

Prime Retail Space

Best Corner in
South Elgin

FOR LEASE PROPERTY SPECIFICATIONS

Description:	Multi-Tenant Strip Center
Year Built:	2003
Available Space:	1,943 - 3,885 SF
Building Size:	9,976 SF
Land Size:	1.74 Acres
HVAC System:	Two – 11 Ton Gas Forced Air
Power:	200 - 1200 Amp
Sprinklered:	Yes
Ceiling Height:	Open
Parking:	60 spaces
Washrooms:	2
Sewer/Water:	City/City
Possession:	Negotiable
Zoning:	B-2
Real Estate Taxes:	\$8.23 PSF
CAM:	\$3.50 PSF
Lease Term:	5+ Years
Lease Price:	\$33.00 PSF NNN \$29.00 PSF NNN



PROPERTY OVERVIEW

Retail Space

1,943 - 3,885 SF

- **OWNER MAY CONSIDER SALE TO USER/INVESTOR**
- Six months free base rent for credit worthy tenant
- Prime retail corner location at Randall and McDonald Rd in South Elgin
- Join Chipotle Mexican Grill and Dental Care of South Elgin
- Located at signalized intersection on busy Randall Road, in front of Kohl's, TJ Maxx and across from Jewel, Best Buy and Home Depot
- Confidential offering – do not disturb tenant
- **PIN:** 06-32-476-007

Presented By:

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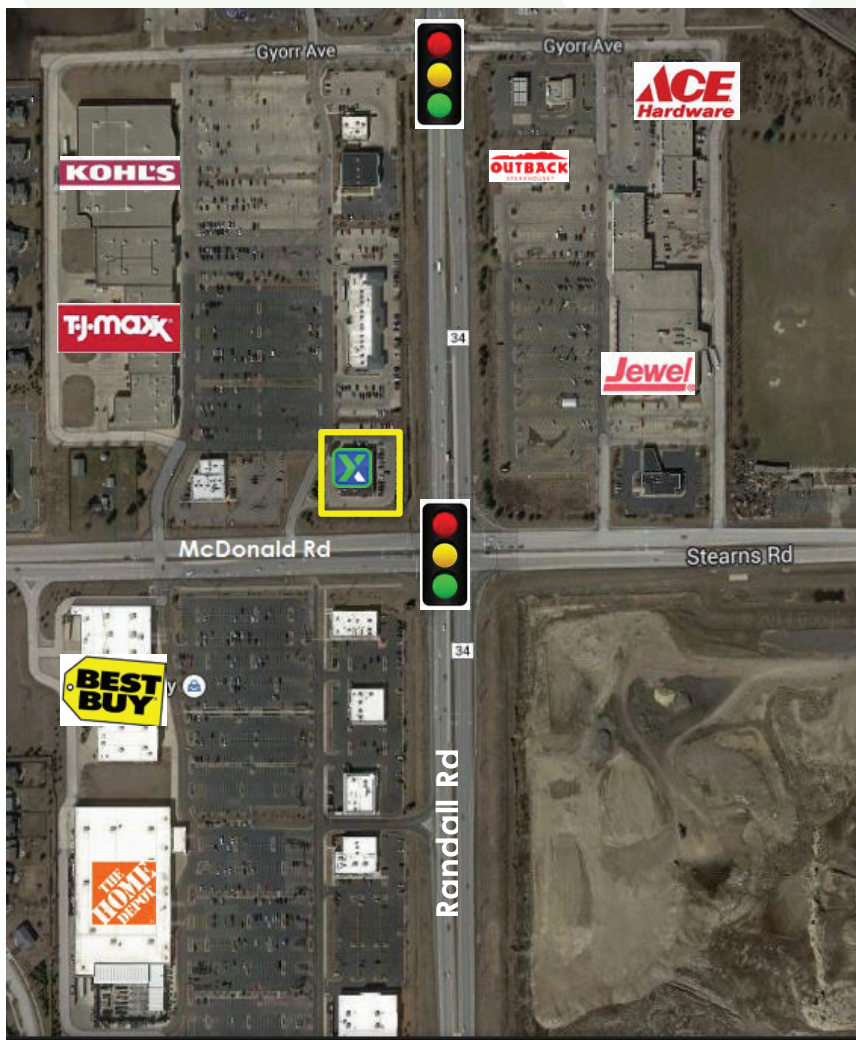
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Demographics	1 mile	3 miles	5 miles
Avg. Household Income	\$96,495	\$100,564	\$99,462
Population	6,559	49,978	135,295

Traffic Counts: 35,000 vehicles per day



Directions: Randall Rd. to McDonald Rd.

