

755 S. RAND RD / LAKE ZURICH, IL

# 2.45 ACRE PAD AVAILABLE FOR LEASE



VILLAGE SQUARE  
**TJ-maxx** **TRADER JOE'S** **petco** **CHASE**  
**FedEx Office** **Giordano's** **Jacky Mac's** **TACO BELL**

**Jewel Osco** **BANK OF AMERICA**  
**Learning Express** **Wendy's**

**H** **Starbucks**  
**Tacos El Norte** **DQ**

**LAGO** **LIFETIME FITNESS** **KOHL'S** **Calver's**

**target**  
**McDonald's**  
**ExtraSpace Storage**

**BANK ONE PLAZA**  
**Jewel Osco** **BURGER KING**

**ORAL SURGERY & IMPLANT DENTISTRY**  
**verizon**

**THE HOME DEPOT**

**PROPOSED MULTIFAMILY DEVELOPMENT**  
**250 UNITS**  
**Construction Starts Aug. 2026**

**SITE**  
**2.45 ACRES**

**FUTURE RI/RO**

**RAND RD - 37,900 VPD**

**FULL ACCESS**

**TUTOR TIME**  
**CHILD CARE & LEARNING CENTERS**

**BEELOW'S STEAKHOUSE & BAR**

**WALKER BROS.**  
**The Original Specialty Store**

**Starbucks**



## DEMOGRAPHICS

within 5 miles



Avg  
Household  
Income  
**\$146,145**



Population  
**98,772**



Daytime  
Population  
**98,682**

# 2.45 ACRE PAD AVAILABLE

- 2.45 Acre stand-alone outlot on Rand Rd, just southeast of State Route 22, with excellent visibility to Rand Road (37,900 vpd).
- Part of a Regal Theater redevelopment which will include 250 multifamily units. The development will start construction in August 2026 and will be completed by May 2027.
- Ingress and Egress via Rand Rd at a signalized light that is shared by Costco (2.2M visits/yr) and Home Depot (723.8K visits/yr).

