

7030 RANDALL ROAD, CARPENTERSVILLE, IL 60110

FAS FUEL

Property Name:	Fas Fuel
Property Address:	7030 Randall Road, Carpentersville, IL 60110
Property Type:	Retail
APN:	0317103001
Lot Size:	2.08 AC
Building Size:	6,100 SF
Zoning:	C-2A
Rail Access:	N/A
Cross Streets:	Randall Road / Huntley Road
Number of Stories:	1

PROPERTY OVERVIEW

Great investment opportunity. This 19 pump gas station has an attached convenience store along with an oil change facility and car wash.

LOCATION OVERVIEW

Located at a busy Randall Road intersection, with a volume of 39,000 + vehicles per day. Randall Road is a major north/south corridor and the site is located just 1 mile north of 1-90 / Randall Road. Direct competition is limited in the area.



SALE HIGHLIGHTS

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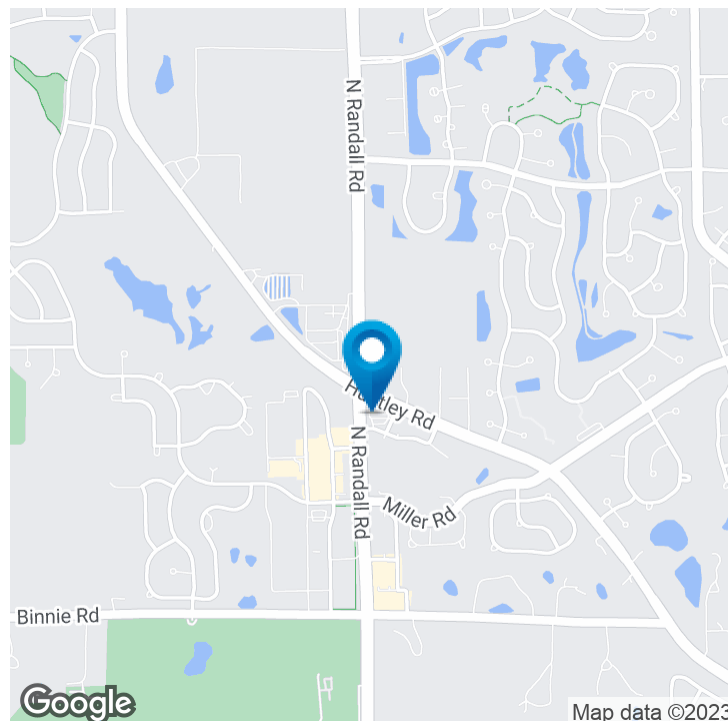
John Higgins

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OFFERING SUMMARY

Sale Price:	4500000
Cap Rate:	0
NOI:	\$486,000
Available SF:	
Lot Size:	90,798 SF
Building Size:	6,100 SF
Zoning:	C-2A
Market:	Retail
Submarket:	Fuel / Auto Services
Traffic Count:	39,000
Price / SF:	\$819.67

