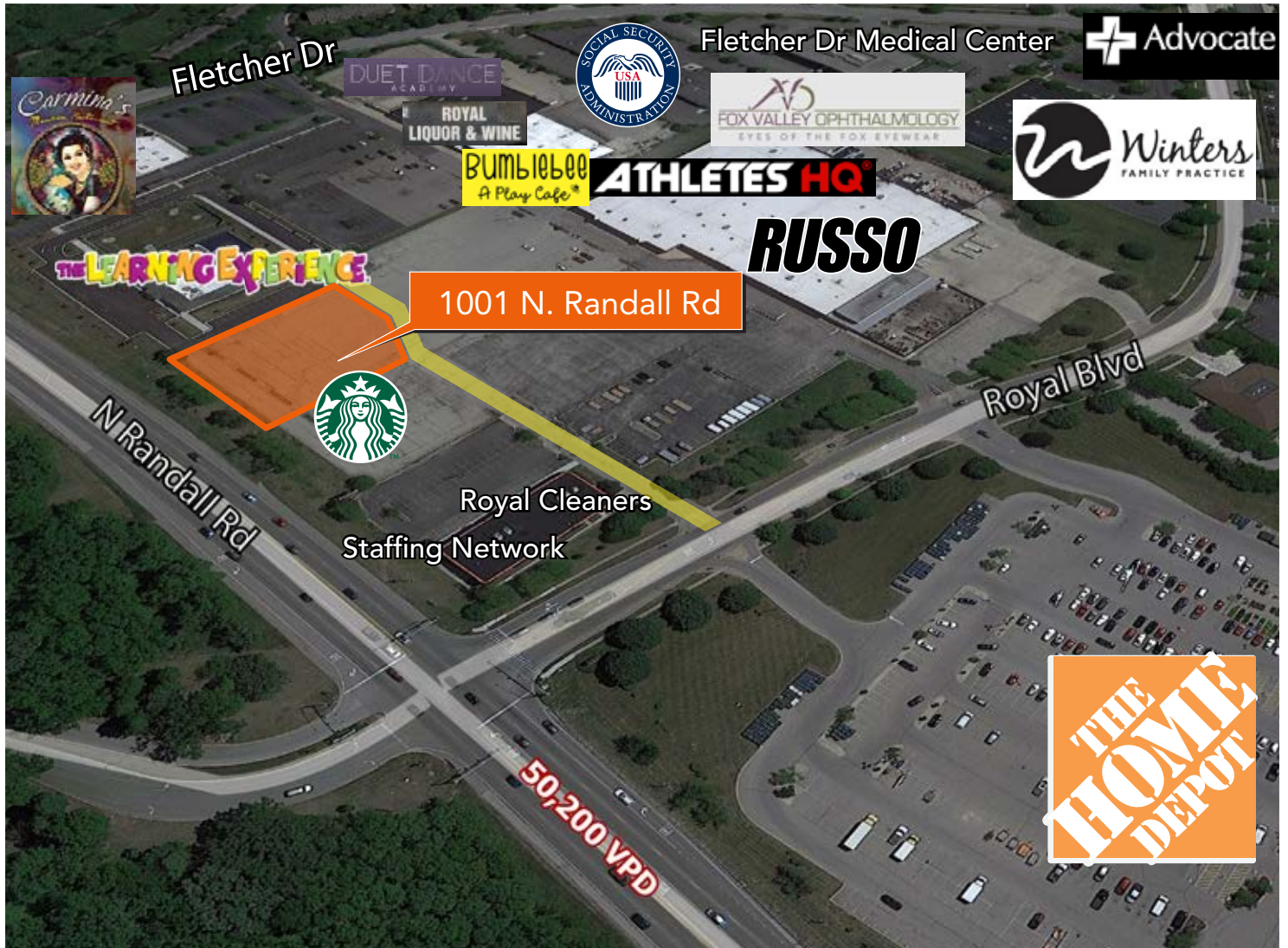


1001 N. Randall Road - Parcel 2

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

ALLEN JOFFE

allen@baumrealty.com
312.275.3120

DAN MOLNAR

dan@baumrealty.com
312.275.3138



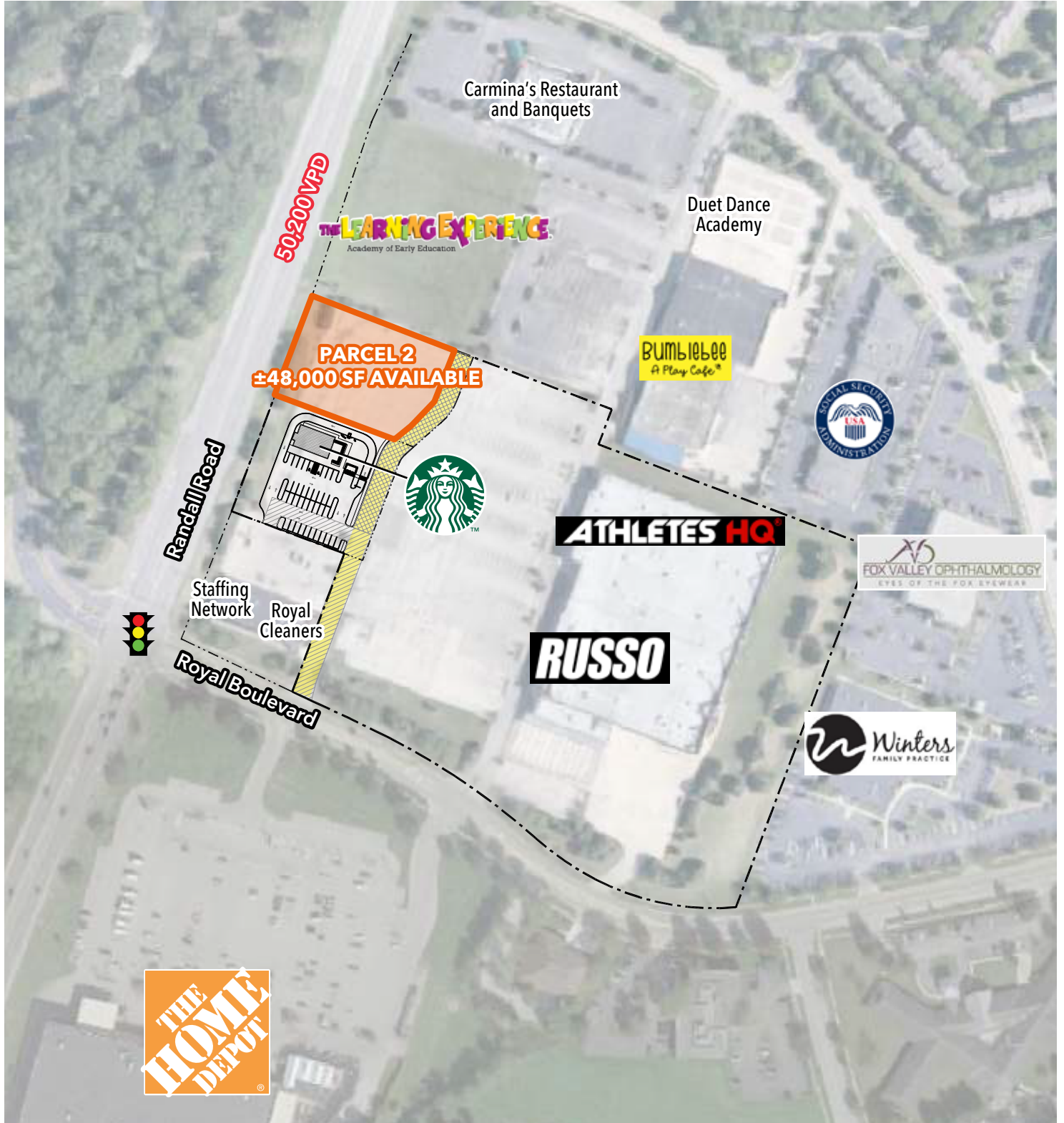
© 2021 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

1001 N. Randall Road - Parcel 2

ELGIN, IL 60123 | NEC RANDALL & ROYAL

Build-To-Suit

LAND SITE AVAILABLE



ALLEN JOFFE
allen@baumrealty.com
312.275.3120

DAN MOLNAR
dan@baumrealty.com
312.275.3138



© 2021 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

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



EXAMPLE RENDERING



ALLEN JOFFE
allen@baumrealty.com
312.275.3120

DAN MOLNAR
dan@baumrealty.com
312.275.3138



© 2021 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

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

1001 N Randall Rd
Elgin, IL

Harvest Bible Chapel

Harvest Christian Academy
660 students

1001 N. Randall Rd



Staffing Network

Royal Cleaners

RUSSO

ATHLETES HQ

Bumblebee
A Play Cafe

ROYAL LIQUOR & WINE

DUET DANCE ACADEMY

THE LEARNING EXPERIENCE



FOX VALLEY DENTISTRY
ORAL CARE

Fletcher Dr Medical Center

Advocate Health Care



Westminster
Christian School
377 Students
39 Staff



5,050 VPD

N RANDALL RD 50,200 VPD

FLETCHER DR

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