

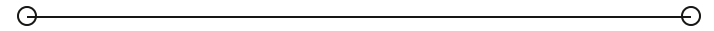


LEASE

Shops of Randall Square

1772-1792 S RANDALL RD

Geneva, IL 60134



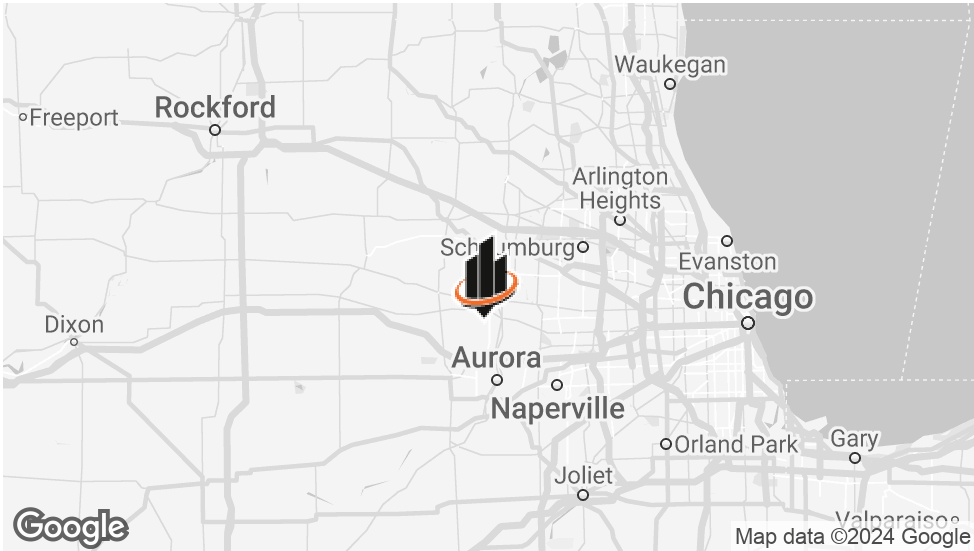
PRESENTED BY:

JOEL MILLER, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 - 24.00 SF/yr (NNN)
CAM/PASS THRU:	\$7.73/sf (2023 Est)
BUILDING SIZE:	41,614 SF
AVAILABLE SF:	900 - 3,150 SF
YEAR BUILT:	1998
MARKET:	Chicago
SUBMARKET:	Chicago - Far West

PROPERTY OVERVIEW

Under new ownership - TI & incentives now available. Busy retail center ideal for service, retail, and medical tenancy. Center offers strong mix of national, regional, and local tenants including Ju Rin Japanese Restaurant, Hotworx (coming soon), RE/Max, LA Tan, newly opened Vein Specialists of Geneva, Los Cantaritos, Evoke Salon & Beauty Bar and more.

Center is further supported by busy Panera Bread, Jersey Mikes, UPS Store, and 5/3rd Bank in the outlots.

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, At Home, Sierra Trading Post, Bed Bath & Beyond, Marshalls, Ross, Home Depot, Petsmart, Petco, Trader Joe's, Office Depot, Best Buy, Meijer, and Dicks.

The property is just south of Northwestern Medicine Delnor Community Hospital and Geneva Commons.

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LEASE SPACES

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
160	Available	3,000 SF	NNN	\$20.00 SF/yr	3,000 SF space currently occupied by MetroNet. Space features a front retail sales floor / showroom with training room, storage, breakroom, and restrooms behind. Space will be available 4/1/2024.
200	Available	1,400 - 3,150 SF	NNN	\$22.00 SF/yr	2nd Generation Restaurant space currently occupied by Nancy's Pizza. Space can be combined with adjacent unit for up to 3,150 SF. Current tenant is month to month - space available with 30 days notice.
210	Available	1,750 - 3,150 SF	NNN	\$20.00 SF/yr	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.
260	Available	900 SF	NNN	\$24.00 SF/yr	Small retail space. Ideal for boutique retail, personal services, financial services, and insurance. Open layout.
1792-A	Available	1,269 SF	NNN	\$22.00 SF/yr	Endcap space adjacent to Vein Clinic. Excellent visibility at corner entrance from Gleneagle.

