



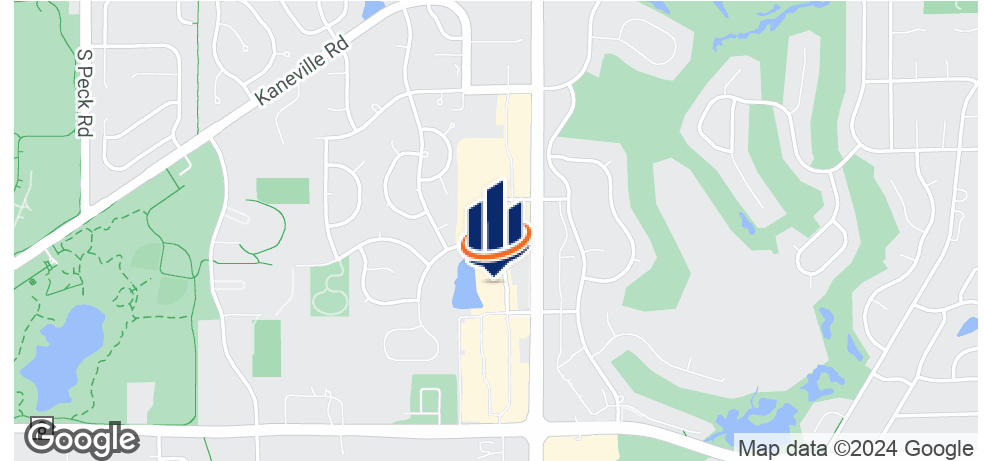
SHOPS OF RANDALL SQUARE

1772-1792 S RANDALL RD
GENEVA, IL 60134

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Property Summary



OFFERING SUMMARY

Available SF:	900 - 3,150 SF
Lease Rate:	\$20.00 - 24.00 SF/yr [NNN]
Pass Thru / NNN Expenses	\$8.00 [2022 Est]
Year Built:	1998
Building Size:	41,763 SF
Market:	Chicago
Submarket:	Chicago - Far West
Traffic Count:	40,000 VPD

PROPERTY OVERVIEW

Busy retail center ideal for service, retail, and medical tenancy. Center offers strong mix of national, regional, and local tenants including Vein Clinics of America, RE/Max, LA Tan, Children's Art Classes, Ju Rin Japanese Restaurant, Nancy's Pizza, and more. Los Cantaritos Restaurant and Bar and Evoke Salon coming soon.

Busy Panera Bread in outlot along with Jersey Mikes, UPS Store, and 5/3rd Bank.

LOCATION OVERVIEW

The property is located in the heart of the Randall Road retail corridor, the key retail corridor in central Kane County. The property is surrounded by national retailers including Walmart, Gander Mountain, Bed Bath & Beyond, Marshalls, Ross, Sports Authority, Home Depot, Petsmart, Petco, Trader Joe's, Office Depot, Best Buy, Meijer, HH Gregg, and Dicks. The property is just south of Northwestern Medicine's Delnor Community Hospital and Geneva Commons.

PROPERTY HIGHLIGHTS

- Key Location in the Heart of Randall Rd Corridor
- Anchored by Ju Rin, Vein Clinic, RE/Max, LA Tan
- Medical & Retail Space Available
- Excellent Demographics

Available Spaces

LEASE RATE: \$20.00 - 24.00 SF/YR

LEASE TYPE: NNN

TOTAL SPACE: 900 - 3,150 SF

LEASE TERM: 60 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
120	Strip Center	\$20.00 SF/yr	NNN	2,200 SF	Negotiable	Retail space built out with 8+ private offices. Ideal for financial services, insurance, medical, or spa
210	Strip Center	\$20.00 SF/yr	NNN	1,750 SF	Negotiable	Retail space previously occupied by sign company with retail showroom at front and work area in the rear. Can be combined with adjacent unit for up to 3,150 SF.
1792-A	Strip Center	\$22.00 SF/yr	NNN	1,269 SF	60 months	Endcap space adjacent to Vein Clinic. Excellent visibility at corner entrance from Gleneagle.