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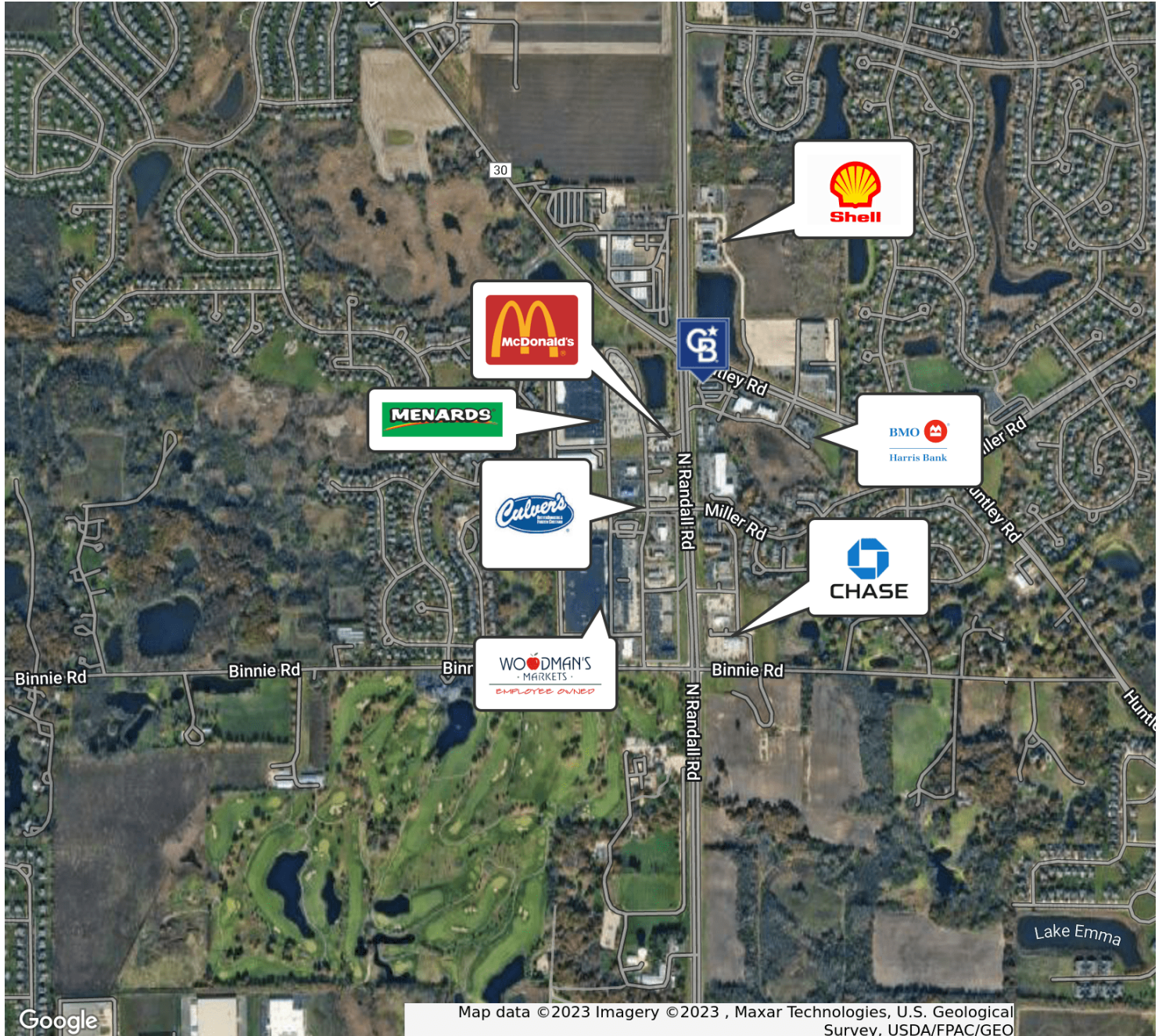
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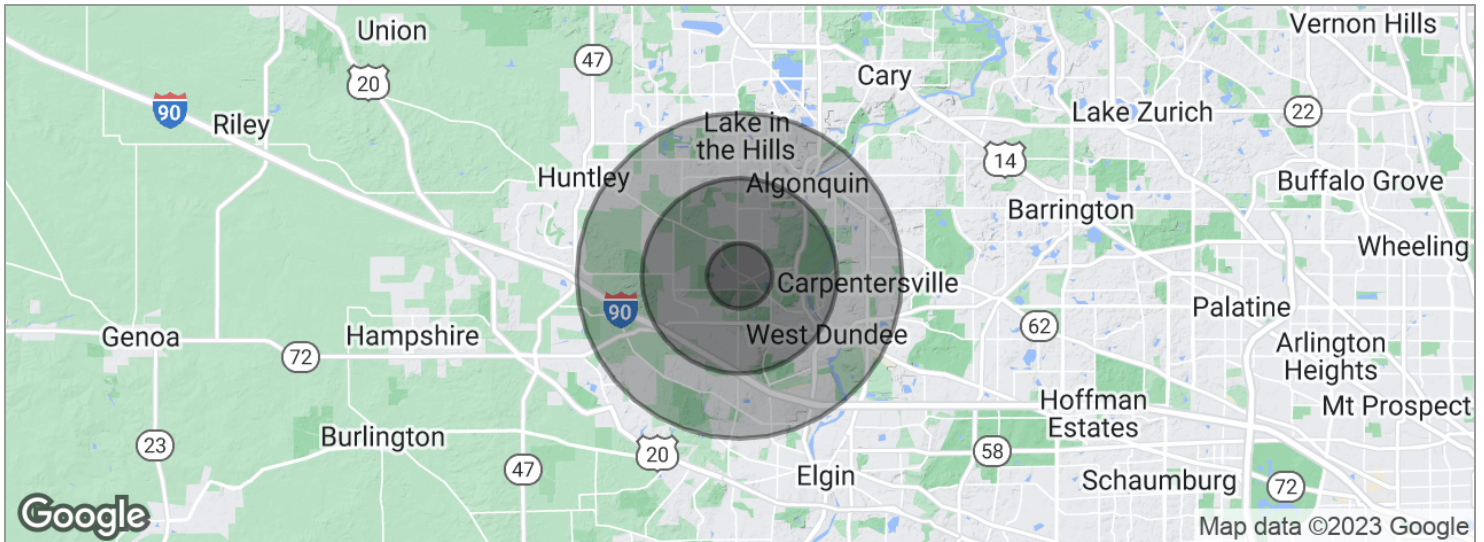
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REAL ESTATE GROUP

FAS FUEL



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,144	36,546	118,001
Median age	35.3	36.5	36.2
Median age (male)	35.1	35.2	35.1
Median age (Female)	34.9	37.1	36.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,729	12,016	39,985
# of persons per HH	3.0	3.0	3.0
Average HH income	\$110,854	\$110,156	\$96,328
Average house value		\$324,453	\$301,004

* Demographic data derived from 2020 ACS - US Census

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