

Retail Space

FOR LEASE PROPERTY SPECIFICATIONS

Description:	Multi-Tenant Strip Center
Year Built:	2004
Building Size:	21,075 SF
Available Spaces:	1,275 SF, 2,500 SF (3,775 SF Contiguous)
HVAC System:	Gas, Forced Air
Power:	200 Amp 3 Phase
Sprinklered:	Yes
Ceiling Height:	10'
Parking:	100+
Washrooms:	1-2 Per Unit
Sewer/Water:	City
Possession:	Immediate
Zoning:	B
Real Estate Taxes:	\$4.96 PSF (2015)
CAM/Insurance:	\$2.61 PSF
Lease Term:	3 Year Minimum
Lease Price:	\$18 PSF NNN



PROPERTY OVERVIEW

Retail Space

1,275 SF, 2,500 SF up to 3,775 SF

- Now Available: 2,500 SF beautifully built out salon and spa with 10 styling stations, 5 wash basins, 5 treatment rooms, new flooring and elegant front desk. FF&E Negotiable
- Prominent center on Randall in South Elgin next to Walgreen's, Kohl's, TJ Maxx, Culver's, Goodwill
- Landlord will provide tenant improvement allowance or free rent
- Great tenant mix, ideal for retail or medical
- Join Penny's, Dental Office, Music Education Center, Costume/Magic Shop, Weight Watchers, Twisted Stitch, Woof Beach
- Traffic Counts: 40,300 VPD on Randall and Gyrr Roads
- **PIN: 06-32-426-007**

Presented By:

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Realty Metrix Commercial
2390 Esplanade Drive
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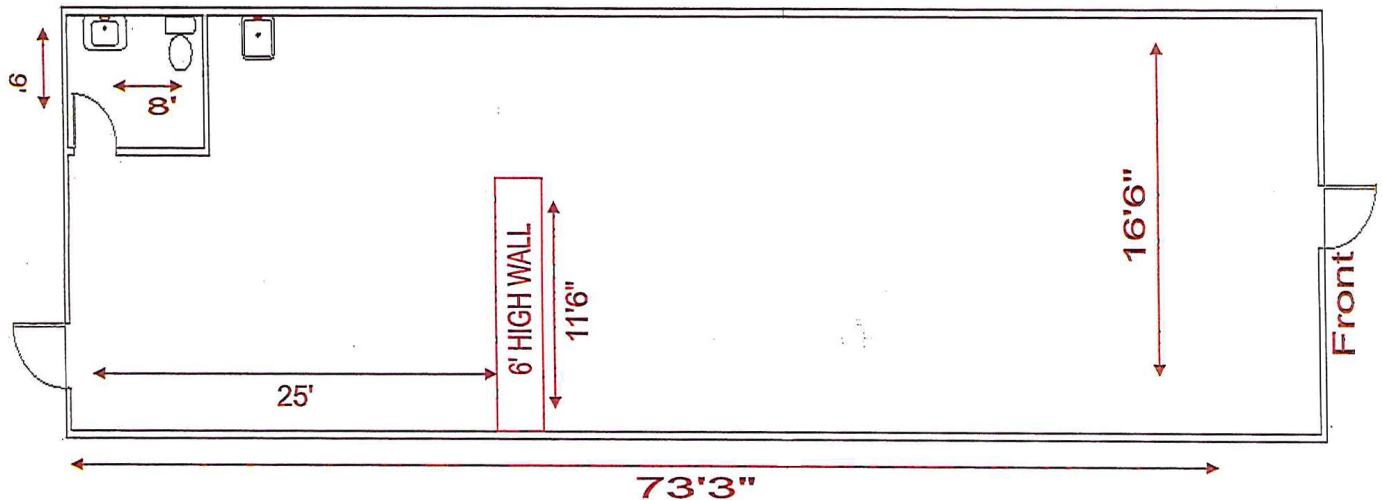
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Unit 228 Randall Road, South Elgin
1,275 SF



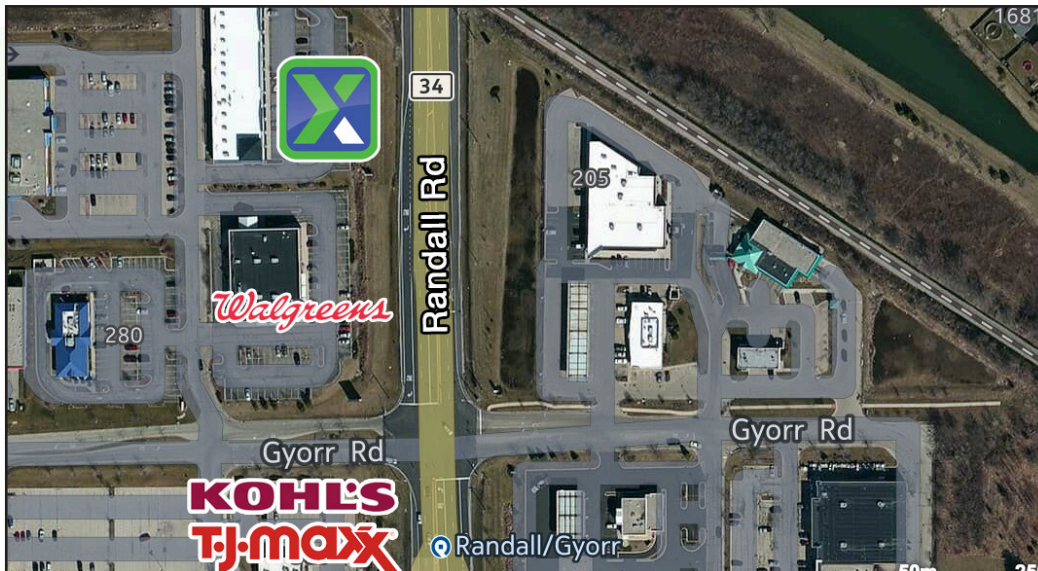
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Directions: West side of Randall Road at Gyorr. Next to Walgreens.

Demographics	1 mile	3 miles	5 miles
Avg. Household Income	\$122,740	\$106,133	\$102,086
Population	7,237	47,473	122,378
Traffic Counts: 43,000 Randall & Gyorr Roads			

Available Spaces							
UNIT	216	218	224	228	232	238	240
SF	LEASED	LEASED	2,500	1,275	LEASED	LEASED	LEASED
TENANT	Weight Watchers	Twisted Stitch	AVAILABLE	AVAILABLE	Spring Leaf	Woof Beach Grooming	Penny's Sports Bar

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