

LAND FOR SALE

Fully improved outlots
Retail or Restaurant

PRICE REDUCED!
Highly Motivated Seller For Quick Close!



PROPERTY SPECIFICATIONS

Description: Pad Ready Fully Developed

Land Size: Lot 9: 41,231 SF (.95 AC)
Lot 11: 41,274 SF (.95 AC)

Topography: Flat

Environmental Status: Phase 1 Available

Utilities: To Site

Sewer/Water: Village

Frontage Dimensions: Lot 9: 252'
Lot 11: 119'

Zoning: B-2 PUD

Real Estate Taxes: Lot 9: \$7,782 (2023)
Lot 11: \$7,004 (2023)

Sale Price: Lot 9: \$14.00 PSF
Lot 11: \$14.00 PSF

PROPERTY OVERVIEW

Fully Improved Lots
Restaurant/Retail/Showroom

- Signalized intersection
- Tenant will relocate for an April 1, 2025 possession date
- Children's Gym, Trampoline Park or Thrift stores are excluded uses. Fitness use will require approval by the OEA.
- Fully developed lots with curbing, parking lot, lighting, landscaping and off-site detention
- Lot 11 fronts Randall Road
- Across the street from the new Portillo's and Cooper's Hawk!
- The Esplanade is part of the 1,000 acre Algonquin Corporate Campus
- Located just south of Algonquin Commons, a 600,000 SF Lifestyle Center anchored by Trader Joe's, Barnes & Nobles, Nordstrom Rack and Dick's Sporting Goods. Algonquin Commons is currently undergoing a \$30M renovation
- Adjacent lot 2 & lot 10 also available, call broker for details
- PINs: (Lot 9) 03-06-427-021
(Lot 11) 03-06-427-013

LINDA KOST

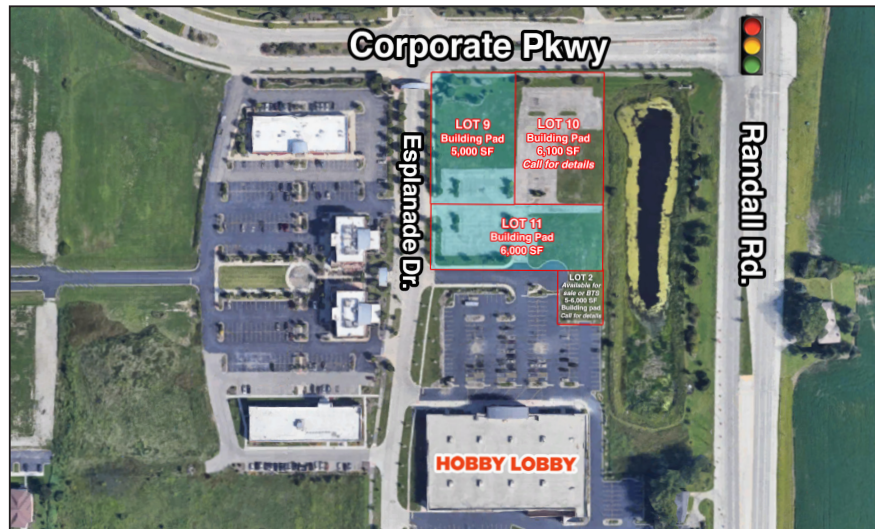
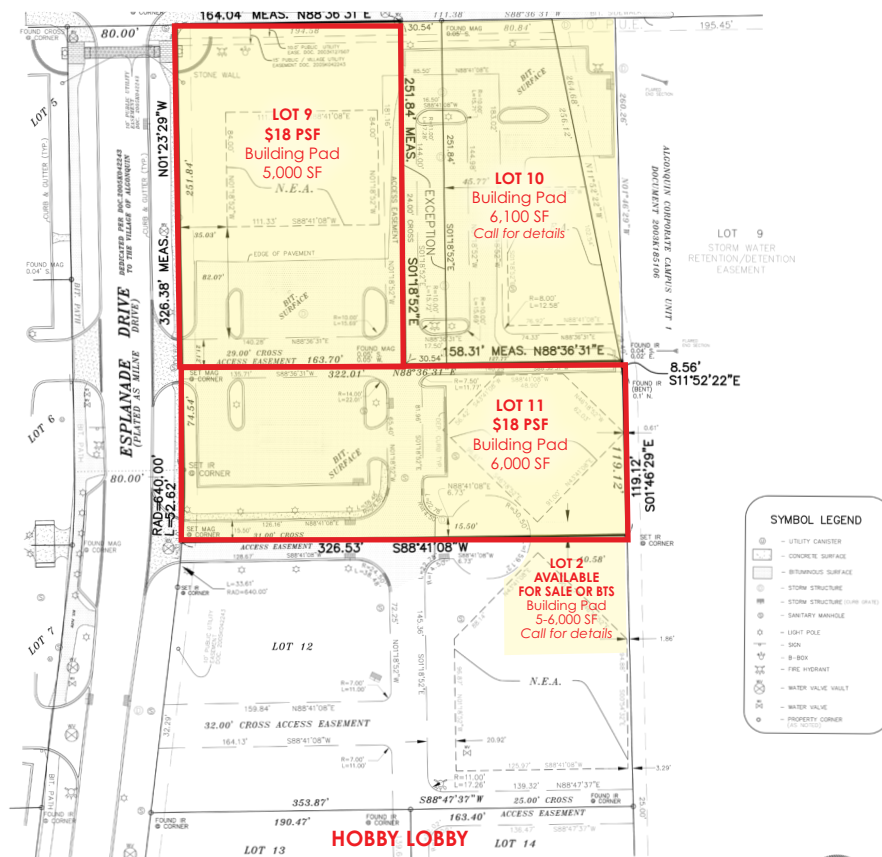
Senior Broker

