



LEASE

Last Retail Unit Available at Deerpath Court

884 SOUTH RAND ROAD

Lake Zurich, IL 60047

PRESENTED BY:

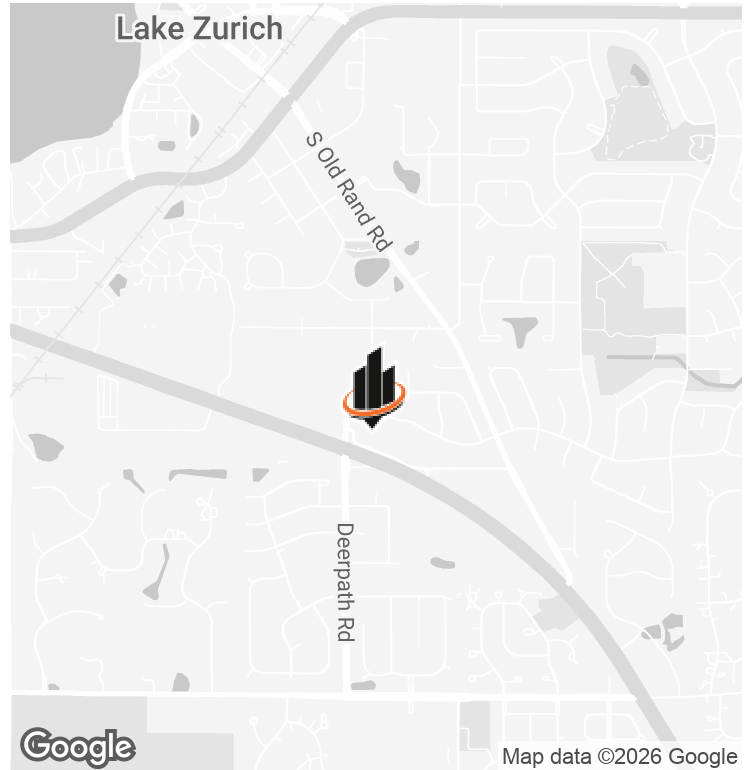
**KAREN KULCZYCKI, CCIM,
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18 SF/yr (NNN)
BUILDING SIZE:	9,800 SF
AVAILABLE SF:	1,200 SF
LOT SIZE:	1.37 Acres
YEAR BUILT:	1980
RENOVATED:	2025
ZONING:	B3
SUBMARKET:	Northwest
APN:	14-20-404-037

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present Deerpath Court, located at 884 S. Rand Road, a ±9,800 SF Retail Strip Center in Lake Zurich, IL. This 6-unit retail center has one unit remaining, ±1,200 SF, recently renovated with an open concept, office, storage, and restroom. uses. Monumental signage, plenty of parking, and highly visible with 198' frontage along Rand Road. Join Rush Physical Therapy, Eye Level Learning Center, Playoffs Bar and Grill, Cozy Nails, and Sake Sushi & Grill.

PROPERTY HIGHLIGHTS

- ±1,200 SF Retail Suite with prominent Rand Road exposure
- Expansive glass storefront windows | Zoned for various uses
- Flexible interior layout accommodates diverse retail concepts
- Ample on-site parking enhances customer convenience
- Monumental Signage | Highly Visible

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,200 SF	LEASE RATE:	\$18 SF/yr

