

FOR SALE- NEW TO MARKET



CALLING ALL USER INVESTORS & DEVELOPERS

PROPERTY SPECIFICATIONS

Description:	Retail/Restaurant Building
Building Size:	10,500 SF (approximate)
Land Size:	1.58 Acres
Year Built:	2008
HVAC:	Gas Forced Air
Electric:	200-800 Amp 3 Phase
Sprinklered:	Yes
Ceiling Height:	up to 13'
Parking:	143 dedicated stalls, plus shared cross-access parking
Washrooms:	Yes
Possession:	Closing
Zoning:	B-2 PUD
Real Estate Taxes:	\$48,775 (2025)
Sale Price:	\$2,350,000

PROPERTY OVERVIEW

OUTSTANDING REDEVELOPMENT OPPORTUNITY

- Former Golden Corral Restaurant
- Great space for restaurant, event space, medi-spa, or general retail
- Co-Tenants include Pickle Haus, Lucky Strike, Deli 4 U, La-Z-Boy, Potbelly's, Athletico, Hassless Mattress, Fox River Spa and Baird & Warner
- Prime location at Randall & County Line Rds, situated within a 2,000,000 retail node
- Located across the street from Algonquin Commons, a premier 600,000 SF lifestyle center, anchored by Trader Joe's, Nordstrom Rack, Dick's Sporting Goods, Barnes & Noble and Fresh Market
- Affluent trade area with average household income of \$138,020 within a 3 mile radius
- Impressive traffic counts of 47,000
- Just minutes from I-90
- PIN 03-05-101-021

LINDA KOST

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Realty Metrix Commercial
2390 Esplanade Drive, Suite 201
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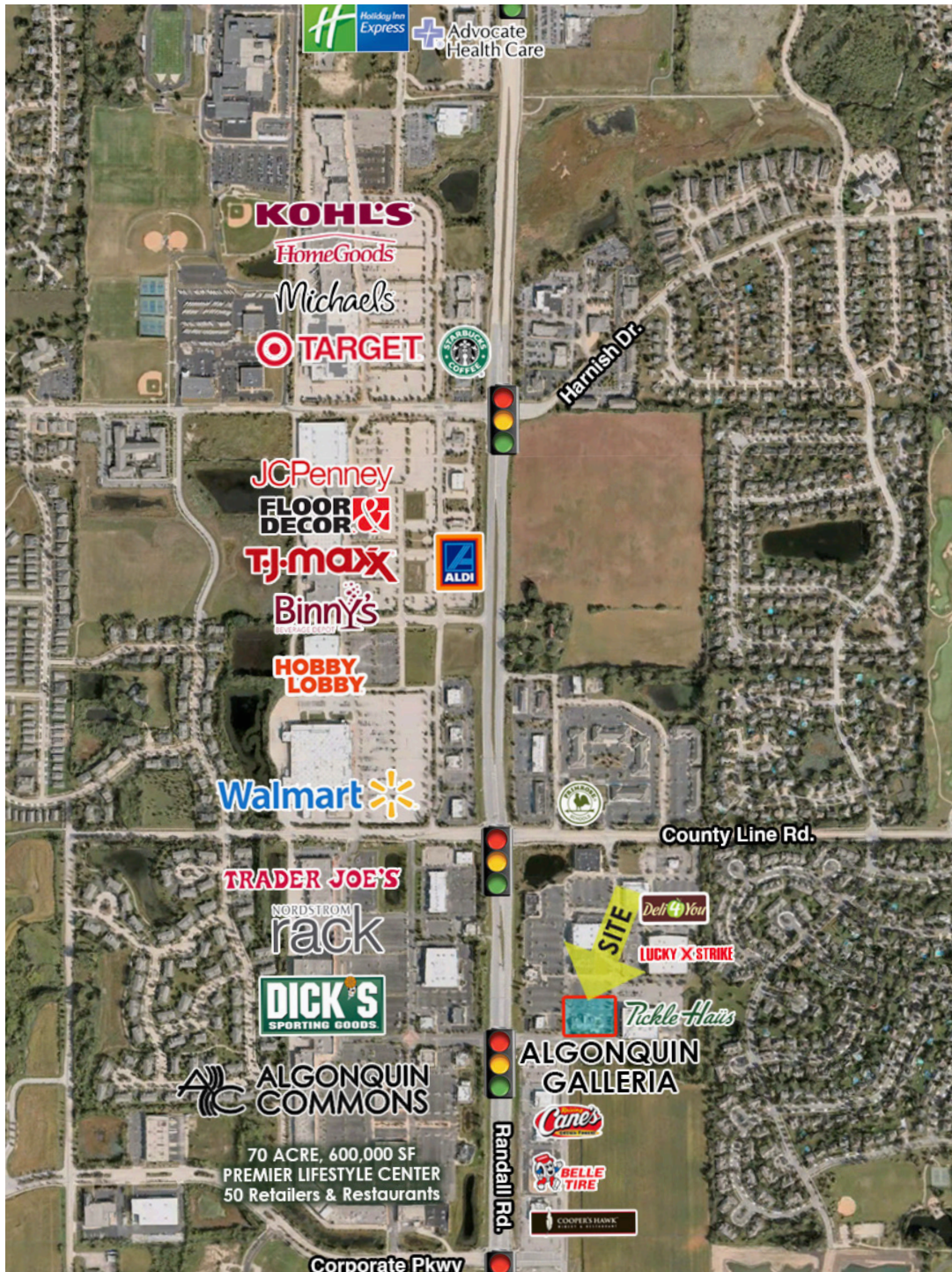




