

**BEST RETAIL CORNER
IN SOUTH ELGIN!**



PROPERTY SPECIFICATIONS

PROPERTY TYPE:	Neighborhood Center	OCCUPANCY:	100%
BUILDING SIZE:	10,014 SF	CURRENT NOI:	\$291,518
PRICE:	\$3,993,397	PRICE PER SF:	\$399
PRO FORMA CAP RATE:	7.3%	REAL ESTATE TAXES:	\$77,398.94 (2017)

The Chipotle Center is currently a 100% leased neighborhood center, anchored by Chipotle and Heartland Dental, dba Dental Care of South Elgin. It is located at the best retail intersection in South Elgin, McDonald and Randall Road, with 45,000 VPD. The trade area includes South Elgin, Elgin and St. Charles. Adjacent retailers include Kohl's, TJMaxx, Home Depot and Jewel.

Presented By:

Dave Schmidt
Managing Broker/Partner
847.404.3851
DSchmidt@realtymetrix.com

Linda Kost
Senior Broker/Partner
847.910.8820
LKost@realtymetrix.com

Realty Metrix Commercial
2390 Esplanade Drive
Suite 201
Algonquin IL 60102



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AGREED TO AND ACCEPTED

This ___ day of _____, 20__.

Signature: _____

Name (please print): _____

Company: _____

Title: _____

Return signed document to: Linda Kost Realty Metrix Commercial

Address: 2390 Esplanade Dr. Algonquin, IL 60102

Phone: 847-910-8820 **Fax:** 815-572-8759 **Email:** lkost@realtymetrix.com