

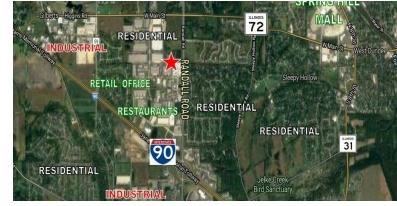
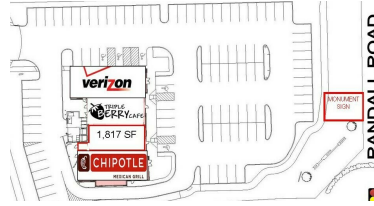
# Restaurant Space

2500- 2510 North Randall Road Elgin, IL 60124

# For Lease

MLS #12012628

**RETAIL**



**RETAIL SPACE 1,817 SF**

**\$30.00 PSF (NNN)**

**FORMER RESTAURANT SPACE  
ALL FF&E INCLUDED**

**Unit 2502:** Retail space on high volume Randall Road (42,000+ vehicles per day) for lease.

Space was formerly a restaurant, and all of the FF&E remains including walk-in cooler, walk-in freezer, hood with fire suppression system and complete food prep and cook lines. See list.

Other tenants include Chipotle, Verizon and Triple Berry Café.

Ample lighted parking with 95 spaces.

**Specifications**

Building Size:	7,896 SF
Year Built:	2021
HVAC System:	GFA/ Central Air
Electrical:	200 amp 3 Phase
Sprinklers:	Yes
Washrooms:	2 ADA
Ceiling Height:	14 ft
Parking:	95 Common
Sewer/Water:	City
Zoning:	B3
Lease Term:	Minimum 5 Years
CAM & Taxes	CAM: \$5.12 psf Taxes: \$8.81 psf
PIN #:	03-30-227-057

Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,112	37,862	137,568
Average HH Income	\$161,393	\$110,709	\$96,684

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www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

Senior Broker  
**Michael Deacon**  
MichaelD@PremierCommercialRealty.com  
O: 847.854.2300 xx28 C: 815.814.6500