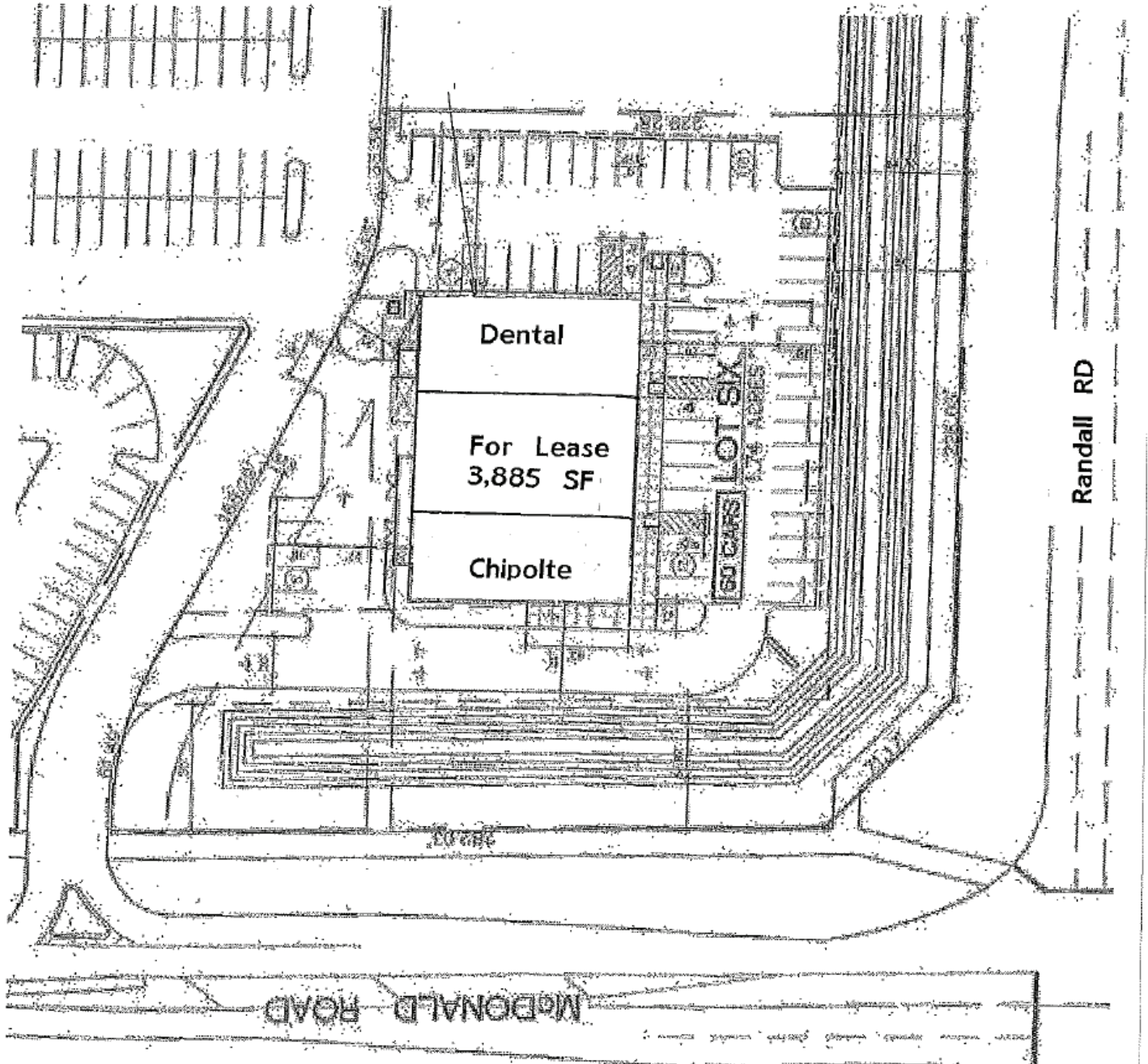
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