



**LEASE**

**558-586 Randall Rd**

**558-586 RANDALL RD**

South Elgin, IL 60177

**PRESENTED BY:**

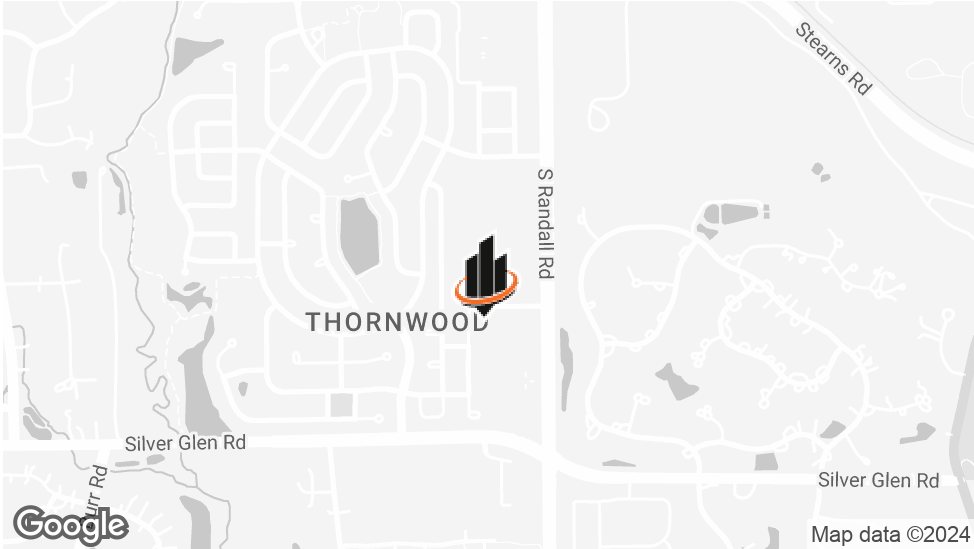
**JOEL MILLER, CCIM**

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 - 25.00 SF/yr (NNN)
PASS THRU/CAM (2024)	\$9.74 SF/yr
AVAILABLE SF:	2,000 - 4,345 SF
LOT SIZE:	2.91 Acres
YEAR BUILT:	2005
MARKET:	Chicago
SUBMARKET:	Chicago - Far West

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PROPERTY OVERVIEW

Retail space in active center anchored by Orale Guey Mexican Modern Cuisine, Dogtopia, Brianna’s Pancake Cafe, Harmony Chiropractic, and Critter’s Pet Shop, The Blend - Shakes, Teas, Smoothies. Available spaces offer prominent facade signage and flexible unit layouts. Center is ideal for retail, restaurant, medical, fitness and service tenants.

LOCATION OVERVIEW

Convenient location in the heart of the South Elgin Randall Rd retail corridor between Silver Glen Rd & Thornwood Ave. The center is shadow anchored by Super Target and Angelo Caputo’s Fresh Market, and is surrounded by national retailers including Home Depot, Best Buy, Ross Dress for Less, Staples, Kohls, PetSmart, TJ Maxx, Buffalo Wild Wings, Chili’s and many more.

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,000 - 4,345 SF	LEASE RATE:	\$20.00 - \$25.00 SF/yr

