



Offering Memorandum



Cawthon-Labriola Group
SVN CHICAGO COMMERCIAL

Rand & River Road, Des Plaines, IL

PROPERTY SUMMARY

THE RAND EXCHANGE

1529 RAND RD
DES PLAINES, IL 60016

OFFERING SUMMARY

SALE PRICE:	\$1,650,000
LEASE RATE:	\$8,550/month NNN
BUILDING SIZE:	2,280 SF
LOT SIZE:	27,678 SF
LAND PRICE / SF:	\$59.61



PROPERTY SUMMARY

SVN Chicago Commercial is pleased to present 1529 Rand Road, a highly visible, freestanding commercial property located at the signalized southwest corner of Rand Road and River Road in Des Plaines. Constructed in 2020, the 2,280 SF building sits on a 27,678 SF corner lot and features approximately 40,000 + vehicles per day, 40 parking spaces, 15-foot ceilings, an 8' x 12' drive-in door, dual ingress/egress, and a modern showroom with premium interior finishes.

The property's C-3 zoning, excellent visibility, and flexible layout make it well suited for automotive, retail, showroom, medical, or service-oriented users. Offered vacant, this is an exceptional opportunity for an owner-user or investor seeking a turnkey asset in one of Des Plaines' premier commercial corridors with immediate access to I-294, O'Hare International Airport, and the greater Chicago market.

PROPERTY HIGHLIGHTS

- Turn-Key Freestanding Specialty Retail
- Corner Lot: Ideal for a variety of commercial and automobile uses. New parking lot seal coating and striping (40 Spaces).
- Updated Office Space - Modern building with 15' ceilings.
- Specialized after-market automobile improvement facility.
- Amenities - Epoxy Floor, Smart Lighting System, and Wired for Wi-Fi.
- One Drive-In Door (8' x 12')- Convenient access for deliveries, and service oriented businesses.
- Dual Ingress & Egress - Two access points for smooth traffic flow and ease of entry/exit.
- Excellent connectivity to I-90, I-294, River's Casino and O'Hare Airport, making it ideal for automotive.



**Rand & River Rd
Corner**



40,000 + VPD



Drive-In Door

PROPERTY DETAILS

SALE PRICE \$1,650,000

LEASE RATE \$8,550/MONTH NNN

LOCATION INFORMATION

STREET ADDRESS 1529 Rand Rd

CITY, STATE, ZIP Des Plaines, IL 60016

COUNTY Cook

MARKET Chicago

CROSS-STREETS Rand Rd & S River Rd

SIGNAL INTERSECTION Yes

NEAREST HIGHWAY I-294

NEAREST AIRPORT O'Hare

BUILDING INFORMATION

BUILDING SIZE 2,280 SF

OCCUPANCY % 0.0%

TENANCY Single

MINIMUM CEILING HEIGHT 15 ft

YEAR BUILT 2020

PROPERTY INFORMATION

PROPERTY TYPE Retail

PROPERTY SUBTYPE Free Standing Building

ZONING C-3

LOT SIZE 27,678 SF

APN # 09-17-205-122-0000/036-0000

LOT FRONTAGE 291 ft

LOT DEPTH 104 ft

CORNER PROPERTY Yes

TRAFFIC COUNT STREET 40,000 daily

PARKING & TRANSPORTATION

PARKING TYPE Surface

NUMBER OF PARKING SPACES 40

TAXES & VALUATION

TAXES (2024) \$29,660.00

ADDITIONAL PHOTOS



LOCATION DESCRIPTION

Situated along the highly traveled Rand Road (U.S. Route 12) corridor, 1529 Rand Road offers exceptional visibility with approximately 40,000+ vehicles per day passing the property. The site is surrounded by an established mix of national retailers, restaurants, automotive businesses, medical offices, and neighborhood services that generate consistent consumer traffic and reinforce the corridor as a premier commercial destination.

The property benefits from convenient access to Interstate 294, downtown Des Plaines, and O'Hare International Airport, while serving the surrounding communities of Des Plaines, Mount Prospect, Park Ridge, and Arlington Heights. Strong regional connectivity, dense residential demographics, and a stable daytime population make this an ideal location for retail, automotive, showroom, medical, or service-oriented businesses seeking excellent exposure in Chicago's Northwest suburban market.

GATEWAY TO O'HARE

GoEVcars

RAND RD | **RIVER RD**

1529 RAND ROAD
DES PLAINES, ILLINOIS

- MINUTES TO O'HARE
- I-294 ACCESS
- I-90 ACCESS
- RIVERS CASINO MINUTES AWAY
- SIGNALIZED HARD CORNER

UNMATCHED ACCESS.