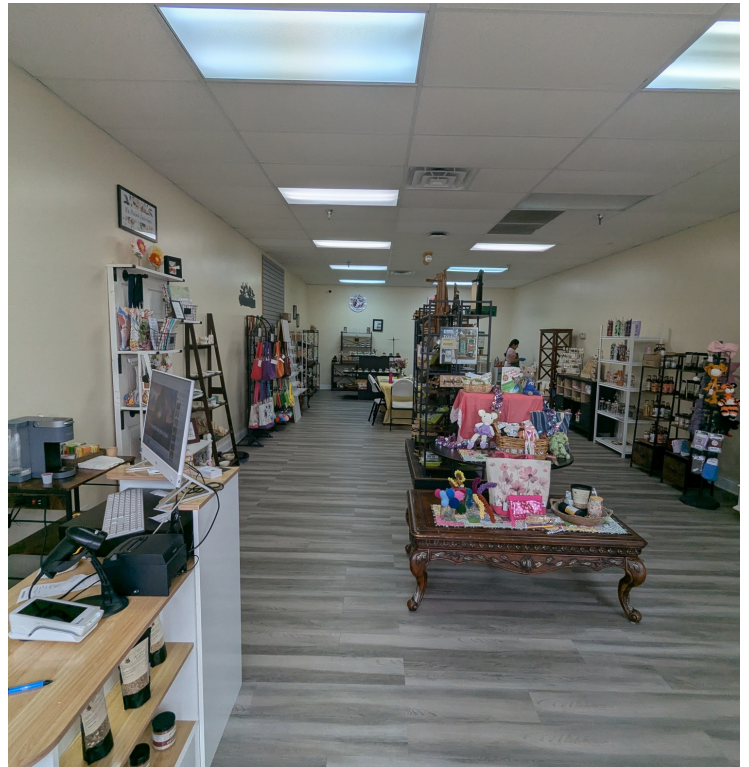
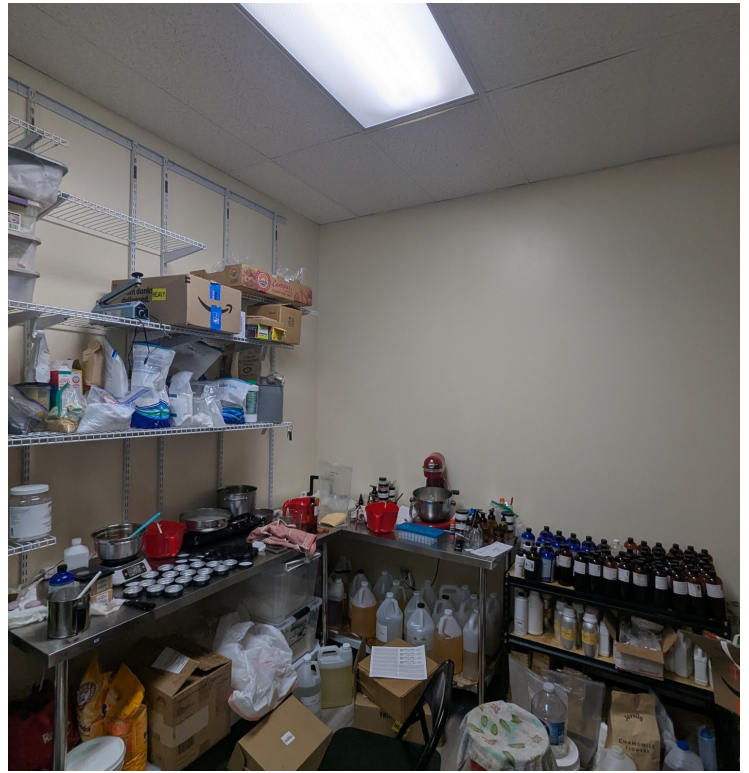
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
884-D	1,200 SF	NNN	\$18.00 SF/yr	±1,200 SF Retail Suite Open Concept Storage Restroom Window Wall Highly Visible