## ADDRESS

755 S. Rand Rd  
Lake Zurich, IL 60047

## AVAILABILITY

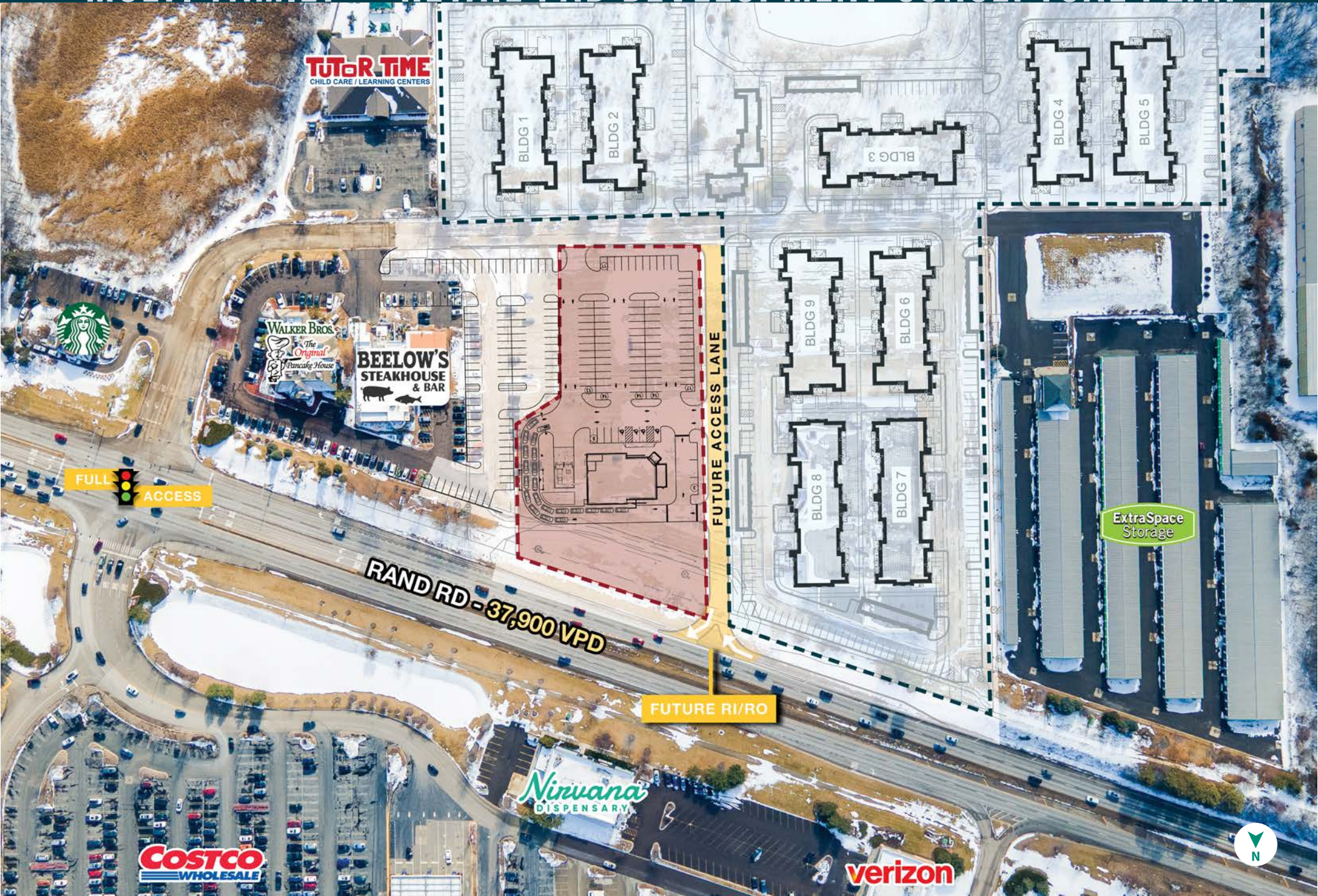
2.45 Acres

## AREA TENANTS





# MULTI-FAMILY + RETAIL PAD DEVELOPMENT CONCEPTUAL PLAN



**TUTOR TIME**  
CHILD CARE / LEARNING CENTERS

BLDG 1

BLDG 2

BLDG 3

BLDG 4

BLDG 5

FULL ACCESS

