



### Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$8.56 PSF
Available SF:	8,400 - 30,200 SF
Building Size:	78,213 SF
Lot Size:	10.06 Acres
Year Built:	2001
Parking:	Approx. 949 Spaces
VPD	~32,000 VPD

### Property Overview

The Shops of Randall, a Kohl's-anchored retail center in the South Elgin's premier commercial corridor, features a prime leasing opportunity with two (2) available units ranging from 8,400 – 30,200 SF, featuring visibility and exposure to approx. 32,000 VPD along Randall Road. The larger space is a 30,200 SF former fitness buildout, well-suited for a regional health club, entertainment concept, large-format grocery, or other high-volume uses. The smaller space is 8,400 SF and provides a flexible, highly visible option enhanced by strong signage and frontage fronting Randall Road. The center and larger development is complemented by established retailers including Petco, Shoe Carnival, Dollar Tree, Fruitful Yield, Starbucks, Chipotle, AT&T, and Giordano's, among others. Neighboring retailers include Walmart, Sam's Club, Target, Meijer, Menards, PetSmart, The Home Depot, Walgreens, HomeGoods, Best Buy, & TJ Maxx, among others.

### Property Highlights

- 8,400 - 30,200 SF of prime retail space at Kohl's anchored center along Randall Road (approx. 30,200 VPD)
- Opportunity to join co-tenants Kohl's, Petco, Shoe Carnival, Dollar Tree, Advocate Medical, Chipotle, Starbucks, AT&T, Poke Bros, American Mattress, Giordano's and LensCrafters, among others
- Neighboring retailers include Target, Walmart, Sam's Club, The Home Depot, Meijer, Menards, PetSmart, Jewel-Osco, HomeGoods, TJ Maxx, and Best Buy among many others

