

ANCHOR SPACE FOR LEASE



FOR LEASE - 30,078 SF - ALGONQUIN GALLERIA

<b>Building Size:</b>	30,078 SF	<b>Ceiling Height:</b>	22' to joist, open ceiling
<b>Center Size:</b>	71,357 SF	<b>Sprinklered:</b>	Yes
<b>Lease Rate:</b>	\$14.00 PSF	<b>Truck Dock:</b>	Yes
<b>Net Charges:</b>	\$8.50 PSF	<b>Zoning:</b>	B2 PUD
<b>Year Built:</b>	2009	<b>Co-Tenants:</b>	JoAnn Fabrics, LaZBoy, Bowlero, Golden Corral, Lone Star Steakhouse, Potbelly's, Athletico, Deli-4-U, Hassleless Mattress
<b>Date Available:</b>	April 1, 2025		

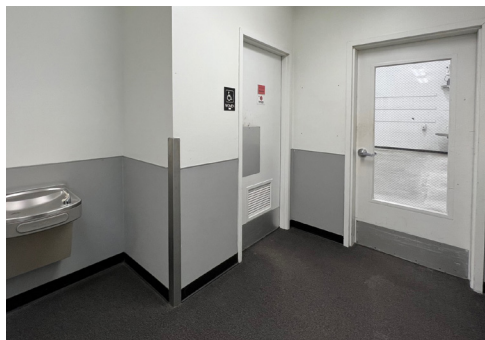
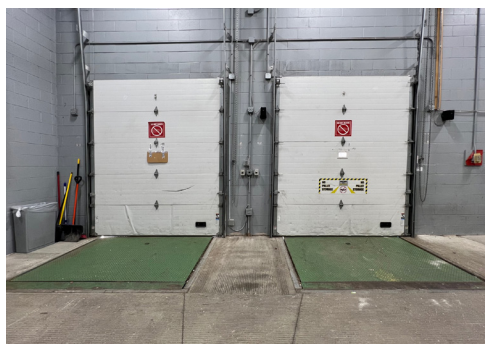
PROPERTY INFO

- Outstanding opportunity to be located at the premier retail intersection of Randall Rd. and County Line Rd. in Algonquin's 2,000,000 square foot retail node
- Temporary tenant in place, will relocate in for April 2025 occupancy
- Located across the street from Algonquin Commons, a premier 600,000 SF lifestyle center anchored by Trader Joe's, Nordstrom Rack, Dick's Sporting Goods, Barnes & Noble, and Walmart Supercenter
- Adjacent to the Enclave, a 74 acre mixed-use development, anchored by Cooper's Hawk, Raising Cane's, Portillo's and Belle Tire
- Affluent trade area boasts average household incomes of \$100,000+
- Traffic counts are 33,000 VPD
- PINS: 03-05-101-016 (Lot 4), 03-05-101-030 (Lot 11)

**LINDA KOST**  
Senior Broker  
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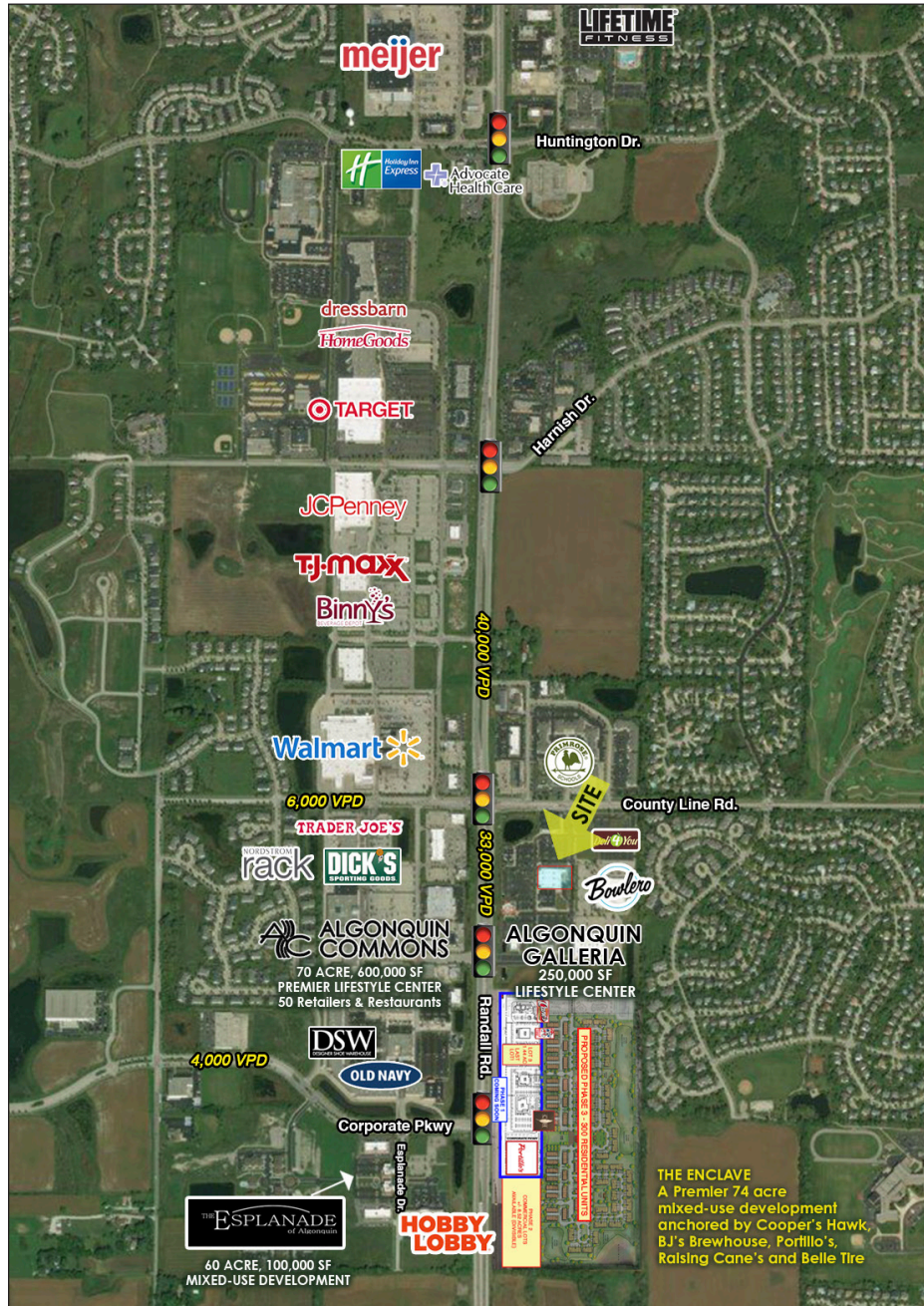




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