RAND RD - 37,900 VPD

FUTURE ACCESS LANE

FUTURE RI/RO

ExtraSpace  
Storage

*Nirvana*  
DISPENSARY

**COSTCO**  
WHOLESALE

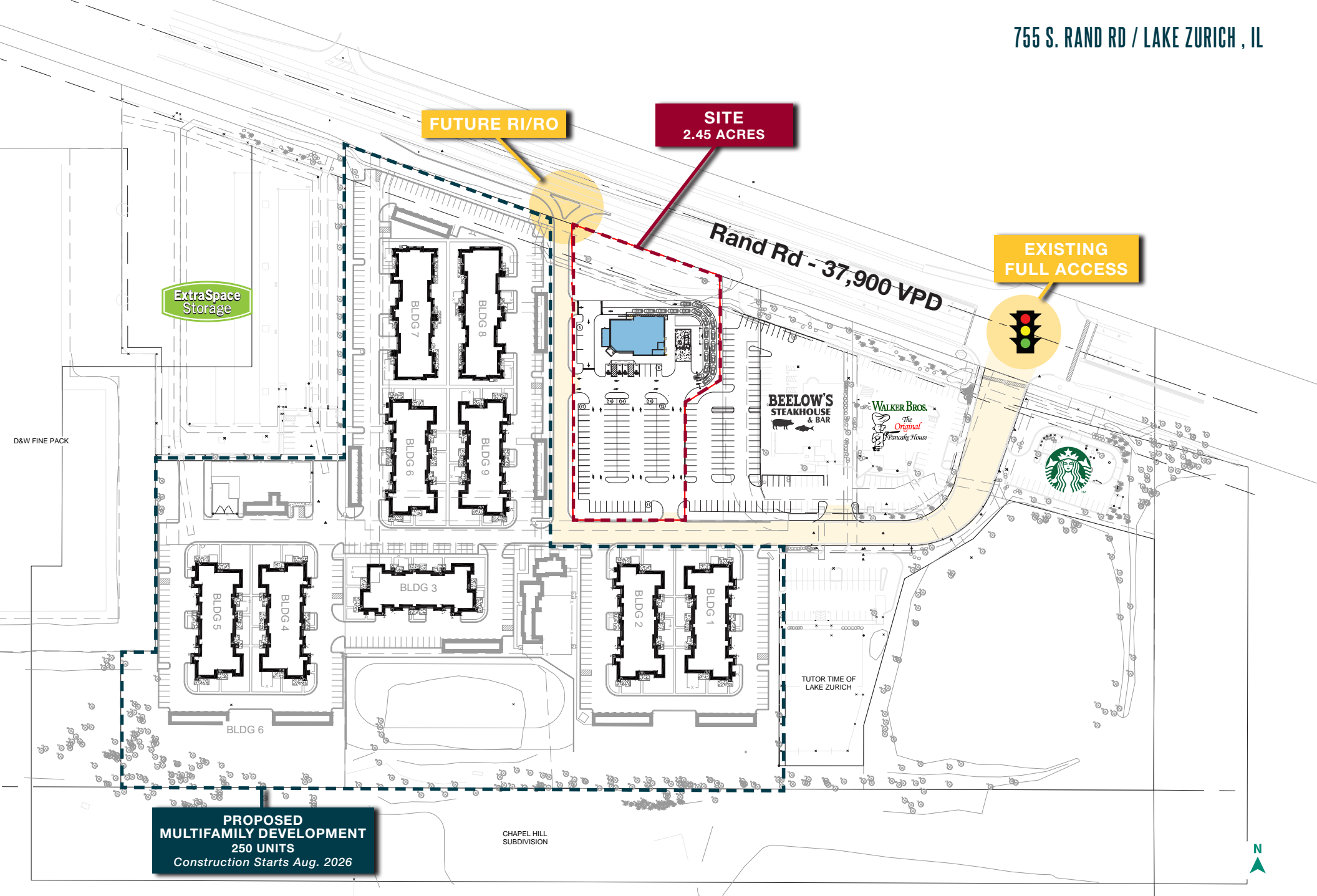
**verizon**



# CONCEPTUAL SITE PLAN



755 S. RAND RD / LAKE ZURICH, IL



FUTURE RI/RO

SITE  
2.45 ACRES

EXISTING  
FULL ACCESS

Rand Rd - 37,900 VPD

