

ANCHOR SPACE FOR LEASE



OWNER USER INVESTMENT OPPORTUNITY! CALL BROKER FOR DETAILS!

FOR LEASE - 30,078 SF - ALGONQUIN GALLERIA

Space Available:	30,078 SF	Ceiling Height:	22' to joist, open ceiling
Center Size:	71,357 SF	Sprinklered:	Yes
Lease Rate:	\$14.00 PSF	Truck Dock:	Yes
Net Charges:	\$8.50 PSF	Zoning:	B2 PUD
Year Built:	2007	Co-Tenants:	JoAnn Fabrics, LaZBoy, Bowlero, Golden Corral, Lone Star Steakhouse, PickleHaus, Deli 4 U, Athletico, Hassleless Mattress and Potbelly's
Date Available:	April 1, 2025		

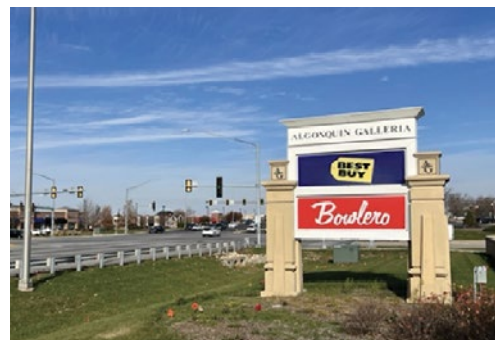
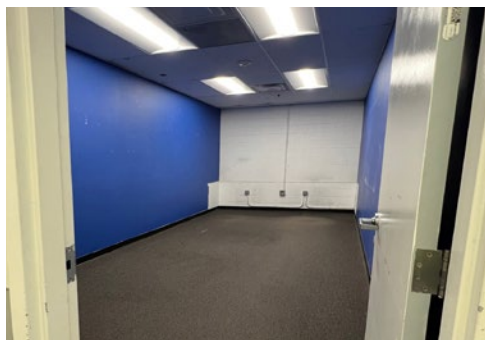
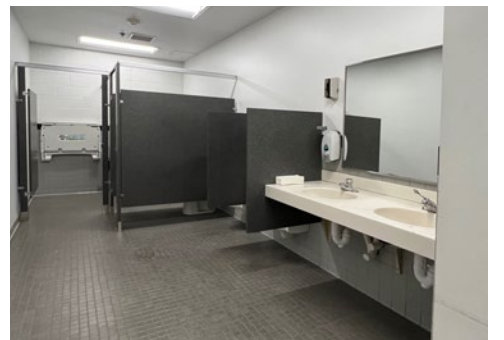
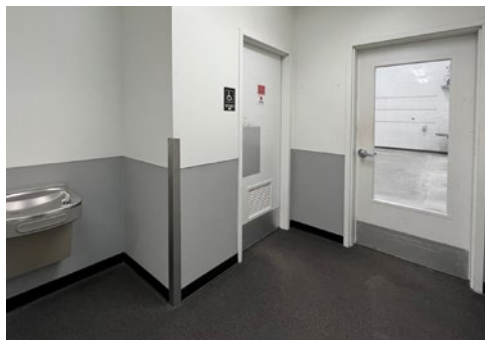
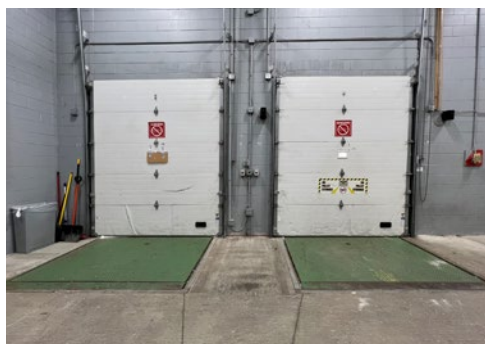
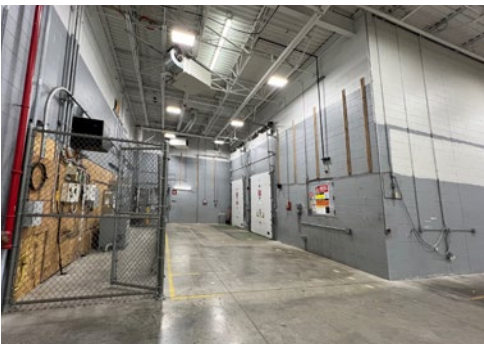
PROPERTY INFO

