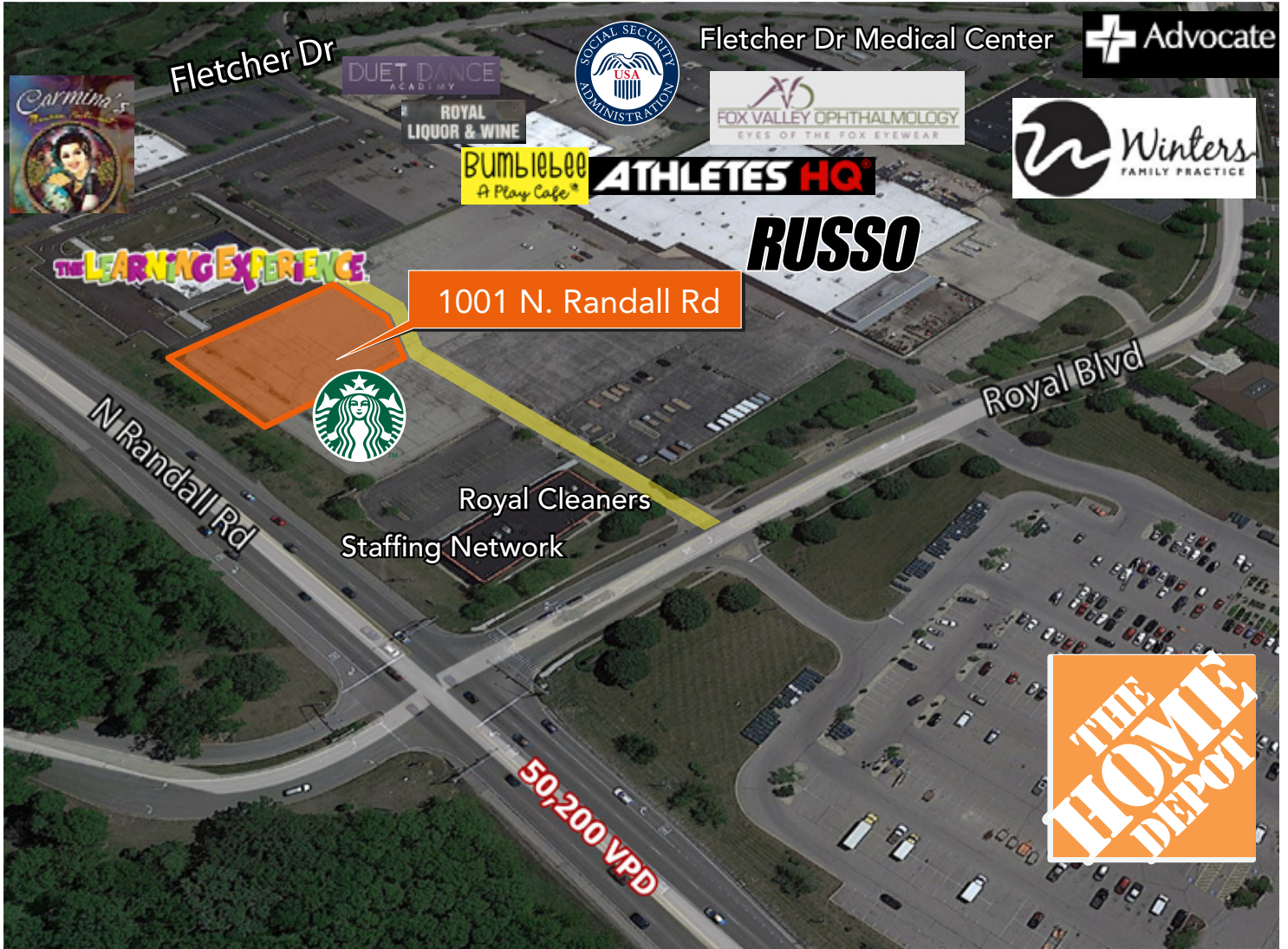


1001 N. Randall Road - Parcel 2

ELGIN, IL 60123 | NEC RANDALL & ROYAL

Build-To-Suit

LAND SITE AVAILABLE



- ▶ ±48,000 SF land site available for build-to-suit
- ▶ Join new Starbucks
- ▶ Outlot to center anchored by Russo Power Equipment, Athletes HQ (indoor training facility for baseball and softball), and The Learning Experience
- ▶ Site is less than 2 miles from Metra Train Station (Big Timber)
- ▶ Located along one of the most heavily trafficked retail corridors, Randall Road, with over 50K VPD
- ▶ Elgin has over 20 corporate / industrial parks, and 12 of them are located within this immediate trade area with over 25,000 employees