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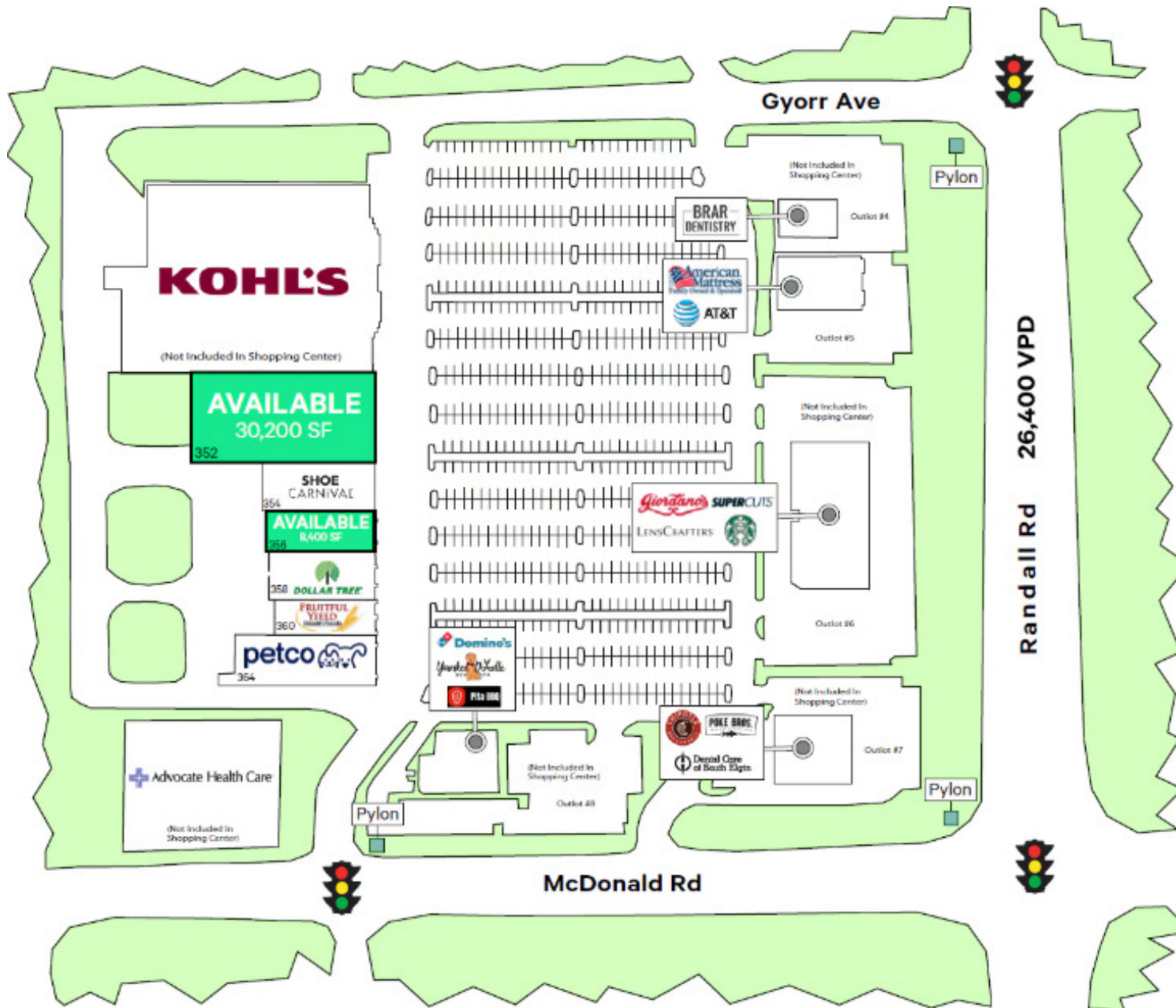
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