

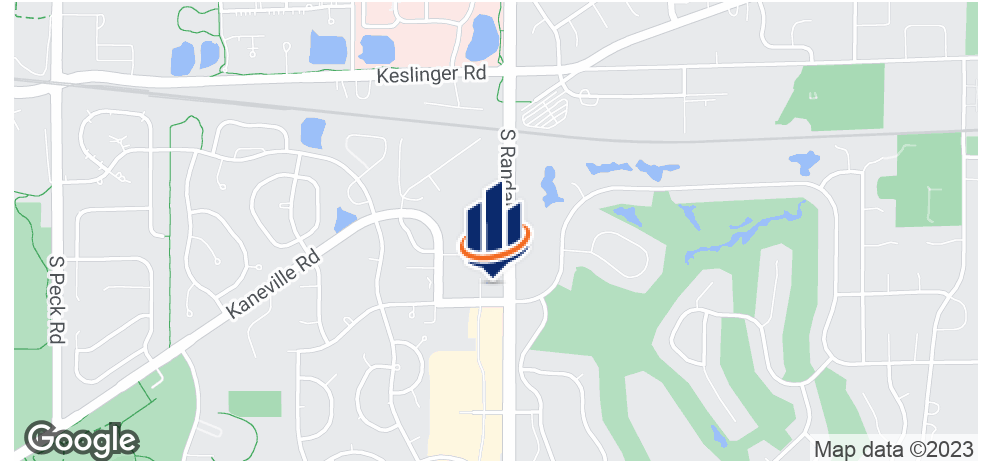
PROMINENT RANDALL RD RETAIL SPACE

1105-1117 RANDALL CT
GENEVA, IL 60134

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Property Summary



OFFERING SUMMARY

Available SF:	1,913 SF
Lease Rate:	\$20.00 SF/yr (NNN)
Year Built:	1995
Building Size:	10,652 SF
Zoning:	OR-PUD (89-65, Amend. 93-29)
Market:	Chicago
Submarket:	Kane County
Traffic Count:	41,505

PROPERTY OVERVIEW

Well positioned retail space in bustling convenience retail center anchored by 7-Eleven and Taylor Street Pizza. The property dominates the signaled intersection of Randall Rd & Fargo Blvd with excellent visibility, signage and access with minimal setback. This is an ideal location for salon/spa, dental, optical, cellular, quick serve restaurant, and retail.

LOCATION OVERVIEW

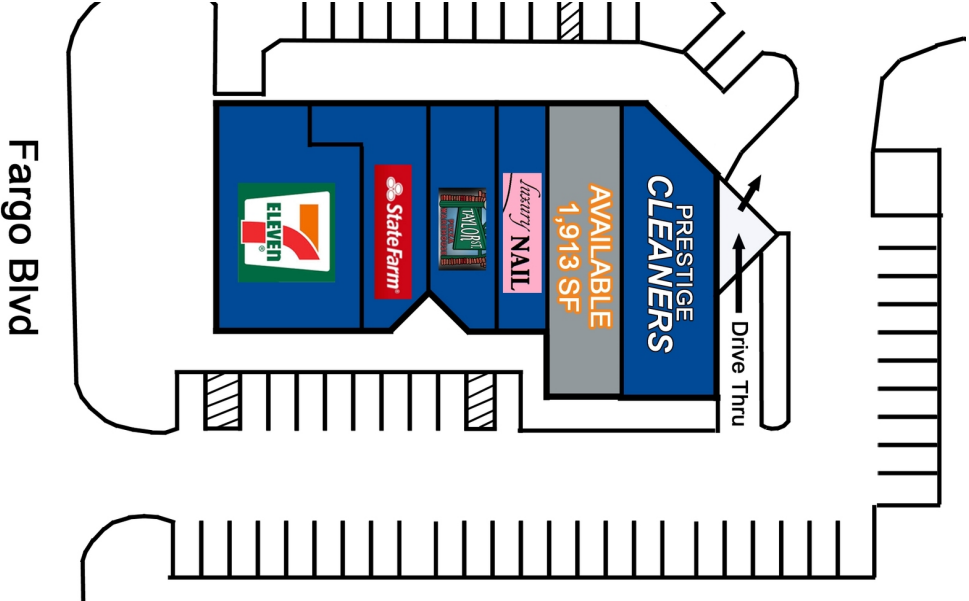
Prime hard corner location on the west side of Geneva, a vibrant community in the western suburbs of Chicago. The property is located in the heart of the Randall Road retail corridor, the key retail corridor in Kane County. The property is surrounded by national retailers including Walmart, Gander Mountain, 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 Cadence Health's Delnor Hospital and Geneva Commons.