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SITE PLANS



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ADDITIONAL PHOTOS

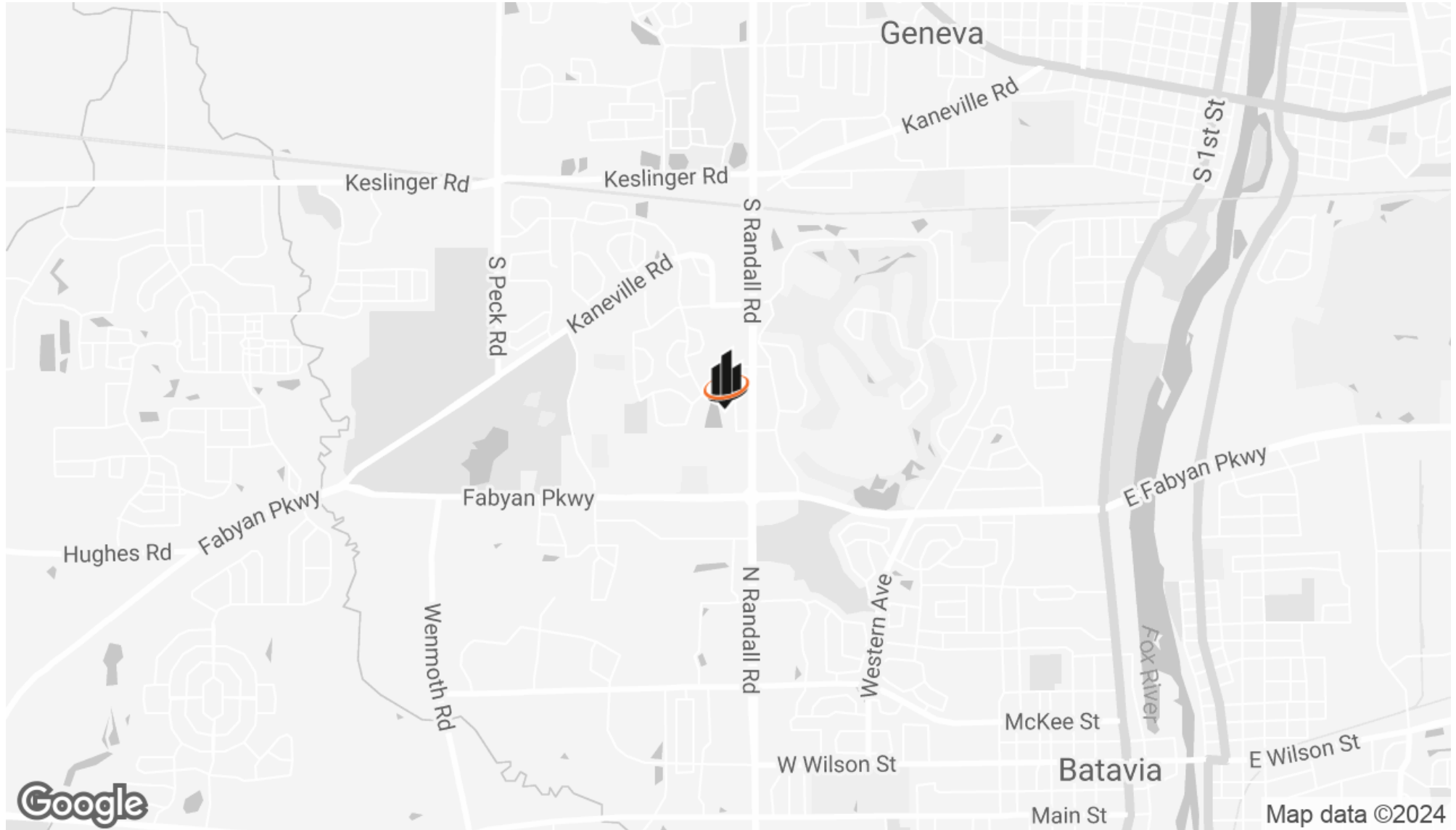


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LOCATION MAP



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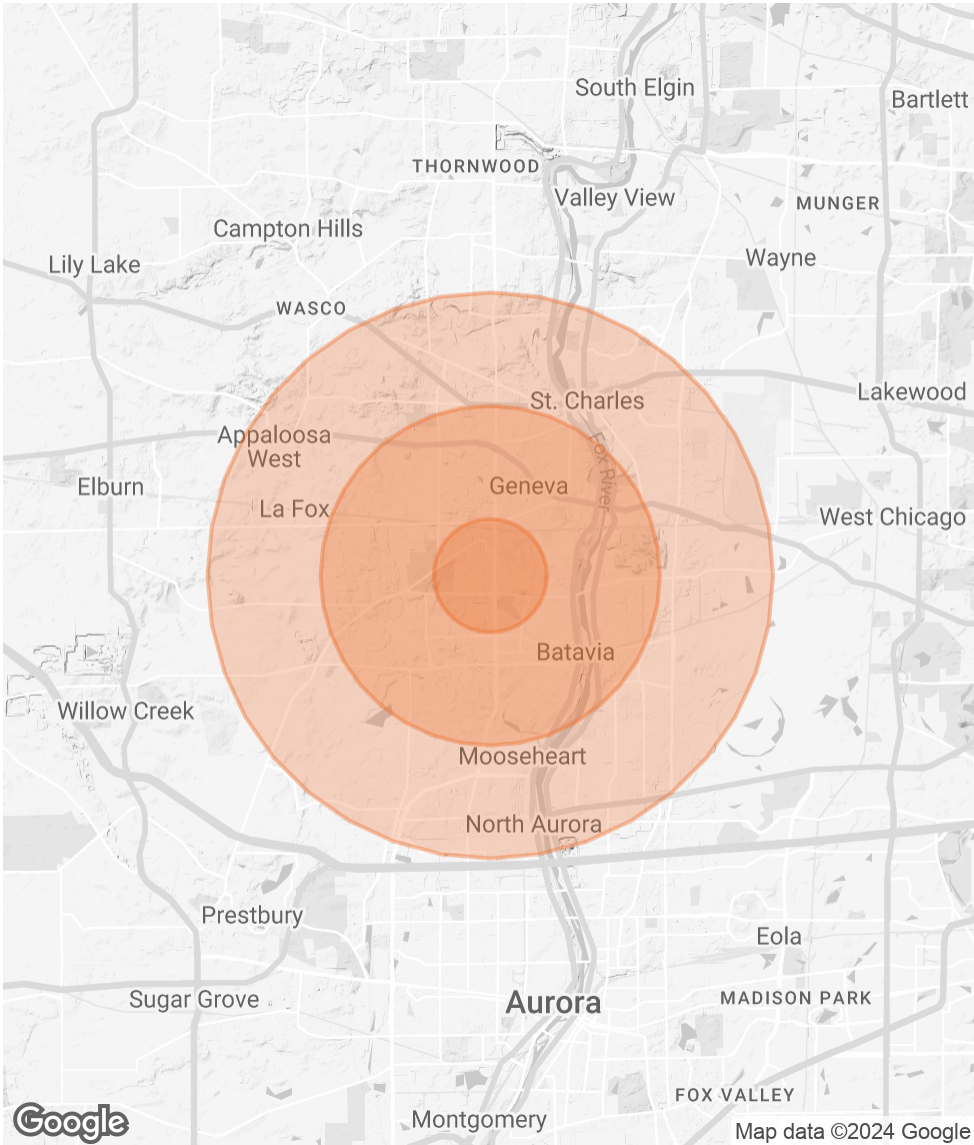
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,256	53,154	119,071
AVERAGE AGE	42.6	40.5	38.7
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
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

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ADVISOR BIO



JOEL MILLER, CCIM

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PROFESSIONAL BACKGROUND

Joel Miller serves as Senior Advisor, Retail Services for SVN Landmark Commercial Real Estate, specializing in the sale and leasing of retail and restaurant properties throughout the Chicago market. Joel has been a licensed real estate broker in the state of Illinois since 2009 and has focused on representing investors in acquisition, disposition, and leasing of their retail properties. Joel has also spearheaded the regional and national expansion of restaurant and retail brands including The Port of Peri Peri, Beef Shack, World Finance Corporation, I Love Kickboxing, Kumon, Qahwah House, Bill Cho's United Taekwondo, and more.

Joel has more than 15 years of experience in real estate brokerage, marketing, market analysis and client services. He has executed the sale or leasing of more than 1,350,000 sf of retail space, and his transaction volume exceeded \$125,000,000.

Joel is board chair and treasurer at Bright Community Services focusing on employment services in the Englewood neighborhood of Chicago, and a deacon at Covenant Presbyterian Church in Chicago.

Joel is a licensed real estate broker in the states of Illinois and Indiana, and is a Certified Commercial Investment Member (CCIM), a current member of the International Council of Shopping Centers (ICSC), and a Member of the National Association of Realtors.

MEMBERSHIPS

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National Association of Realtors (NAR)

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