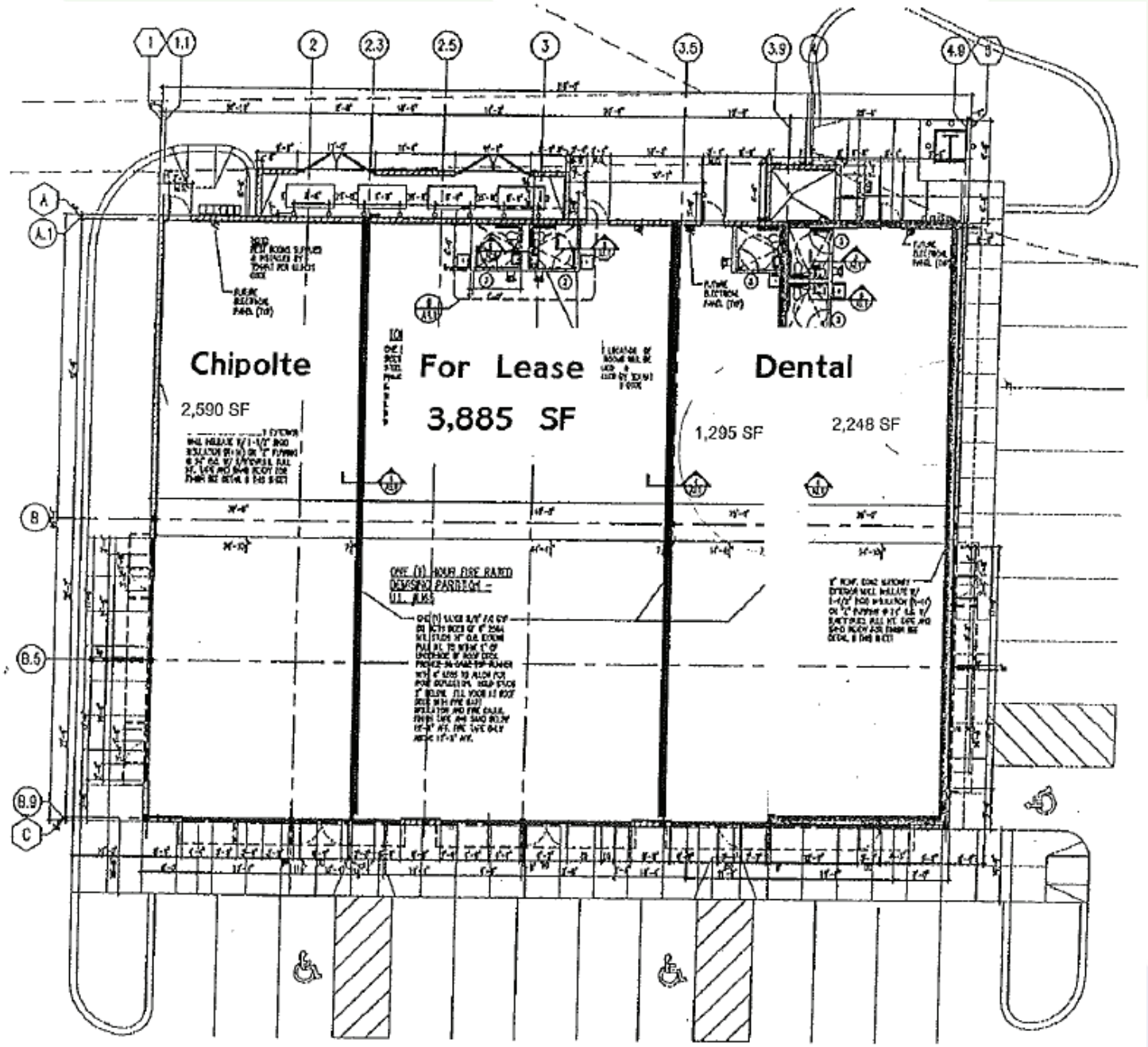
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