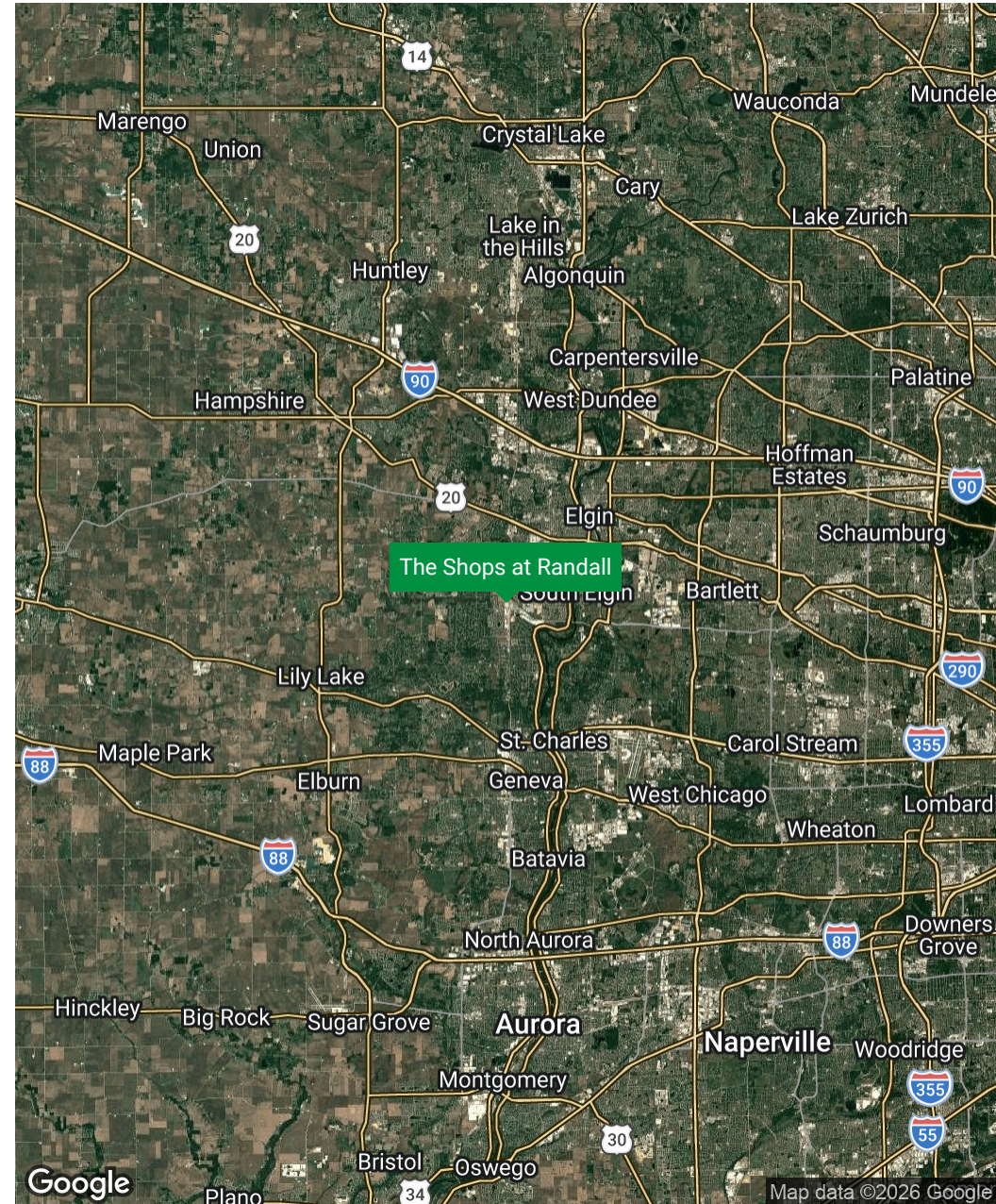
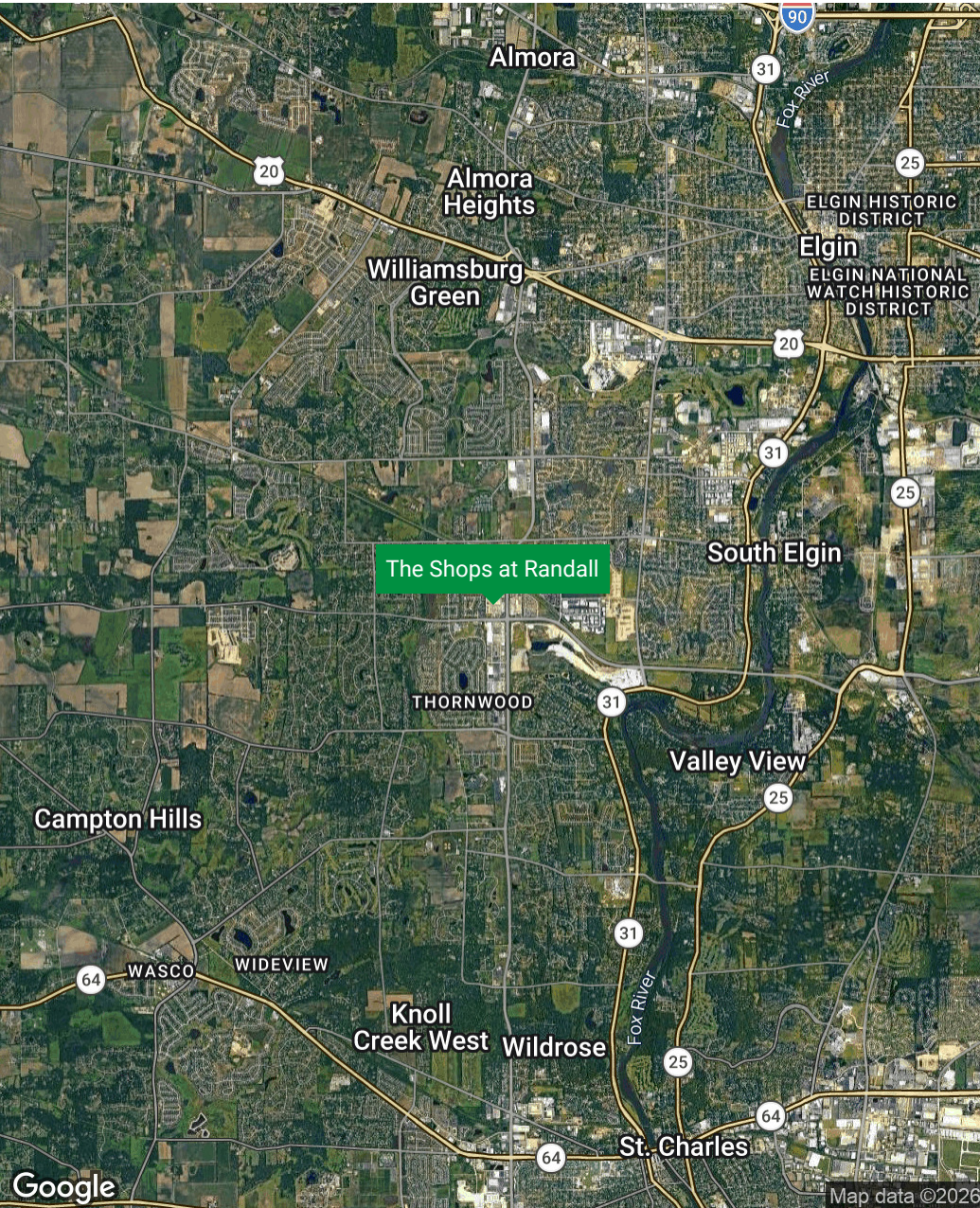
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# FOR LEASE | 350-364 RANDALL ROAD