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SUITE D +/- 1,200 SF



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PROPERTY PHOTOS



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AERIAL PHOTO



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LOCATION MAP



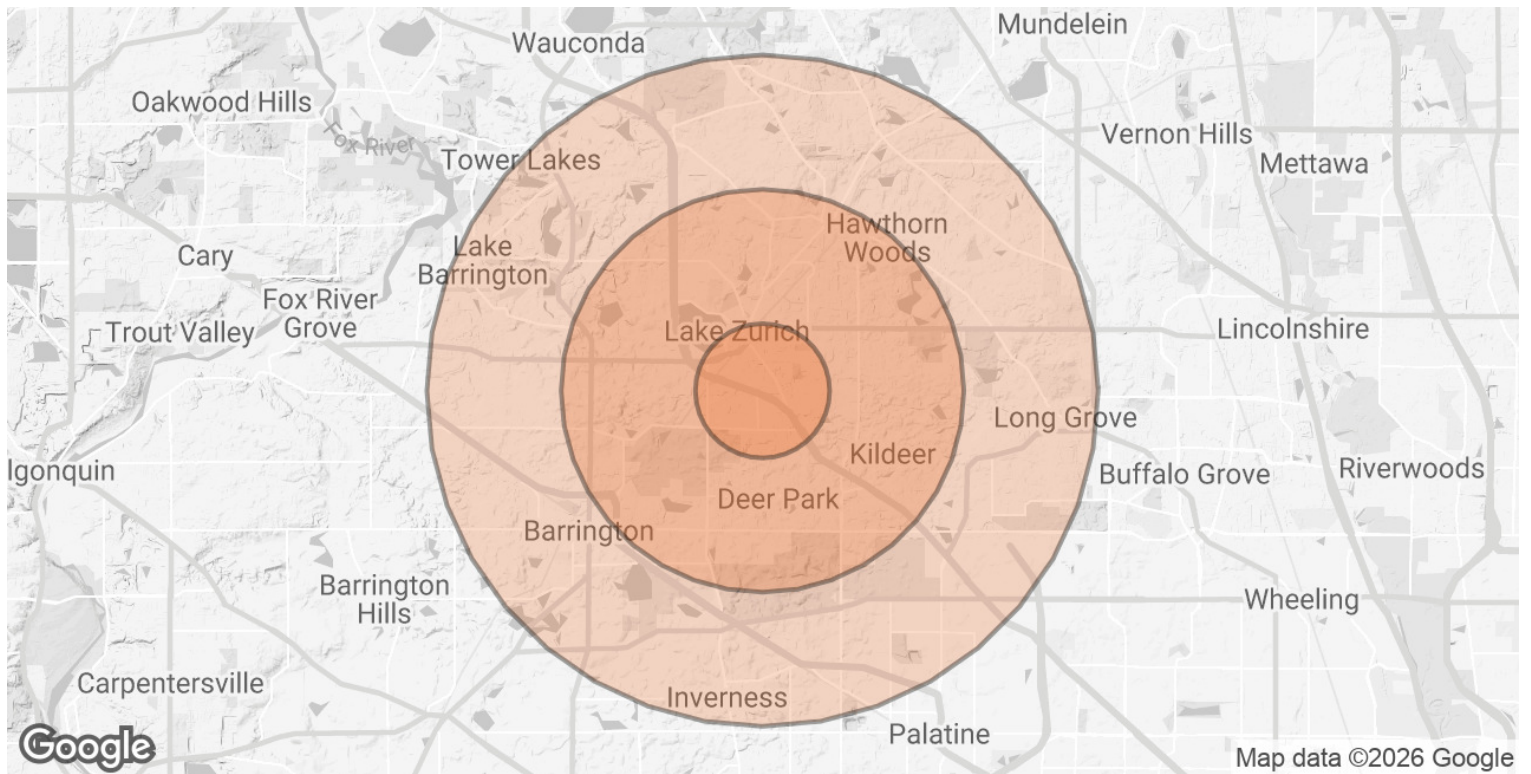
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,867	39,925	113,328
AVERAGE AGE	41.9	42.2	42.1
AVERAGE AGE (MALE)	42.2	41.5	41.6
AVERAGE AGE (FEMALE)	42.1	42.6	42.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,856	14,308	42,338
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$167,457	\$205,205	\$177,990
AVERAGE HOUSE VALUE	\$449,751	\$513,639	\$494,829

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