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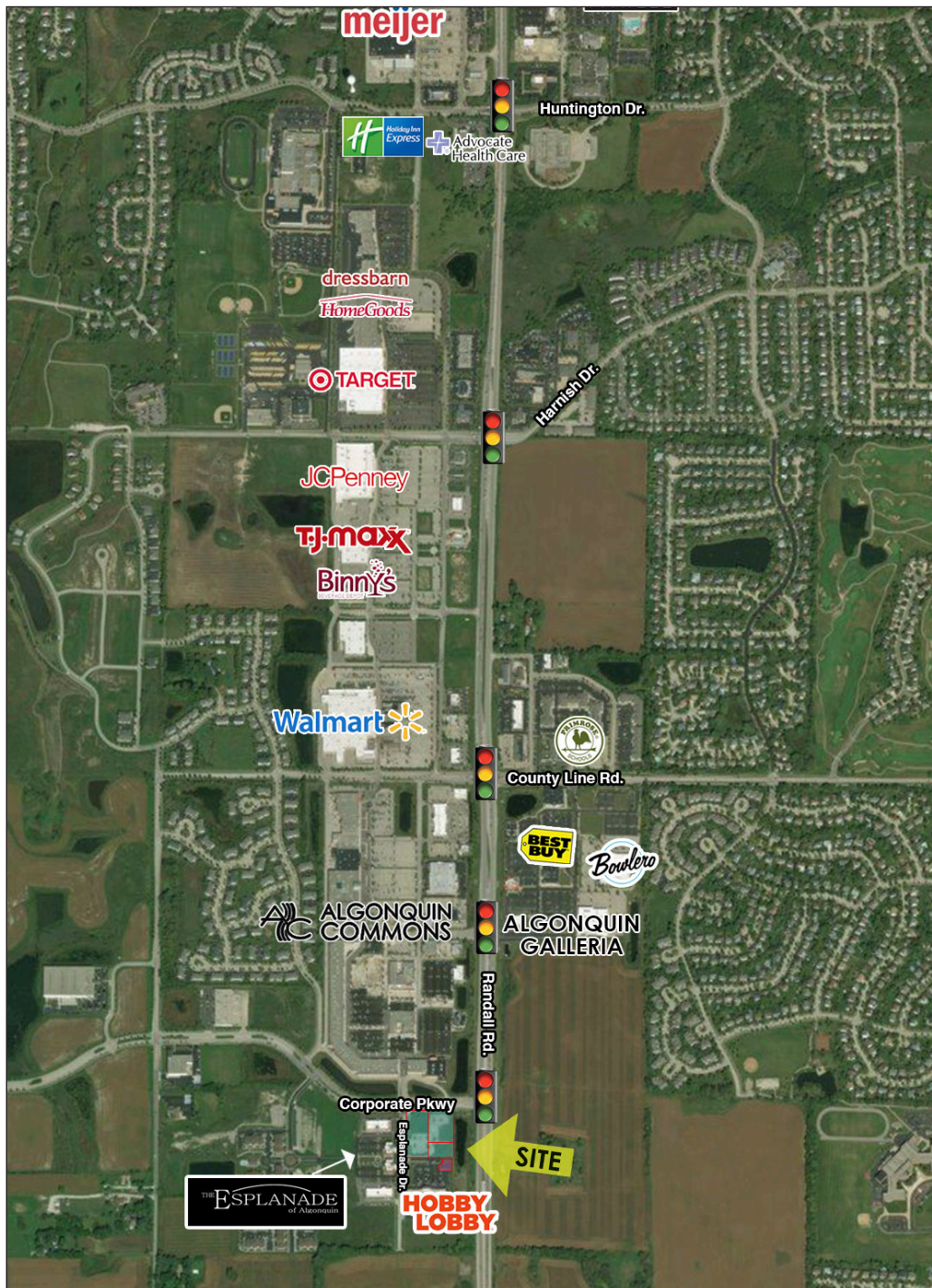




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