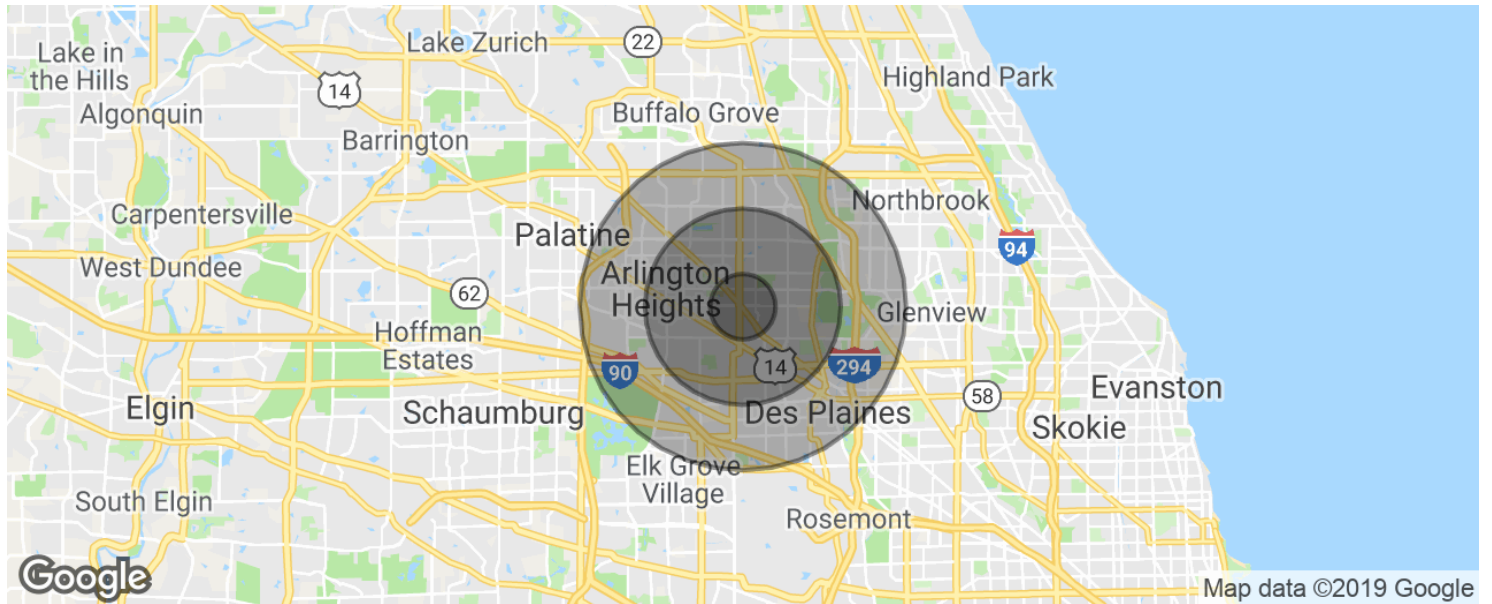
Senior Vice President

847.698.8193

Chris.Irwin@Colliers.com



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		

* Demographic data derived from 2010 US Census

Chris Irwin
 Senior Vice President
 847.698.8193
 Chris.Irwin@Colliers.com
 f t i in

