



LEASE

Fabyan Parkway Plaza (Walmart Anchored)

805-821 RANDALL RD

Batavia, IL 60510



PRESENTED BY:

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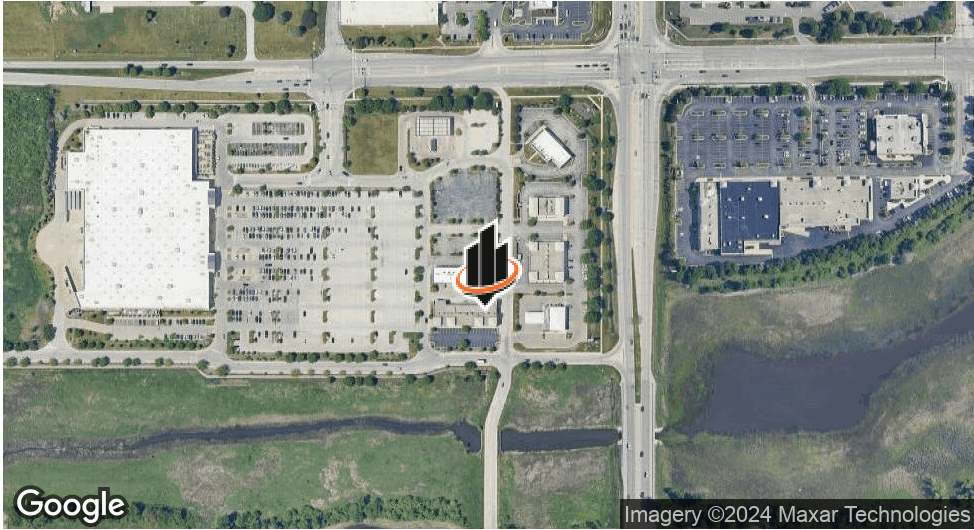
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (NNN)
PASS THRU (CAM)	\$7.00/sf (2024 Est)
BUILDING SIZE:	10,500 SF
AVAILABLE SF:	1,116 SF
YEAR BUILT:	2007
ZONING:	GC - General Commercial
TRAFFIC COUNT:	35,000

PROPERTY OVERVIEW

Newer construction retail center anchored by Athletico and Geneva Family Practice. Additional co-tenants include SmartyPants Cafe and Miracle Ear. The center is positioned on the frontage road circulating traffic within the retail development anchored by Walmart, and connecting the center with Portillo's. Excellent location for retail and service businesses.

Other tenants at Fabyan Parkway Plaza include Advanced Auto, VisionWorks, Bank of America, Pepboys, and Pacer Dental.

LOCATION OVERVIEW

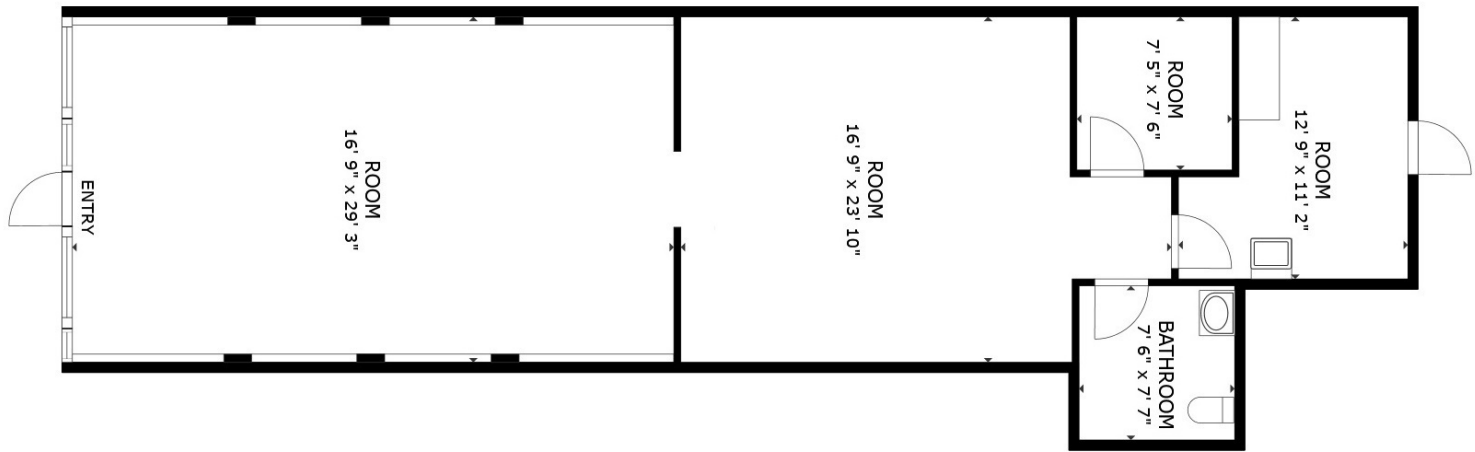
The property is located in the heart of the Randall Road retail corridor, the key commercial route in Kane County. Just south of Fabyan Pkwy. It is shadow-anchored by Walmart, and is surrounded by national retailers including Trader Joe's, At Home, Sierra Trading, Fresh Thyme Farmers Market, Burlington, Kohls, Jewel-Osco, Nordstrom's Rack, Marshalls, Ross, Sports Authority, Home Depot, Petsmart, Petco, Office Depot, Best Buy, Meijer, and Dicks. Located just a mile south of Northwestern Medicine Delnor Hospital and Geneva Commons.