DEMOGRAPHIC SUMMARY

	1 Mile	3 Mile	5 Mile
Estimated Population	6,702	65,024	163,709
Adj. Daytime Demographics	6,644	68,382	157,638
Estimated Households	2,621	22,315	54,875
Estimated Average Household Income	\$100,314	\$97,396	\$100,251

DAN MOLNAR
dan@baumrealty.com
312.275.3138

ALLEN JOFFE
allen@firststreetretail.com
312.275.3120



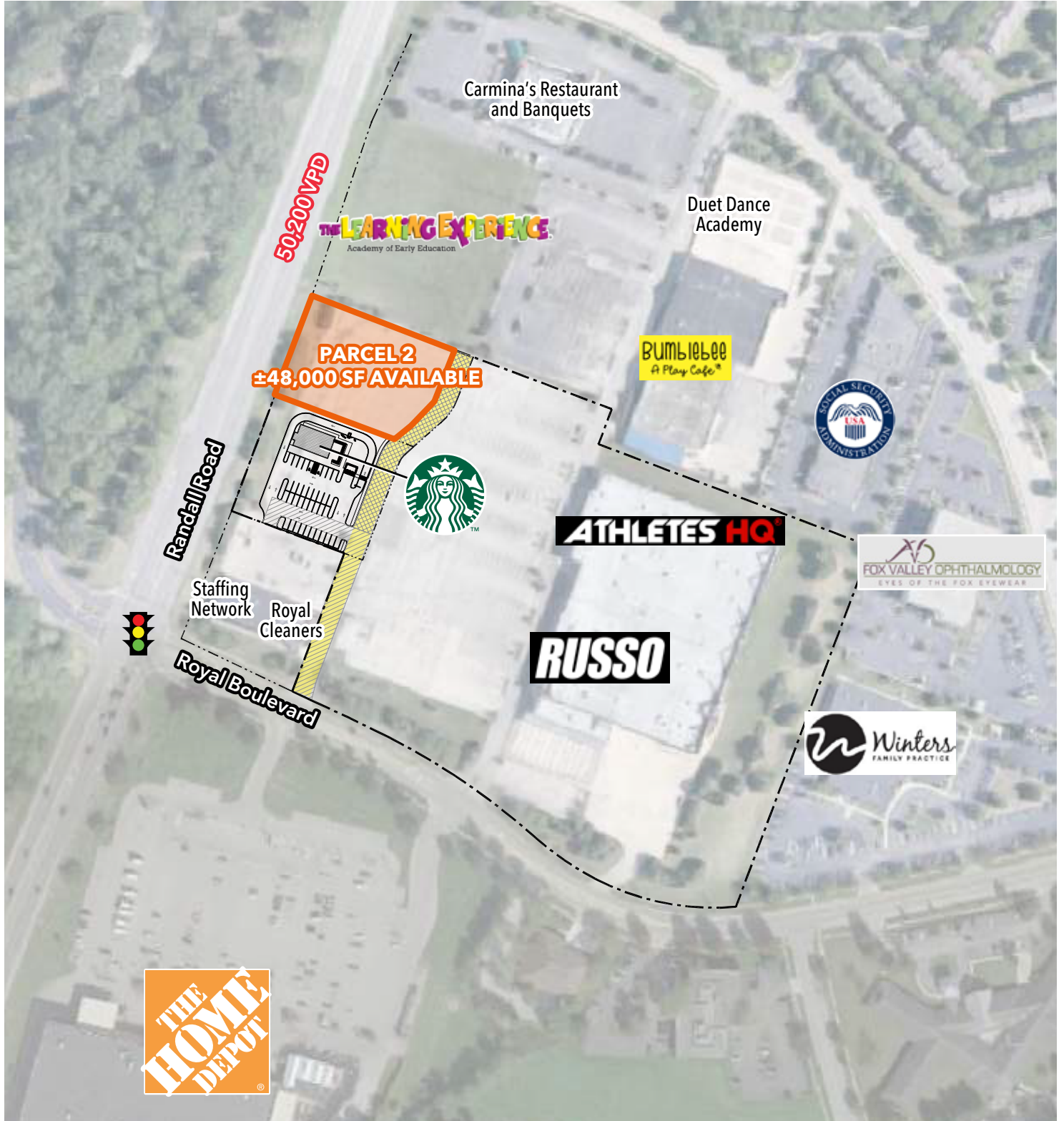
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BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM

