Realty**Metrix** Commercial

Former Famous Dave's Algonquin Galleria 1521 S. Randall Road Algonquin, IL 60102

Former Famous Dave's Restaurant Building 6,500 SF

FOR SALE OR LEASE PROPERTY SPECIFICATIONS

Description:	Sit Down Restaurant		
For Lease:	6,500 SF		
Year Built:	2008		
Electric:	600 Amp Minimum		
Sprinklered	Yes		
Washrooms:	2 Handicapped		
Floors:	Stained Concrete		
Possession:	Closing/Lease Execution		
Parking:	Ample, Cross Parking		
Seating Capacity:	TBD		
Sewer/Water:	Village		
Zoning:	B2 PUD		
Real Estate Taxes:	\$43,000/\$6.62 PSF		
CAM & Insurance:	\$2.78 PSF		
Lease Term:	5 Years Minimum		
Lease Price:	\$22 PSF, NNN		
Sale Price:	\$1,875,000/\$288 PSF		



PROPERTY OVERVIEW 6,500 SF Restaurant

- Former "Famous Dave's" on Randall Road, in front of Best Buy at the Algonquin Galleria
- 6,500 SF space with 2 bathrooms, hood, ansel system, walk-in coolers, grease trap, exterior smoker, and some custom stainless steel
- Building is in excellent condition
- Prime exposure to Randall Road retail corridor
- Located across the street from Algonquin Commons and Walmart
- Join Best Buy, La-Z Boy, Baird & Warner, PotBelly, Athletico, American Mattress, JoAnn's, Select Comfort Beds and Golden Corral.

Presented By:

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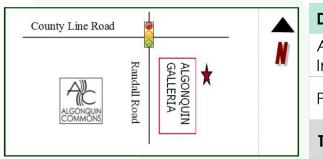
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Demographics	1 mile	3 miles	5 miles
Avg. Household Income	\$147,724	\$111,529	\$101,587
Population	5,537	54,920	150,628
Traffic Counts: 43,200 cars per day S. Randall Rd			



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