- Outstanding opportunity to be located at the premier retail intersection of Randall Rd. and County Line Rd. in Algonquin's 2,000,000 square foot retail node
- Existing tenant will relocate with 60 days' notice
- Tenants specializing in 'Birthday Parties' is a non-permitted use, which includes Children's Gyms and Trampoline Parks. Thrift stores are also a non-permitted use. Fitness use will require approval by the OEA and a special use permit from the Village of Algonquin.
- 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 Walmart Supercenter
- Adjacent to the Enclave, a 74 acre mixed-use development, anchored by Cooper's Hawk, Raising Cane's, Portillo's and Belle Tire
- Affluent trade area boasts average household incomes of \$100,000+
- Traffic counts are 33,000 VPD
- **Owner user investment opportunity! Call Broker for details!**

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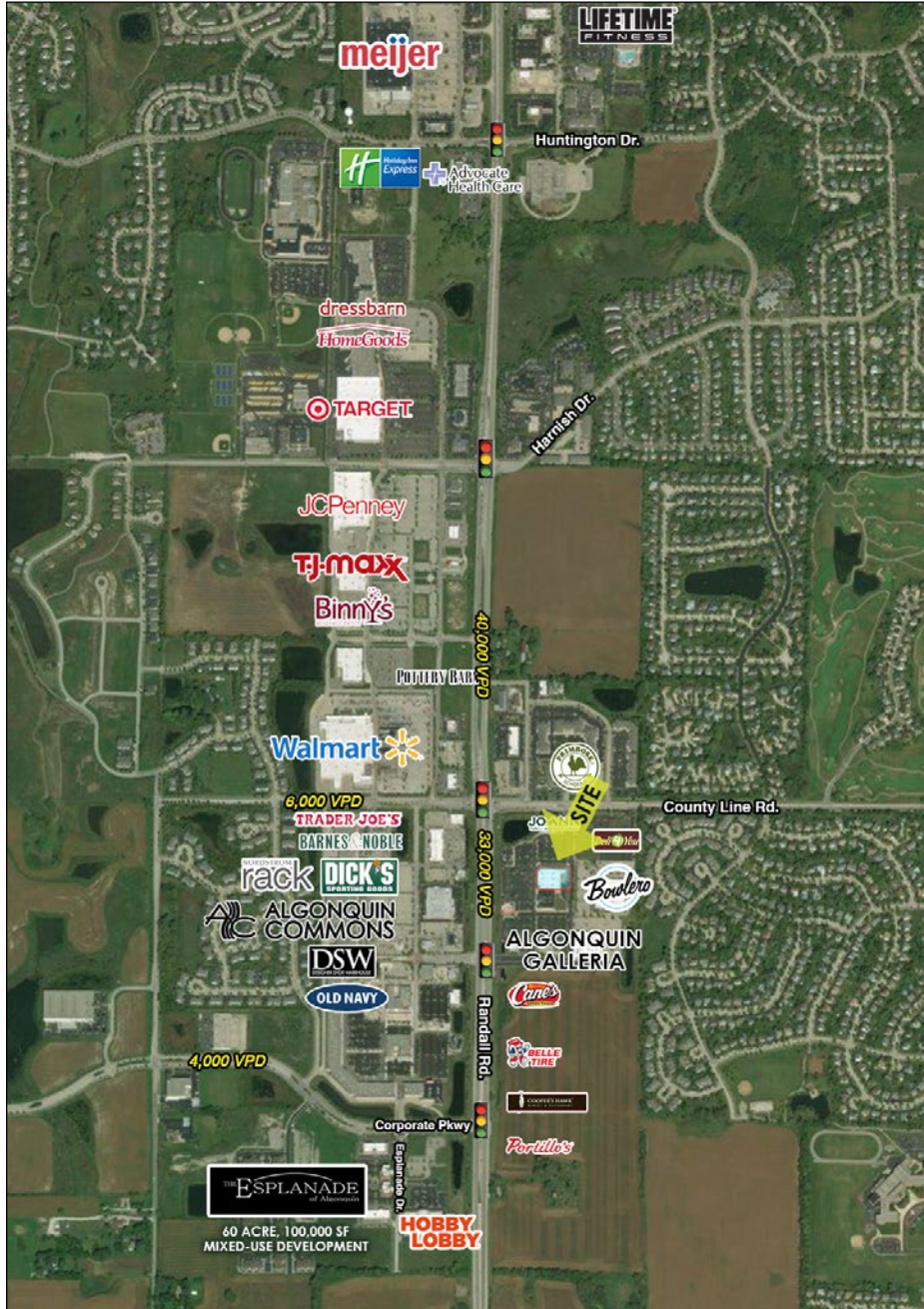




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