



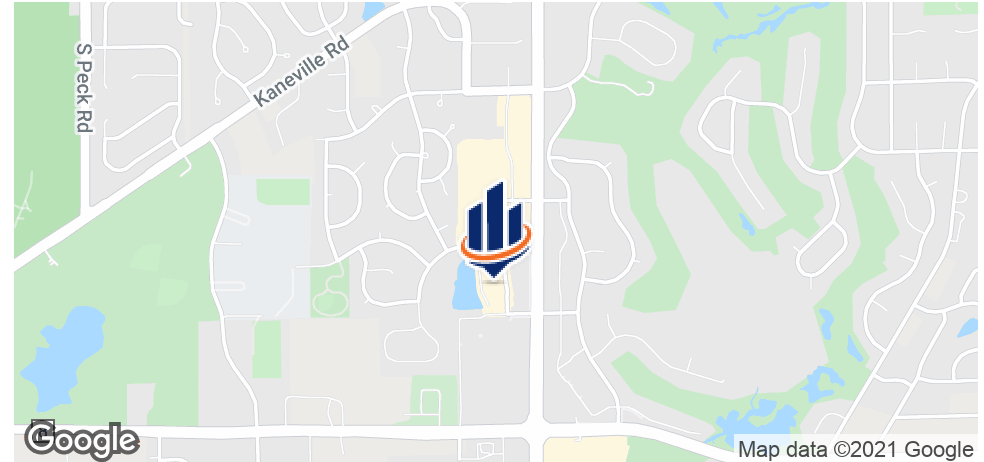
SHOPS OF RANDALL SQUARE

1772-1792 S RANDALL RD
GENEVA, IL 60134

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Property Summary



OFFERING SUMMARY

Available SF:	1,110 - 4,200 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Pass Thru / NNN Expenses	\$8.00 (2020 Est)
Year Built:	1998
Building Size:	41,614 SF
Market:	Chicago
Submarket:	Chicago - Far West
Traffic Count:	40,000 VPD

PROPERTY OVERVIEW

Busy retail center ideal for service, retail, and medical tenancy. Center offers strong mix of national, regional, and local tenants including Vein Clinics of America, RE/Max, LA Tan, School of Art, Ju Rin Japanese Restaurant, Nancy's Pizza, and more.

Busy Panera Bread in outlot along with Jersey Mikes, UPS Store, and 5/3rd Bank.

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, 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 Northwestern Medicine's Delnor Community Hospital and Geneva Commons.

PROPERTY HIGHLIGHTS

- Key Location in the Heart of Randall Rd Corridor
- Anchored by Ju Rin, Vein Clinic, RE/Max, School of Art
- Medical & Retail Space Available
- Excellent Demographics

Available Spaces

LEASE RATE: \$16.00 SF/YR

LEASE TYPE: NNN

TOTAL SPACE: 1,110 - 4,200 SF

LEASE TERM: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
120	Strip Center	\$16.00 SF/yr	NNN	2,200 SF	Negotiable	Retail space built out with 8+ private offices. Ideal for financial services, insurance, medical, or spa
130	Medical	\$16.00 SF/yr	NNN	1,775 SF	Negotiable	Former chiropractic office. Ideal for chiropractor, medical, or spa. Can be in vanilla box condition for qualified tenant.
170	Strip Center	\$16.00 SF/yr	NNN	3,300 SF	Negotiable	Retail space between Ju Rin & MetroNet (opening soon). Space is located in the center of the plaza with prominent presence within the Shops of Randall Square.
210	Strip Center	\$16.00 SF/yr	NNN	1,750 SF	Negotiable	Retail space previously occupied by sign company with showroom / reception at front and work area in the rear.

Available Spaces

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LEASE TYPE: NNN

TOTAL SPACE: 1,110 - 4,200 SF

LEASE TERM: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
220	Strip Center	\$16.00 SF/yr	NNN	2,450 SF	Negotiable	Space in excellent condition with open ceiling with track lighting. Wide open layout with rear storage room and 2 ADA restrooms.
280-290	Strip Center	\$16.00 SF/yr	NNN	2,010 SF	Negotiable	Endcap space in vanilla box condition with two ADA restrooms. Ideal for retail, fitness and services uses. Newly renovated into vanilla box condition. Potential to combine with existing restaurant space for 2,910 sf restaurant. As-is delivery.