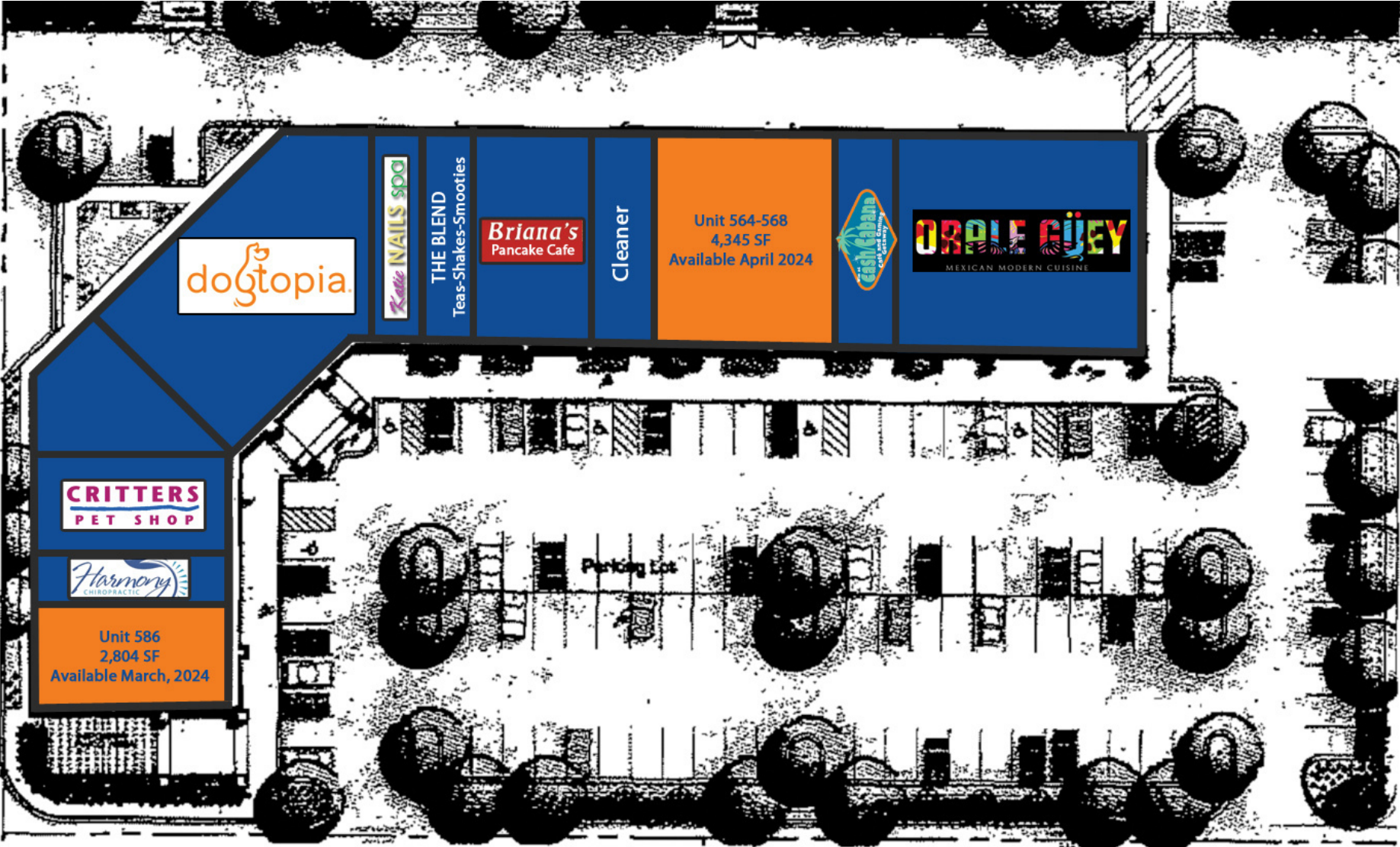
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
586	Available	2,804 SF	NNN	\$25.00 SF/yr	Endcap space currently built out as a cafe with 2 ADA restrooms, grease trap, 3 compartment sink etc. Ideal for cafe or restaurant.
564-568	Available	2,000 - 4,345 SF	NNN	\$20.00 SF/yr	Space currently occupied by Critter's Pet Shop, coming available April 2024 (Critters is relocating to unit 582). Potentially divisible to approx 2,500 SF. Buildout includes 2 ADA restrooms, open layout and open ceiling.

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SITE PLANS



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## ADDITIONAL PHOTOS



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**SVN | LANDMARK COMMERCIAL REAL ESTATE**

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## ADDITIONAL PHOTOS



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**SVN | LANDMARK COMMERCIAL REAL ESTATE**