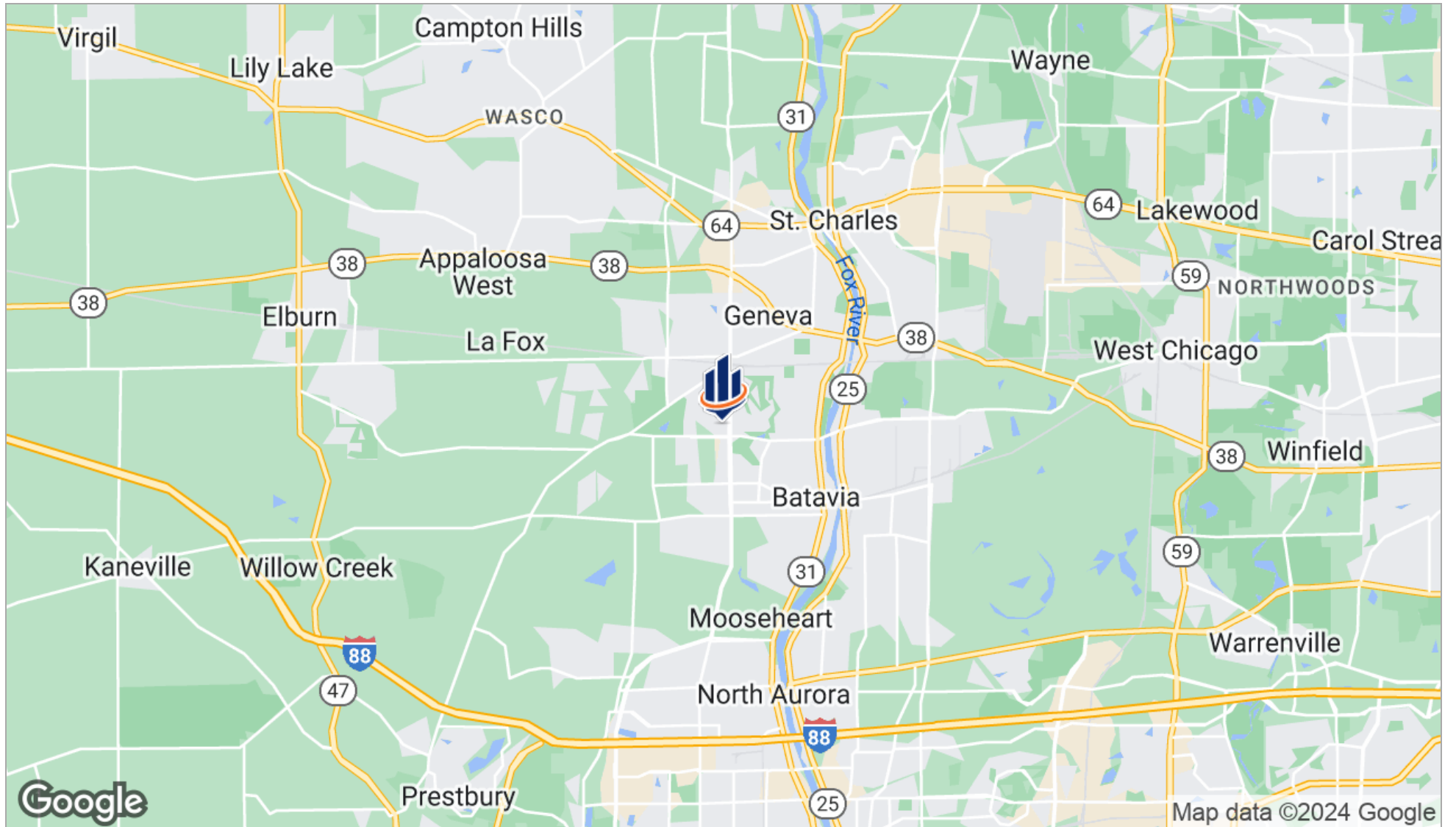
Additional Photos



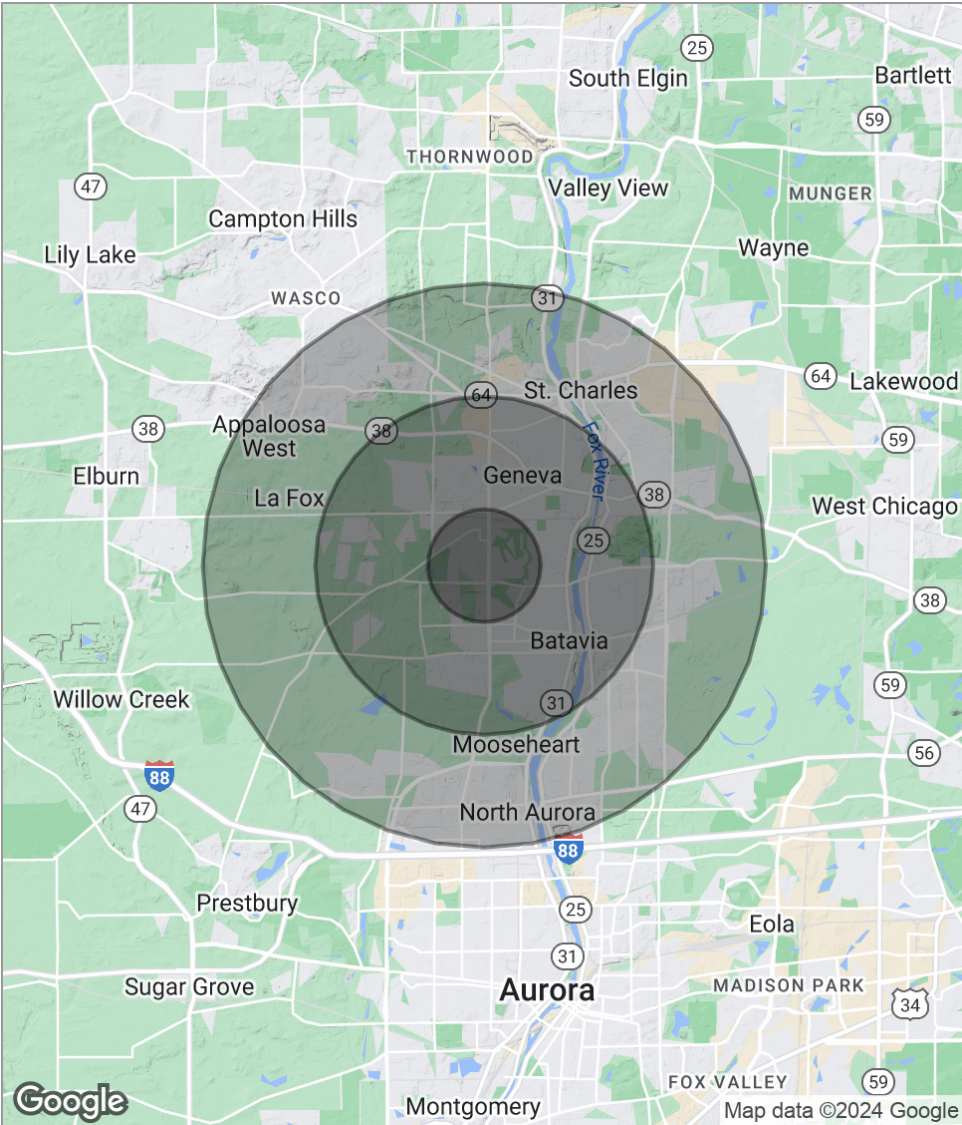
Site Plan



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,256	53,154	119,071
Median age	42.6	40.5	38.7
Median age [Male]	41.5	39.8	38.0
Median age [Female]	43.1	41.1	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,805	19,477	42,713
# of persons per HH	2.9	2.7	2.8
Average HH income	\$135,684	\$110,144	\$106,086
Average house value	\$410,018	\$351,816	\$351,146
ETHNICITY [%]	1 MILE	3 MILES	5 MILES
Hispanic	2.6%	5.6%	8.0%
RACE [%]	1 MILE	3 MILES	5 MILES
White	95.5%	93.5%	90.0%
Black	0.7%	1.6%	2.8%
Asian	2.1%	2.0%	2.4%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.0%	0.0%
Other	0.8%	2.2%	3.7%

* Demographic data derived from 2020 ACS - US Census