ExtraSpace  
Storage

**PROPOSED  
MULTIFAMILY DEVELOPMENT**  
250 UNITS  
Construction Starts Aug. 2026

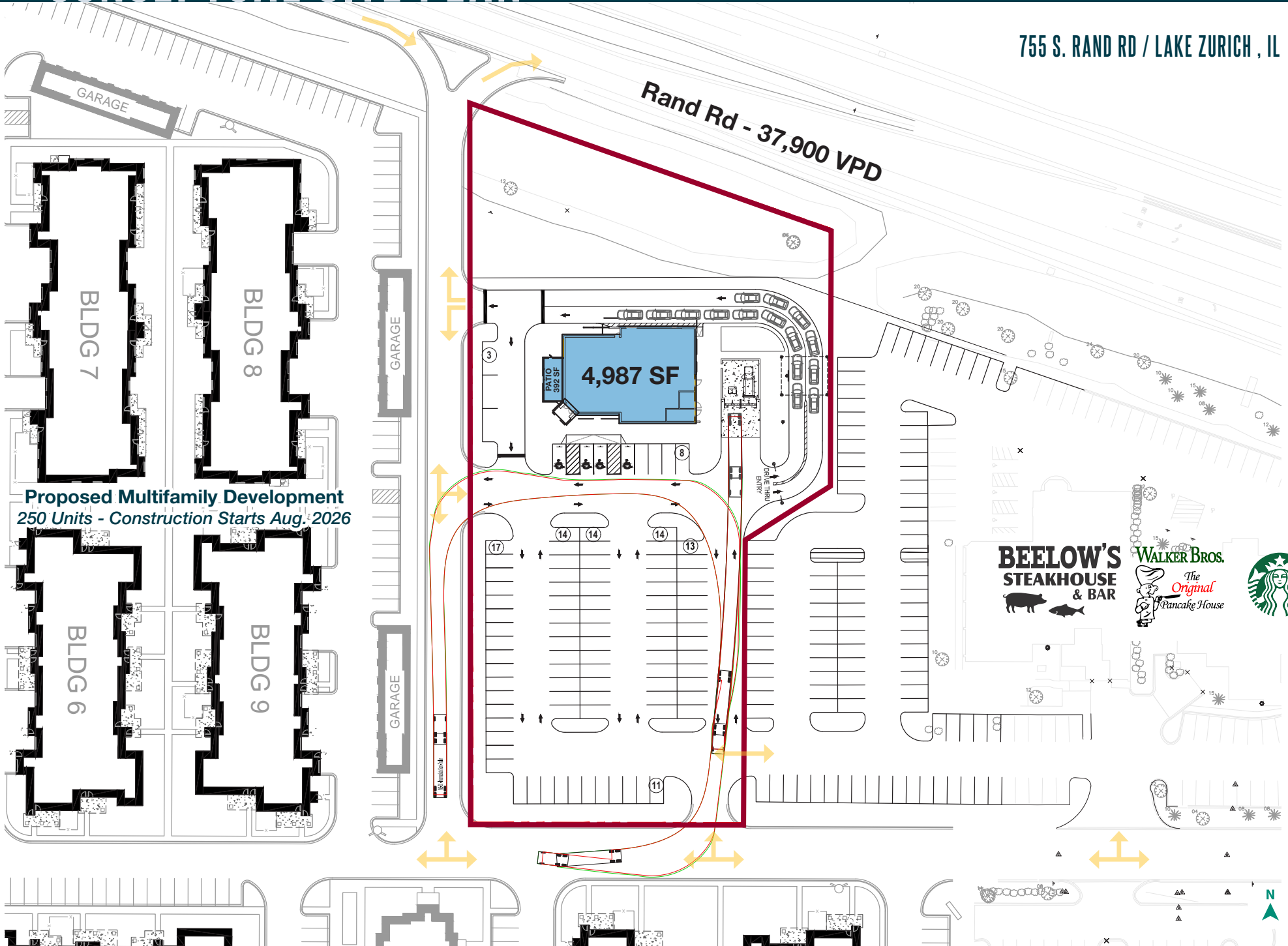
CHapel Hill  
SUBDIVISION



# CONCEPTUAL SITE PLAN



755 S. RAND RD / LAKE ZURICH, IL



**Proposed Multifamily Development**  
250 Units - Construction Starts Aug. 2026

