

Former Famous Dave's Restaurant Building 6,500 SF

NEW TO MARKET

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.

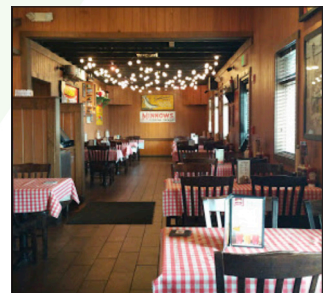
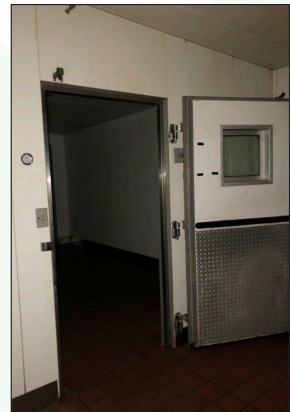
Presented By:

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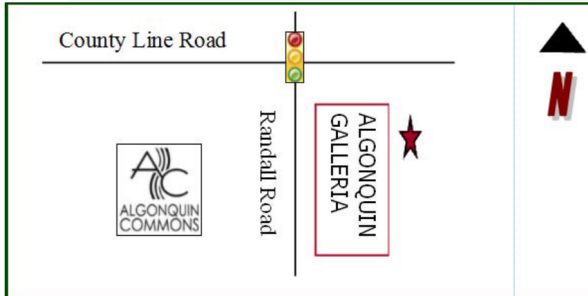
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Demographics	1 mile	3 miles	5 miles
Avg. Household Income	\$147,724	\$111,529	\$101,587
Population	5,537	54,920	150,628
Traffic Counts: 43,200 cars per day S. Randall Rd			



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