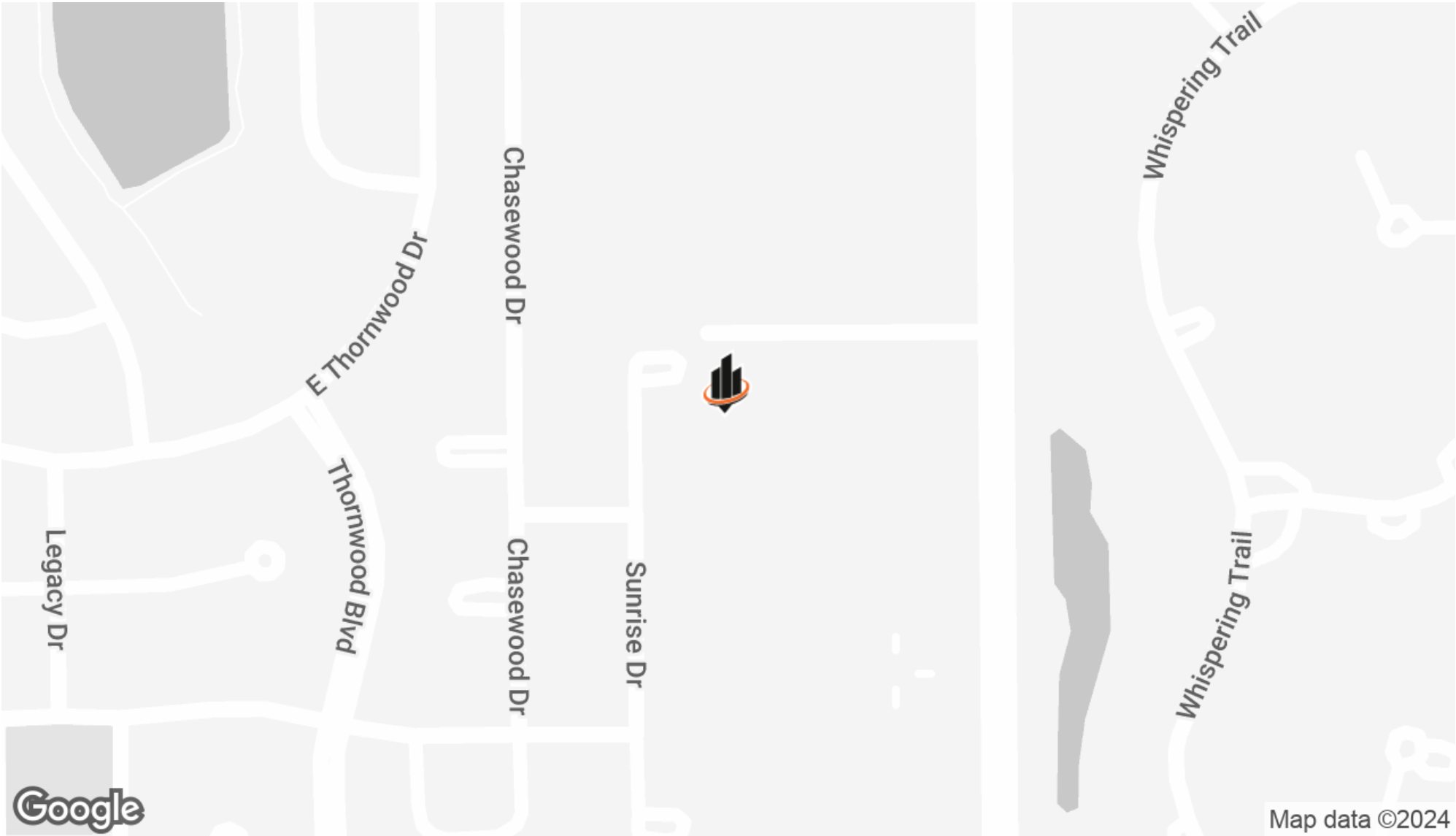


RETAILER MAP



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LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION1 MILE5 MILES10 MILES

TOTAL POPULATION	3,587	109,010	408,636
AVERAGE AGE	37.7	36.5	36.0
AVERAGE AGE (MALE)	38.1	36.0	35.3
AVERAGE AGE (FEMALE)	37.4	37.1	37.0

## HOUSEHOLDS & INCOME1 MILE5 MILES10 MILES

TOTAL HOUSEHOLDS	1,111	36,967	139,924
# OF PERSONS PER HH	3.2	2.9	2.9
AVERAGE HH INCOME	\$148,777	\$103,316	\$96,606
AVERAGE HOUSE VALUE	\$472,393	\$370,036	\$342,648