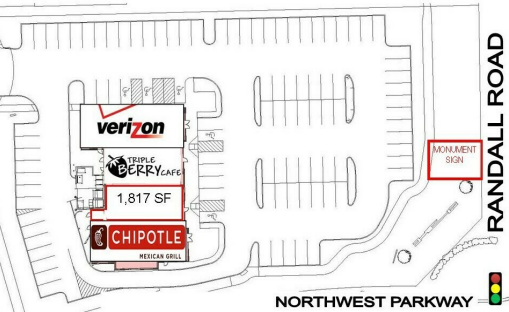


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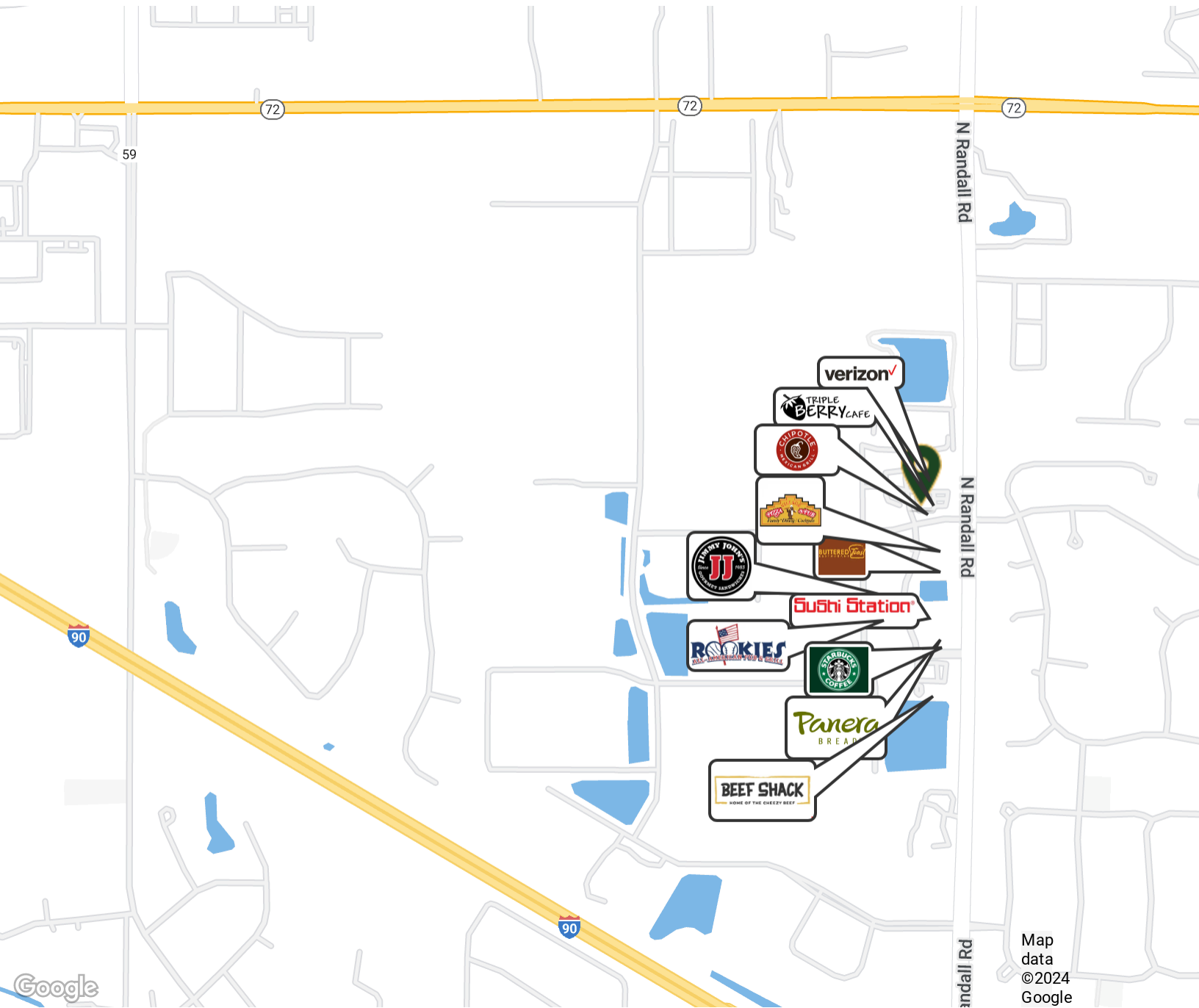
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# EXHIBIT A

## FF&E AT 2502 N RANDALL ROAD

<u>DESCRIPTION</u>	<u>QUANTITY</u>
<b>COUNTED</b>	
Signage -- Exterior -- Parapet	1
Signage -- Interior -- Wall	1
Signage -- Monument	2
Booths	3
Tables -- Interior	22
Chairs -- Interior	38
Tables -- Exterior                      Note 1	3
Chairs -- Exterior                      Note 1	8
Monitors	3
Sales Counters with Lower Compartments	2
Menu Boards Above Sales Counters	3
Cash Register System with 3 Monitors	1
Printer	1
Safe	1
Greeting Station	1
Dining Room Trash Receptacles	2
Toddler Chairs	2
Security System	1
Condiment Dispenser	1
Ice Maker	1
Baby Changing Stations	2
Bathroom Trash Receptacles	2
Hand Sanitizers	3
Sales Counter Cup Holder	1
Range with Three Overhead Compressoers	1
Combination Condiment Table and Display Cooler	1
Combination Prep Table with Heat Lamp	1
Deep Fryers	2
Small Portable Coolers	2
Beer Dispenser with Four Handles	1
Microwaves	2
Three Compartment Sink	1
Small Step Ladder	1
Wall Clock	1

# FF&E AT 2502 N RANDALL ROAD

<u>DESCRIPTION</u>	<u>QUANTITY</u>
Stainless Steel Shelving Racks	10
Small Carts	5
Metal Warming Trays	3
Plastic Waste Baskets	6
Mounted Cork Boards	3
Mounted Grease Board	1
Laundry Hamper	1
Food Warming Blanket Carrier	1
Small Fan	1
Coffee Maker	1
Employee Storage Boxes	9

## NOT COUNTED

- Paper Goods
- Cleaning Supplies
- Dry Goods
- Pots and Pans
- Mixing Bowls
- Plastic Containers and Bins
- Floor Cleaning Tools
- Linens
- Bathroom Supplies

Note 1                      These tables and chairs were outside in front of the restarant and may be owned by the 2502 tenant.