PROPERTY HIGHLIGHTS

- Busy Strip Center Anchored by 7-Eleven
- Excellent Visibility from Randall Rd
- Convenient Access at Signalized Intersection
- Key Location in the Heart of the Randall Rd Retail Corridor

Available Spaces

LEASE TYPE	NNN
TOTAL SPACE	1,913 SF
LEASE TERM	Negotiable
LEASE RATE	\$20.00 /SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1115 Randall Ct	Available	1,913 SF	NNN	\$20.00 SF/yr	1,913 SF retail space adjacent to Taylor Street Pizza.. \$4,400/mo including \$7.60/sf pass thru.

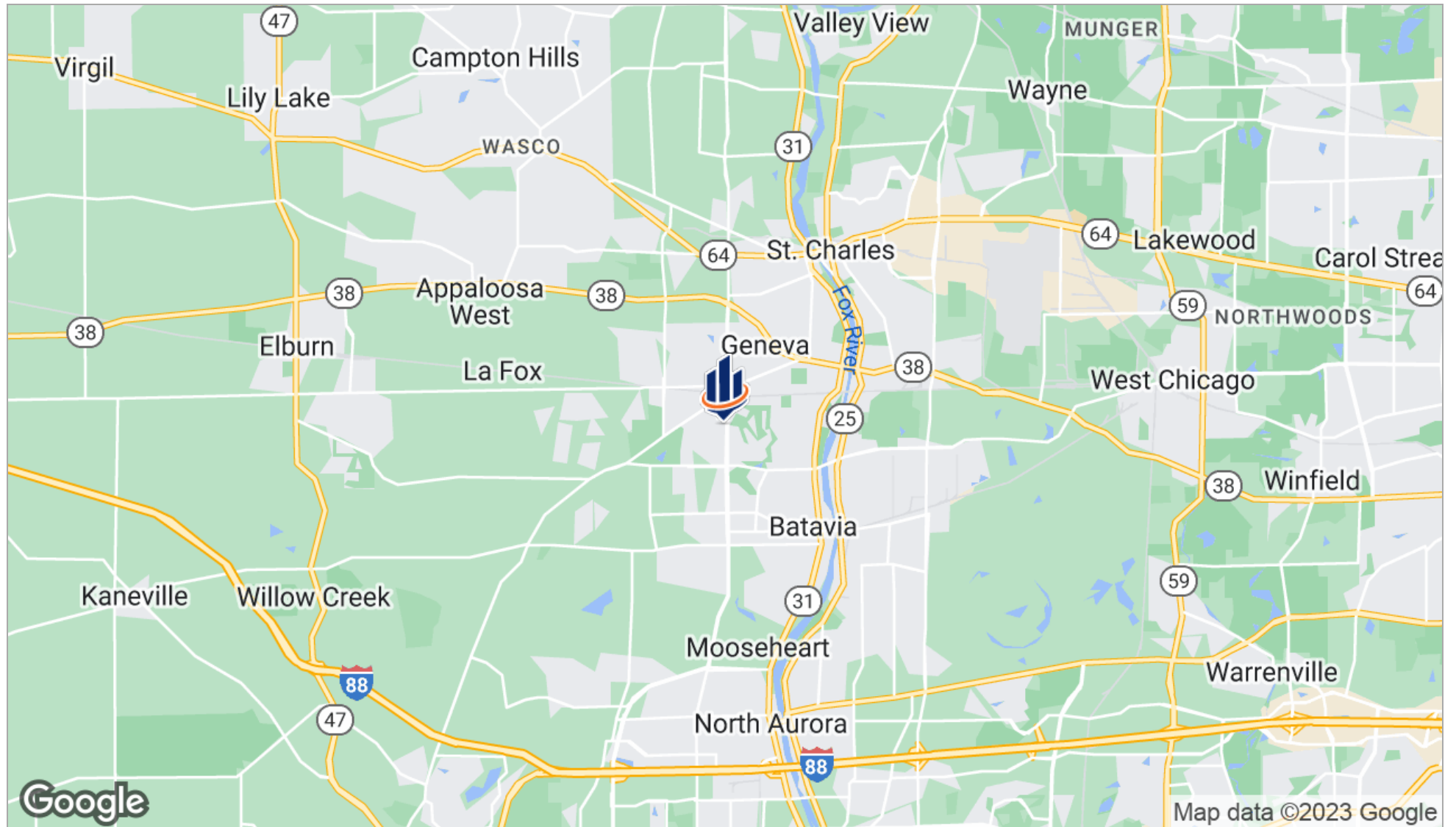
Additional Photos



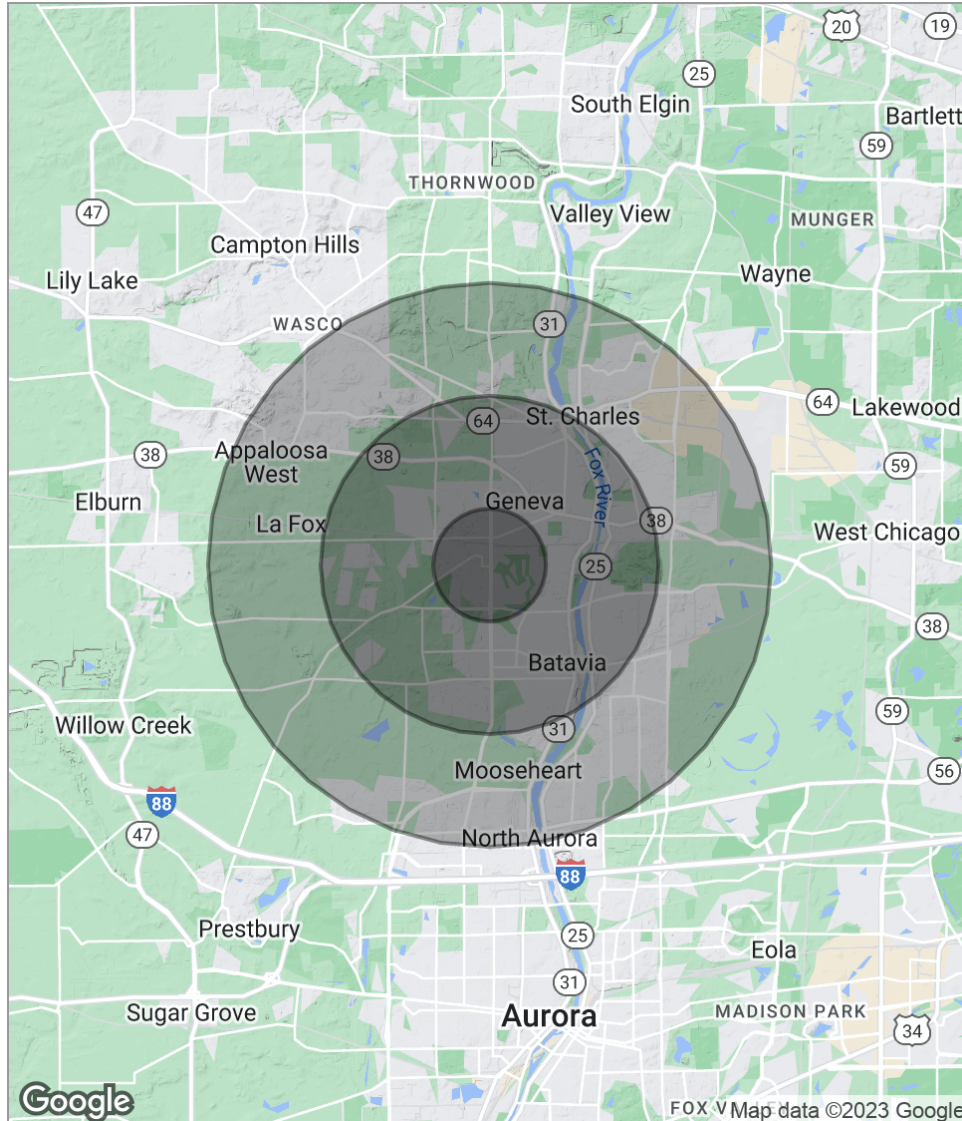
Retailer Map



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,499	55,721	119,152
Median age	42.8	40.2	38.8
Median age [Male]	41.9	39.4	38.1
Median age [Female]	43.3	40.9	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,909	20,525	42,576
# of persons per HH	2.9	2.7	2.8
Average HH income	\$134,185	\$107,112	\$108,685
Average house value	\$414,107	\$345,897	\$358,919
ETHNICITY [%]	1 MILE	3 MILES	5 MILES
Hispanic	2.1%	6.7%	7.4%
RACE [%]	1 MILE	3 MILES	5 MILES
White	96.1%	93.4%	90.8%
Black	0.6%	1.8%	2.5%
Asian	1.9%	1.7%	2.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.0%	0.0%
Other	0.7%	2.3%	3.3%

* Demographic data derived from 2020 ACS - US Census