

FOR LEASE - RESTAURANT/RETAIL SPACE FOR LEASE



PROPERTY SPECIFICATIONS

Description: Restaurant/Retail Space
Space Available: 4,800 SF
Center Size: 13,809 SF
Year Built: 2004
HVAC System: Gas Forced Air
Sprinklered: Yes
Ceiling: 10'
Parking: 80 stalls
Sewer/Water: Village
Zoning: B2 PUD
Possession Date: June 1, 2024
Real Estate Taxes: \$9.47 PSF (2024)
CAM & Insurance:
Lease Term: 5 Years Minimum
Lease Price: \$26-\$30 PSF, NNN
(Subject to lease terms)

PROPERTY OVERVIEW

NEW TO MARKET - 4,800 SF RESTAURANT/RETAIL SPACE

- **4,800 SF restaurant space** with upscale improvements including large dining area, bar, carryout service counter and private room
- **Owner is willing to subdivide the space and renovate**
- Located at signalized Intersection with prime exposure to Randall Rd. retail corridor - 42,694 VPD on Randall Rd.
- Located across the street from Nordstrom Rack, Barnes & Noble, Trader Joe's and Walmart
- Strong co-tenancy, including Dave's Hot Chicken, T-Mobile, Batteries Plus and Holly Nails
- Ideal location for physical therapy, medical, fitness, restaurant, or various retail uses
- Currently operating as a Giordano's Pizzeria, tenant is relocating

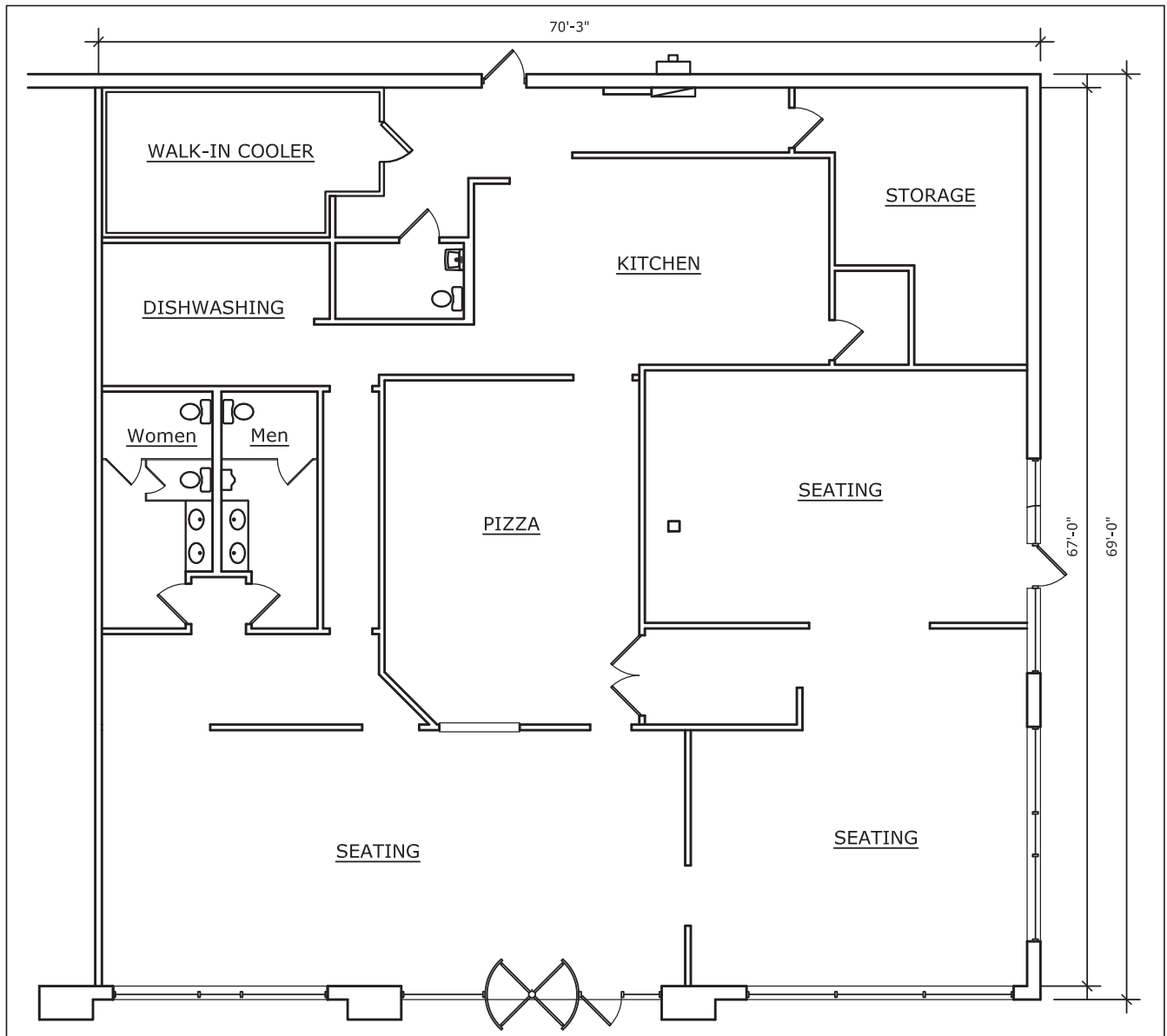
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2390 Esplanade Drive, Suite 201
Algonquin, IL 60102





As Built - Existing conditions. Landlord will subdivide and return space to a vanilla box.



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