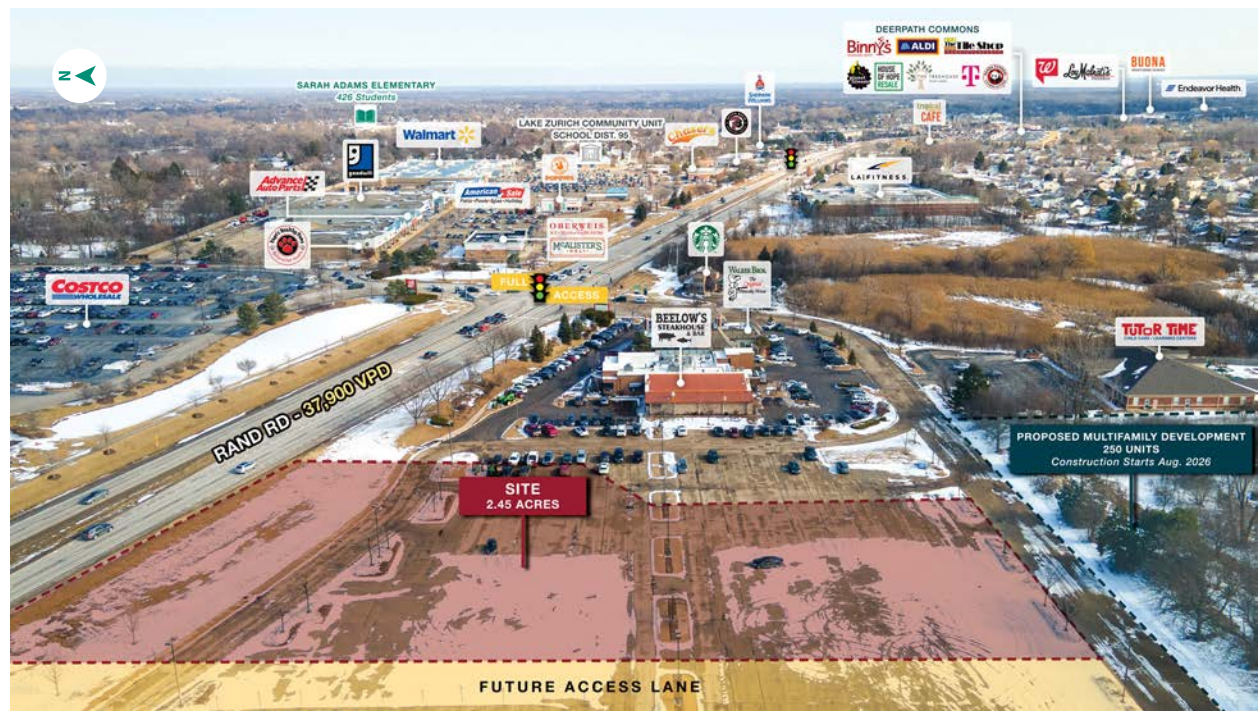
Rand Rd - 37,900 VPD

4,987 SF

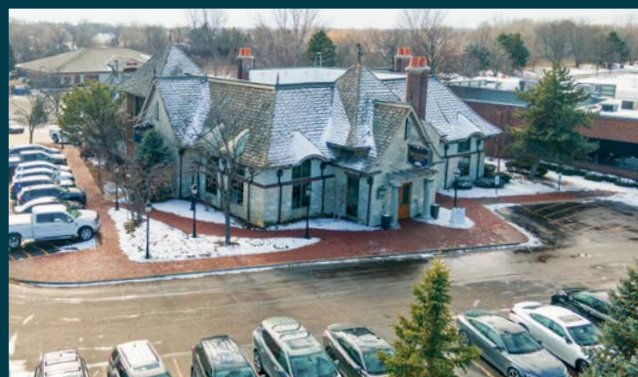
PATIO  
392 SF



# LAKE ZURICH, ILLINOIS







# 755 S. RAND RD

LAKE ZURICH, IL

**BRIAN ADAMS**

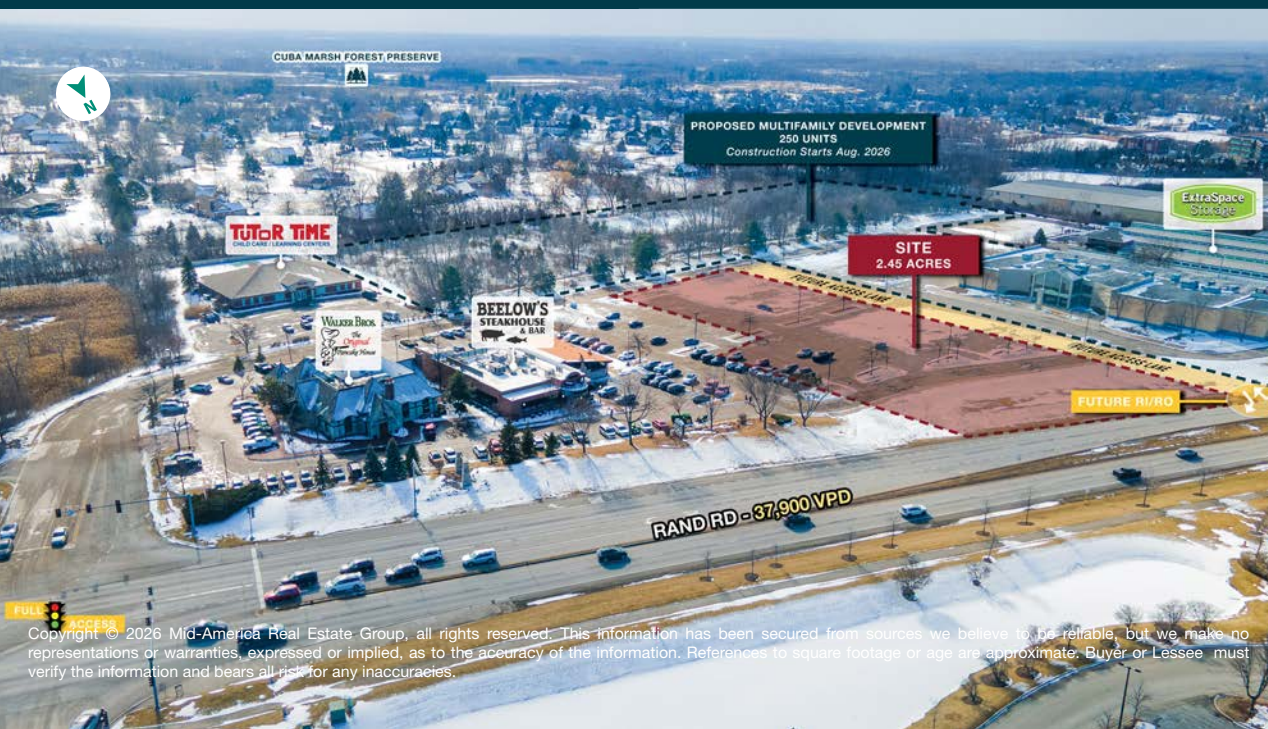
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