O'HARE INTERNATIONAL AIRPORT

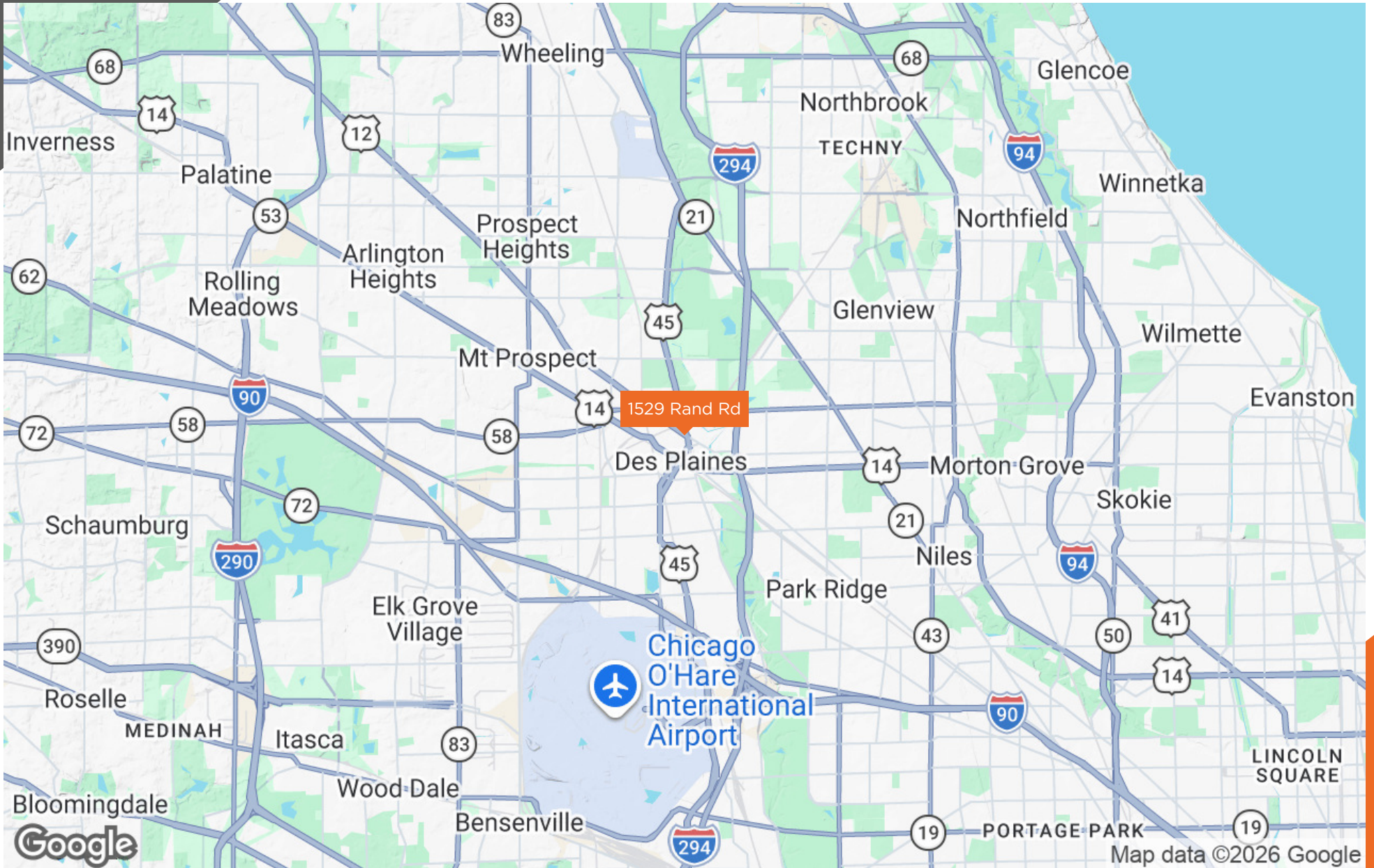
1529 RAND ROAD DES PLAINES, IL

RIVERS CASINO

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REGIONAL MAP



MEET THE TEAM



Cawthon-Labriola Group

— COMMERCIAL REAL ESTATE —

Paul Cawthon, Angelo Labriola, Sam Silveira & Dione Durham



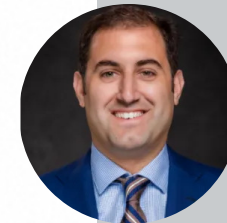
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1529 RAND RD

DES PLAINES, IL

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