## Pad Ready Lot
For Sale or Build to Suit
Retail or Restaurant

### FOR SALE

**PROPERTY SPECIFICATIONS**

<table>
<thead>
<tr>
<th>Description:</th>
<th>Pad Ready Fully Developed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Size:</td>
<td>6,997 SF</td>
</tr>
<tr>
<td>Pad Site:</td>
<td>Up to 5,500 SF Building Allowed</td>
</tr>
<tr>
<td>Topography:</td>
<td>Flat</td>
</tr>
<tr>
<td>Utilities:</td>
<td>To Site</td>
</tr>
<tr>
<td>Sewer/Water:</td>
<td>Village</td>
</tr>
<tr>
<td>Frontage Dimensions:</td>
<td></td>
</tr>
<tr>
<td>Zoning:</td>
<td>B-2 PUD</td>
</tr>
<tr>
<td>Real Estate Taxes:</td>
<td>$1,765.70 (2017)</td>
</tr>
<tr>
<td>Sale Price:</td>
<td>$500,000</td>
</tr>
</tbody>
</table>

### PROPERTY OVERVIEW

**Restaurant/Retail**

- Lot 2 is pad ready and fully developed, with curbing, parking lot, lighting, landscaping and off-site detention
- Fronts Randall Rd and shares parking with Hobby Lobby
- Can accommodate a 5,500 SF building
- Monument signage previously approved on Randall Rd
- The Esplanade is part of the 1,000 acre Algonquin Corporate Campus, adjacent to Hobby Lobby and just south of Algonquin Commons, a 600,000 SF Lifestyle Center
- PIN: 03-06-427-022

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