1001 N. Randall Road - Parcel 2

ELGIN, IL 60123 | NEC RANDALL & ROYAL

Build-To-Suit

LAND SITE AVAILABLE

EXAMPLE RENDERING



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1001 N Randall Rd
Elgin, IL

Harvest Bible Chapel

Harvest Christian Academy
660 students

1001 N. Randall Rd



Staffing Network

Royal Cleaners

Westminster
Christian School
377 Students
39 Staff



5,050 VPD

N RANDALL RD
50,200 VPD



THE LEARNING EXPERTS

DUET DANCE
ACADEMY

ROYAL
LIQUOR & WINE

Bumblebee
A Play Cafe



ATHLETES HQ

FOR VALLEY OPHTHALMOLOGY
A Division of The Eye Center

Fletcher Dr Medical Center

RUSSO

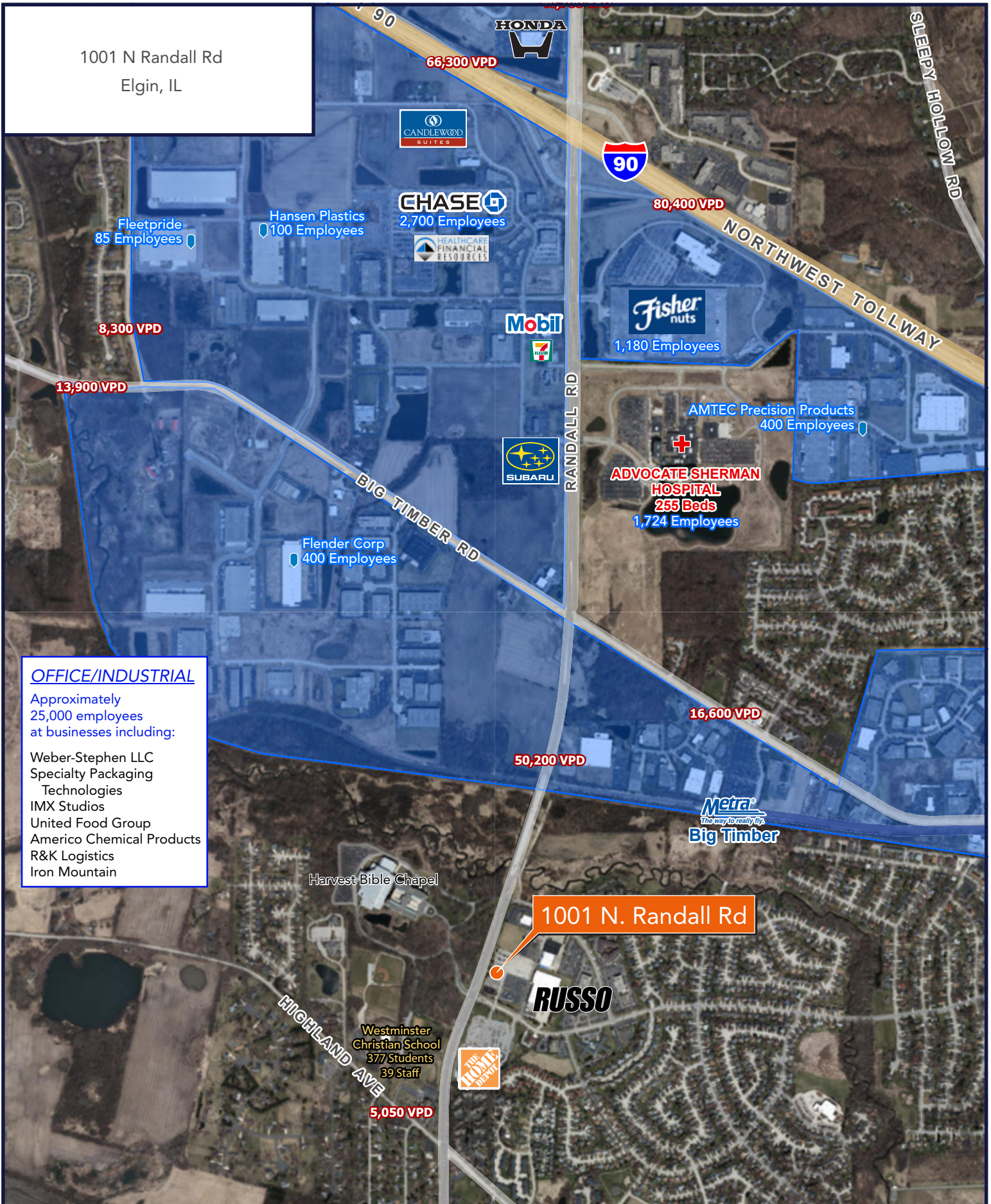
Advocate Health Care



ROYAL BLVD



1001 N Randall Rd
Elgin, IL



OFFICE/INDUSTRIAL

Approximately
25,000 employees
at businesses including:

- Weber-Stephen LLC
- Specialty Packaging Technologies
- IMX Studios
- United Food Group
- Americo Chemical Products
- R&K Logistics
- Iron Mountain

1001 N. Randall Rd

RUSSO