Strong demographics with a population of 121,000 (5 mile) and average income exceeding \$100,000

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,116 SF	LEASE RATE:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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819	Available	1,116 SF	NNN	\$22.00 SF/yr	1,116 SF inline retail space. Upscale buildout last occupied by a Nail Salon. Ideal for retail or service uses including nail salon, barber shop, med-spa etc. \$2,700/mo including estimated \$7.00/sf pass thru. Can be combined with adjacent unit for up to 2,316 SF.
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SUITE 219 - FORMER NAIL SALON



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RETAILER MAP



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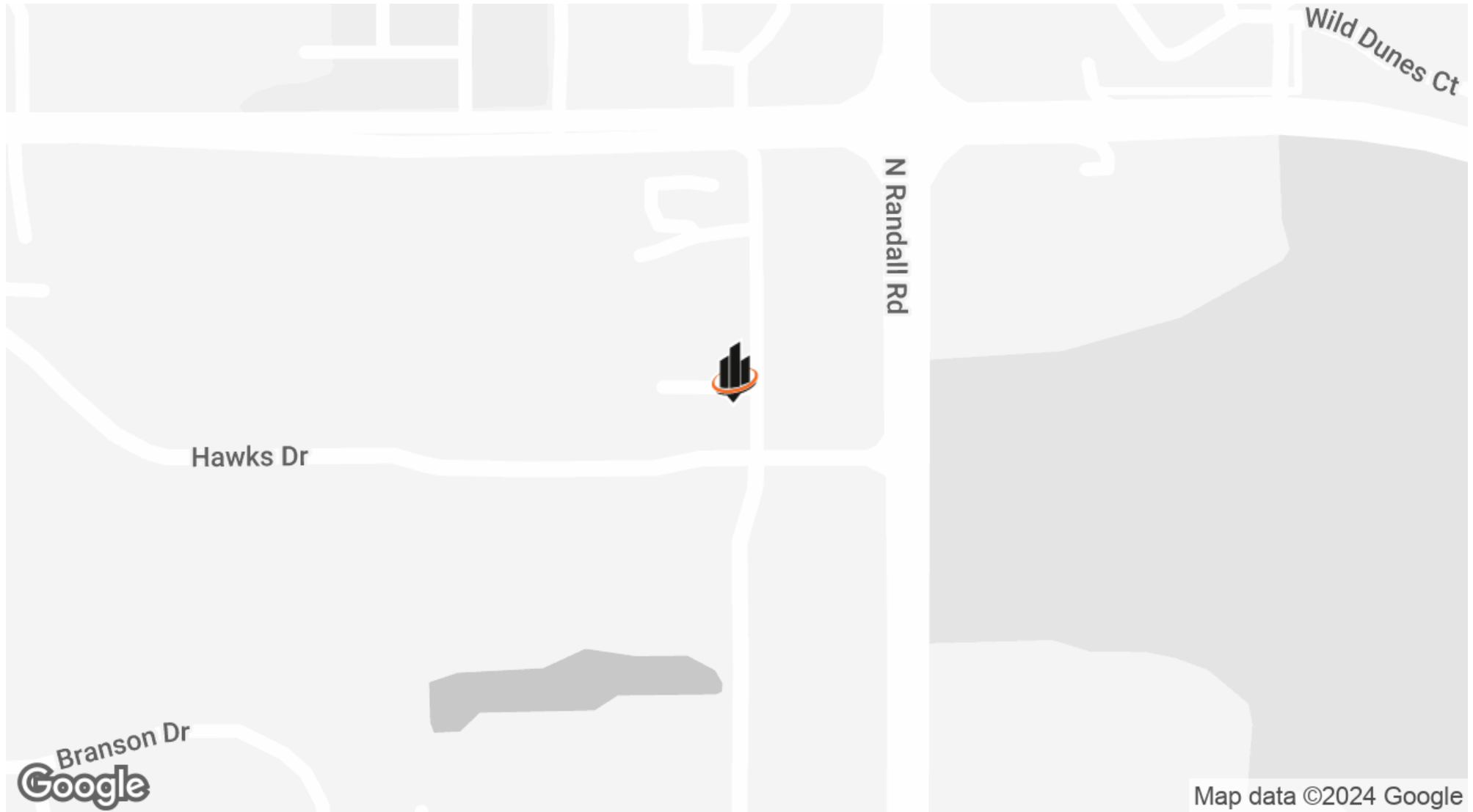
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Map
data
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Google