## RACE1 MILE5 MILES10 MILES

% WHITE	90.6%	84.0%	80.0%
% BLACK	1.1%	4.6%	4.1%
% ASIAN	5.4%	5.0%	5.8%
% AMERICAN INDIAN	0.1%	0.1%	0.1%
% OTHER	1.7%	4.9%	8.3%

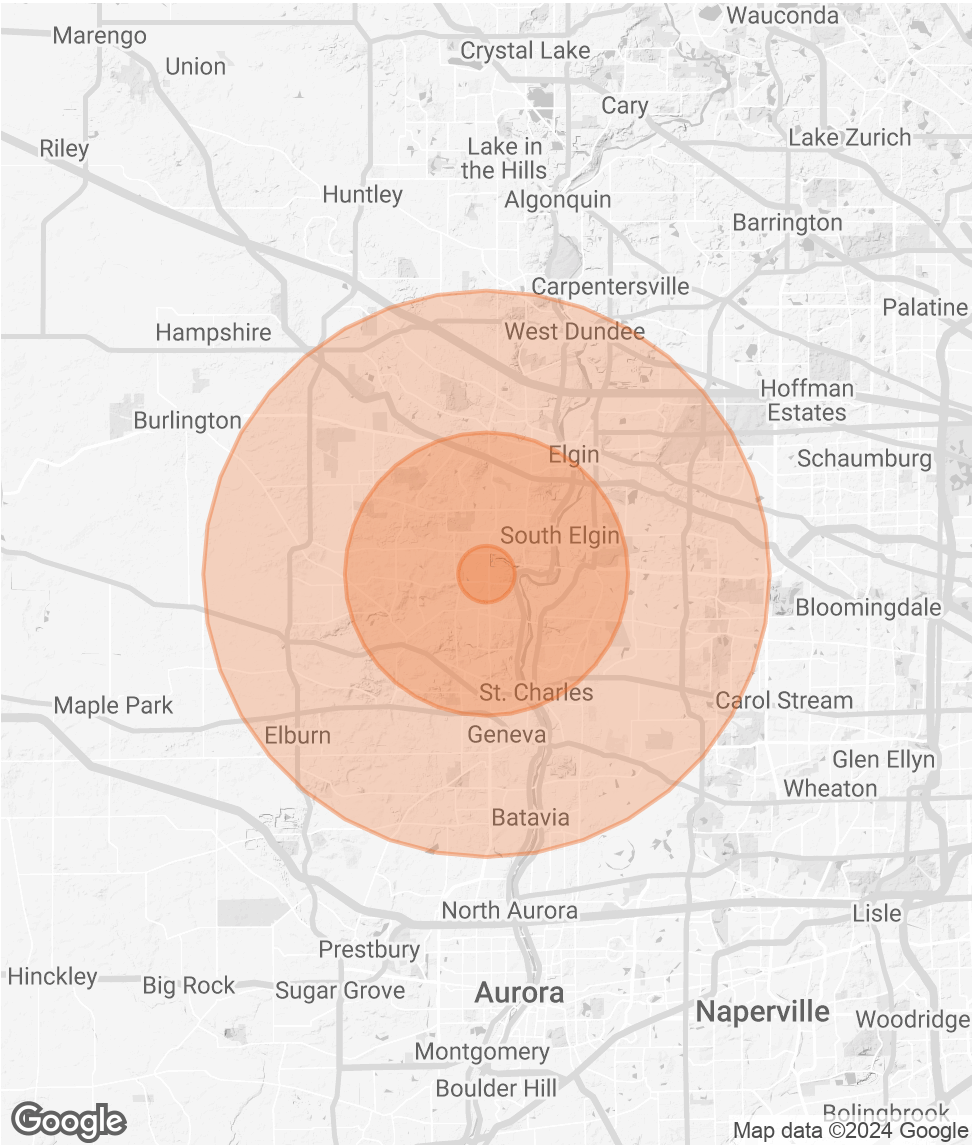
2020 American Community Survey (ACS)

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ADVISOR BIO



JOEL MILLER, CCIM

Senior Advisor, Retail Services

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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.

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