

## RETAIL FOR LEASE 1,700 SF END CAP



## PROPERTY SPECIFICATIONS

<b>Description:</b>	Retail Space
<b>For Lease:</b>	1,700 SF End Cap-
<b>Center Size:</b>	67,468 SF
<b>Year Built:</b>	2008
<b>HVAC System:</b>	7 Tons
<b>Electric:</b>	100 Amp
<b>Sprinklered</b>	Yes
<b>Washrooms:</b>	1 Handicapped
<b>Ceiling:</b>	10'
<b>Possession:</b>	Immediate
<b>Parking:</b>	Ample
<b>Sewer/Water:</b>	Village
<b>Zoning:</b>	B2 PUD
<b>Real Estate Taxes,</b>	\$9.50 PSF (2021)
<b>CAM &amp; Insurance:</b>	
<b>Lease Term:</b>	5 Years Minimum
<b>Lease Price:</b>	<b>\$26 PSF, NNN</b>

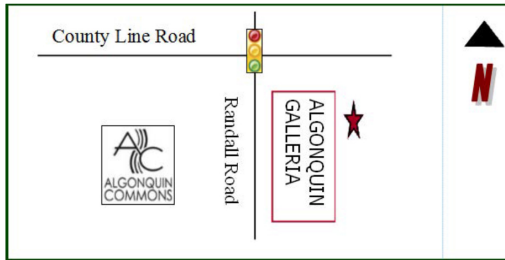
## PROPERTY OVERVIEW

- UNIT 1515 - 1,700 SF end cap space on Randall Rd., with one bathroom
- Space dimensions: 34.5' wide x 54.75' deep
- Prime exposure to Randall Road retail corridor, with dual signage
- Located across the street from Algonquin Commons and Walmart
- Join Best Buy, La-Z Boy, PotBelly, Athletico, JoAnn's, Fox River Spa, Haselless Mattress, and Lonestar Steakhouse (coming soon)

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Demographics	1 mile	3 miles	5 miles
Avg. Household Income	\$147,724	\$111,529	\$101,587
Population	5,537	54,920	150,628

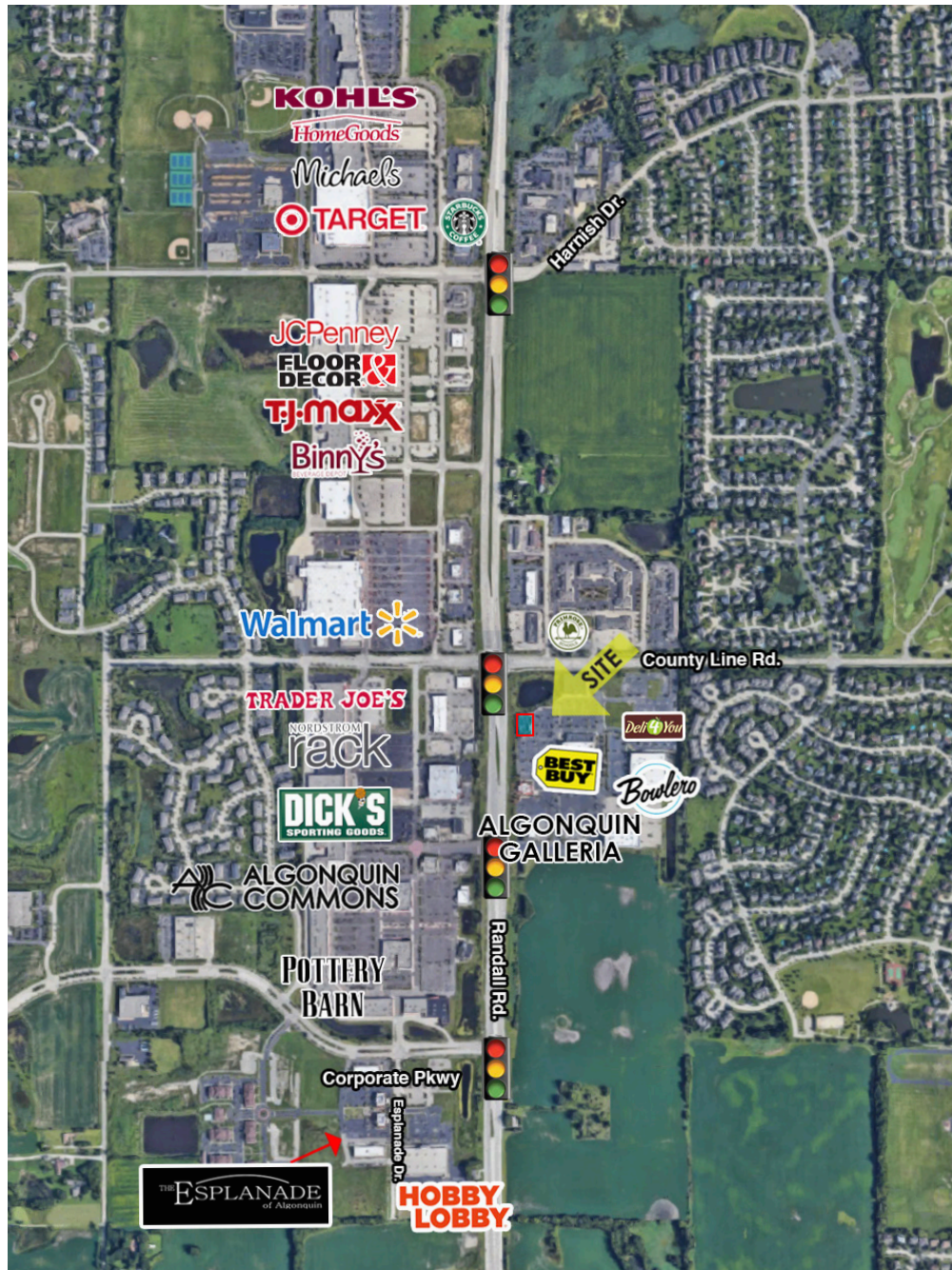
**Traffic Counts: 43,200 cars per day S. Randall Rd**



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