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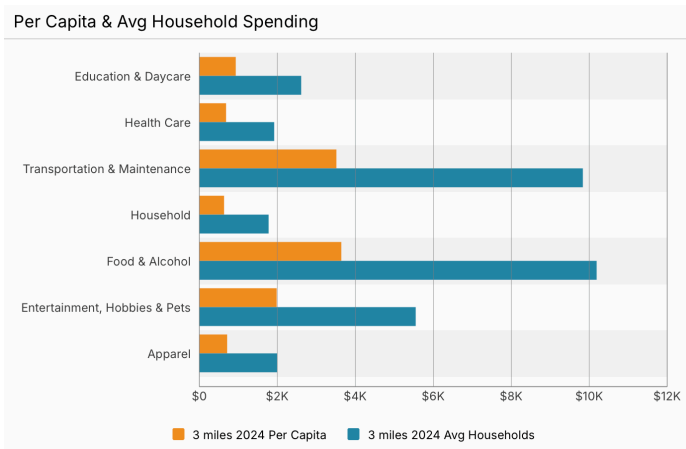
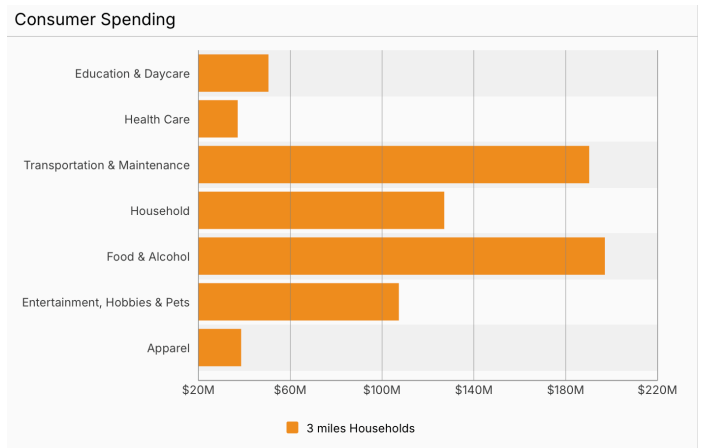
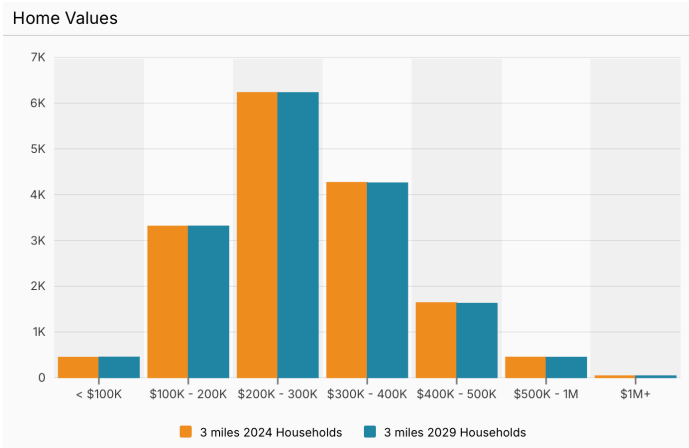
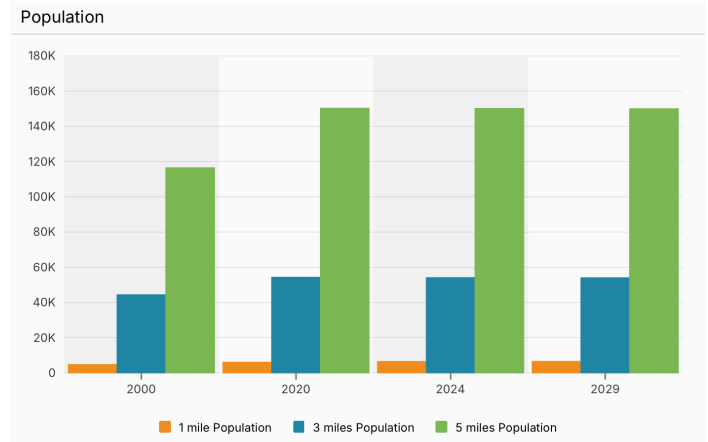
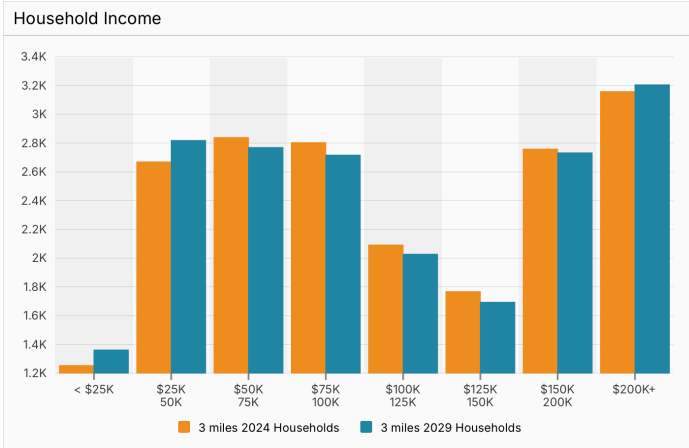


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DEMOGRAPHICS



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