LOCATION MAP



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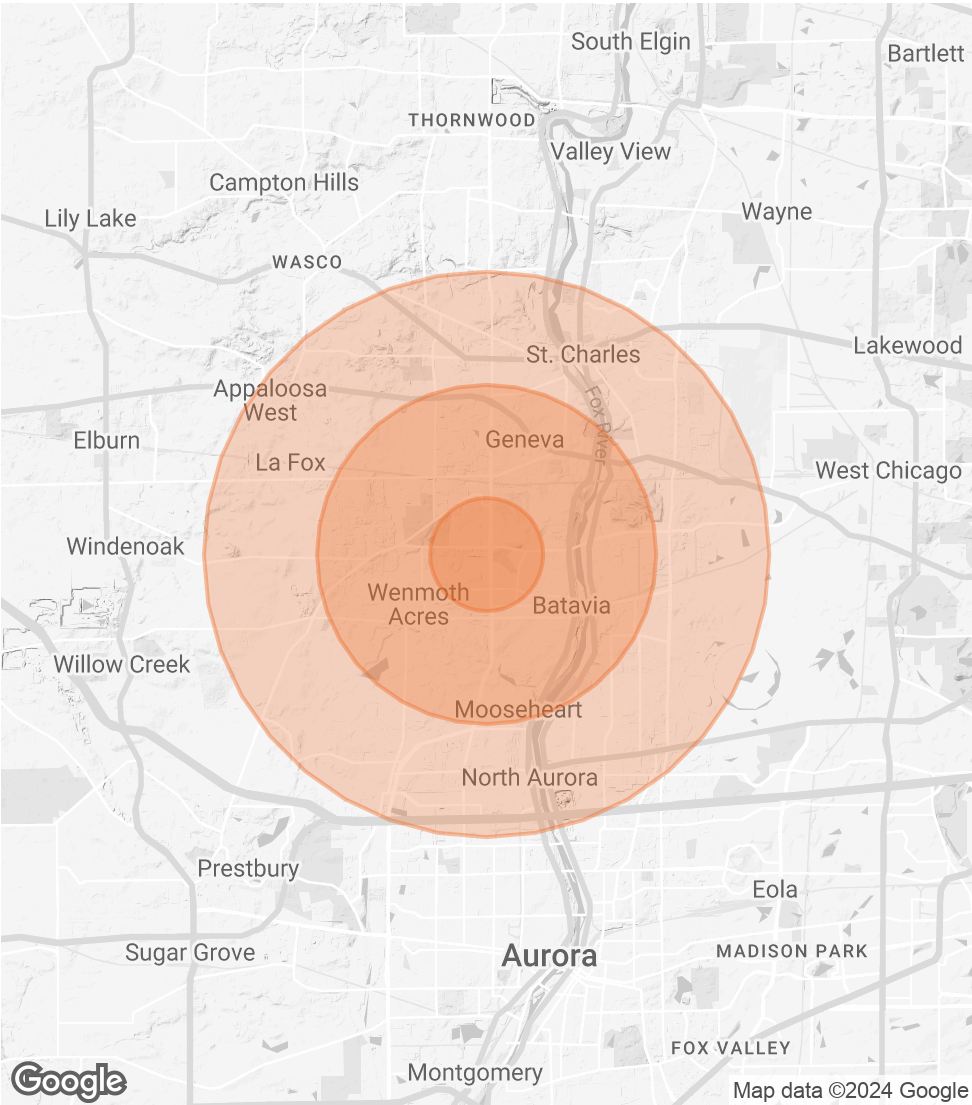


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,802	50,771	121,145
AVERAGE AGE	42.0	40.7	38.5
AVERAGE AGE (MALE)	41.0	40.0	37.8
AVERAGE AGE (FEMALE)	42.5	41.2	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,091	18,446	43,560
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$121,372	\$113,213	\$103,206
AVERAGE HOUSE VALUE	\$356,789	\$358,275	\$344,915

2020 American Community Survey (ACS)



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