LOCATION MAP



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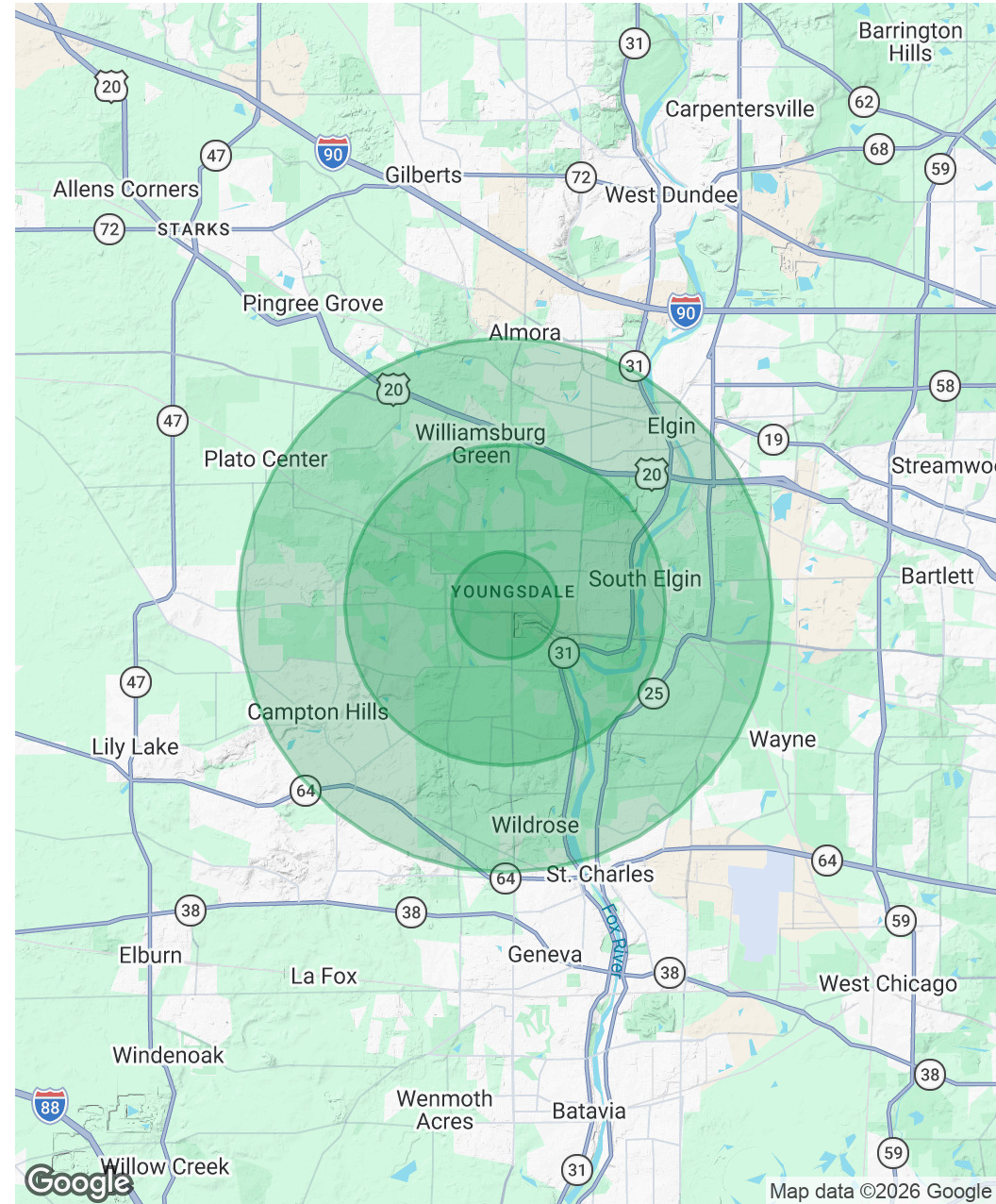
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,673	72,934	153,957
Average Age	45	40	39
Average Age (Male)	43	39	38
Average Age (Female)	46	41	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,168	25,991	53,382
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$114,884	\$122,492	\$125,557
Average House Value	\$356,173	\$315,308	\$320,339

Demographics data derived from AlphaMap



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ADDITIONAL PHOTOS



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