Additional Photos



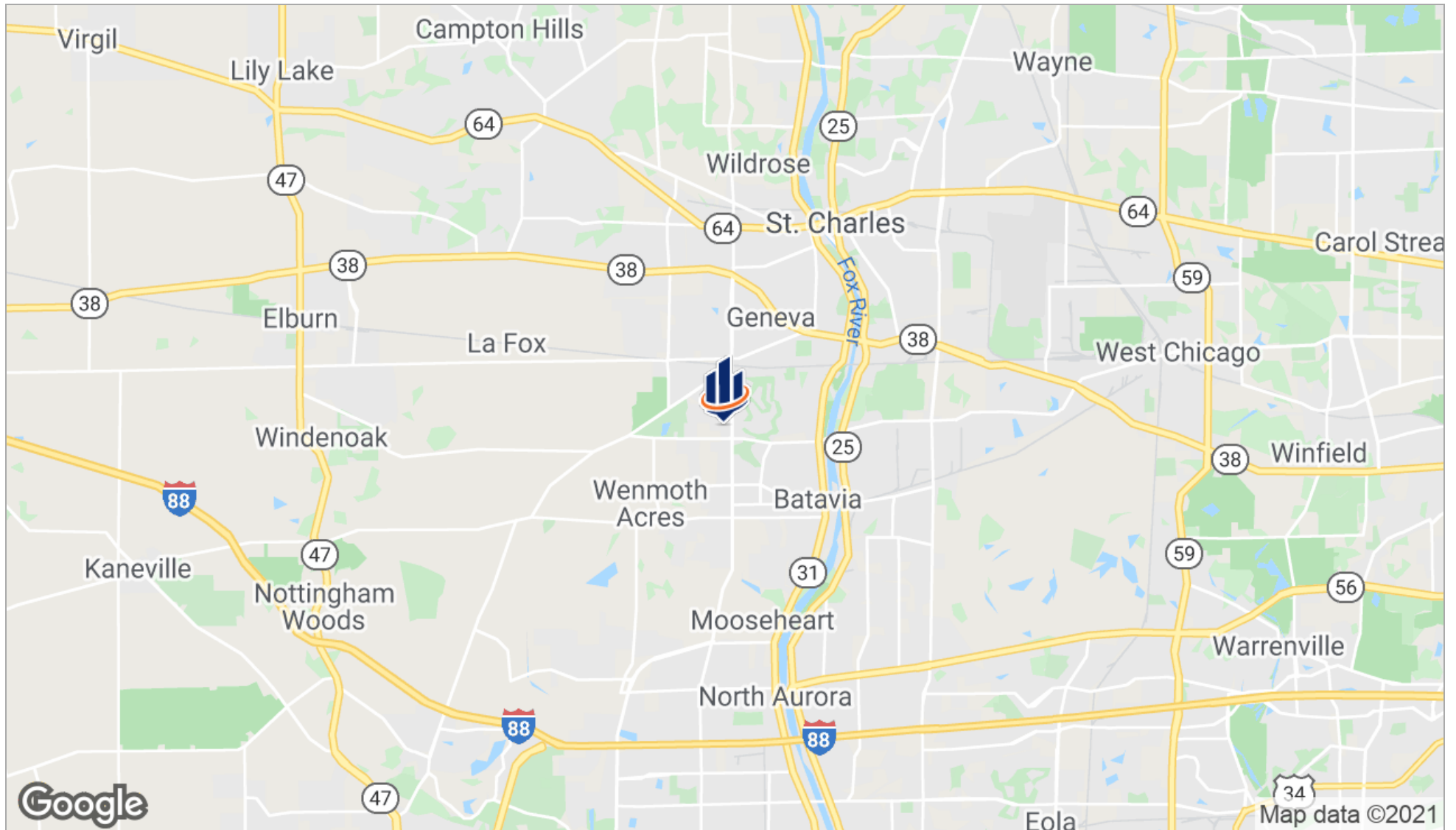
Site Plan



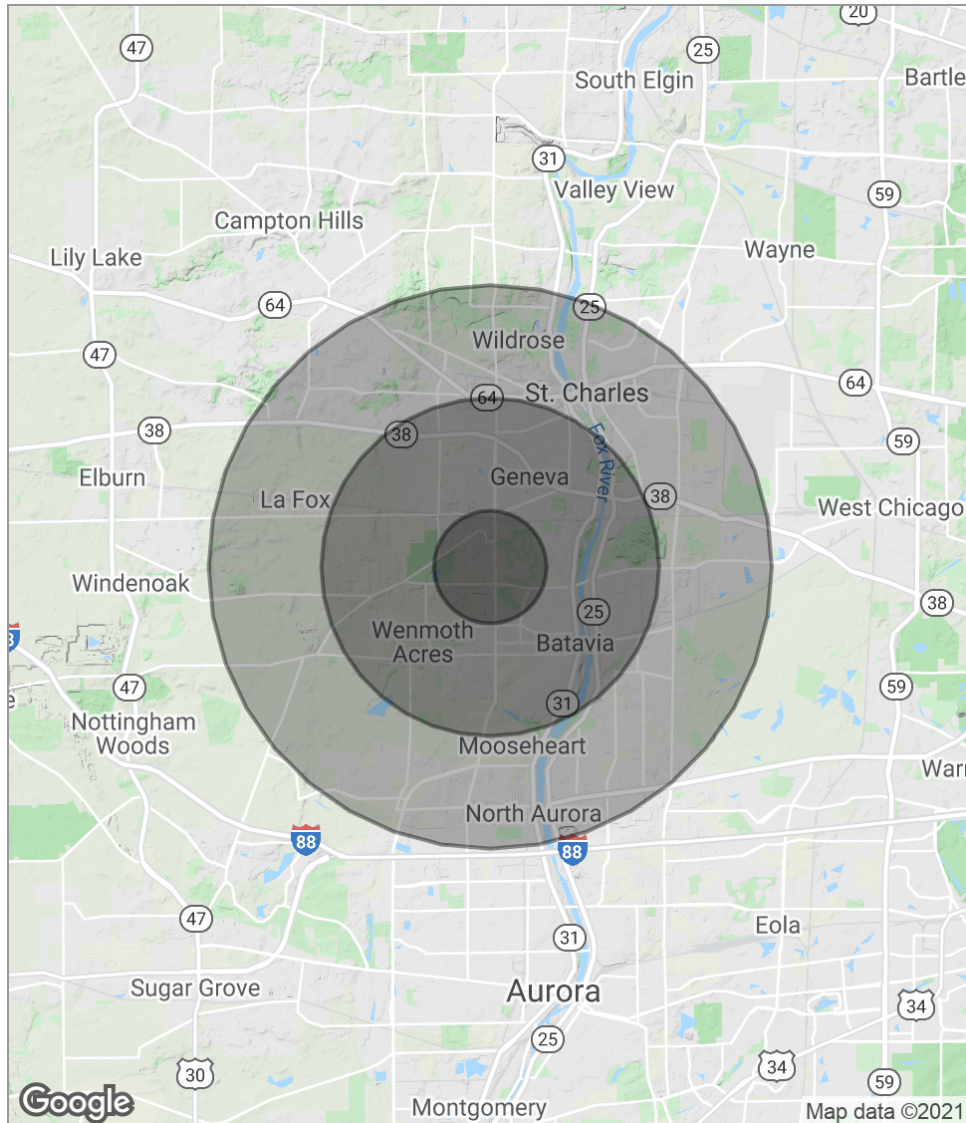
Logo Aerial



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,256	53,154	119,071
Median age	42.6	40.5	38.7
Median age [Male]	41.5	39.8	38.0
Median age [Female]	43.1	41.1	39.6
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

** Demographic data derived from 2010 US Census*