

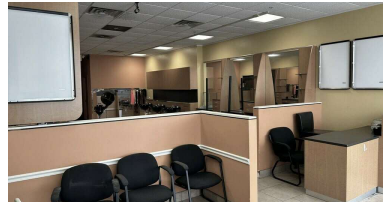
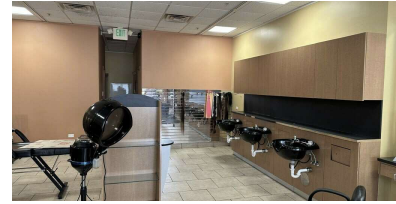
252 South Randall Road

Algonquin, IL 60102

For Lease

MLS #12178462

RETAIL



RETAIL 1,200 SF

\$3,000/MO.

\$22.90 PSF (NNN)

Former Salon 1,200 SF

Former hair salon space located in the busy Randall Rd./ Algonquin Road retail corridor, in the 10,440 SF multi tenant center directly in front of Home Depot, with over 40,300 vpd on Randall Road.

1,200 SF space equipped with 8 styling stations, 3 wash bowls, laundry room, bathroom, break room, office and front waiting area. Remaining equipment in space included.

Total rent including CAM and Taxes is \$3,000/mo.

Specifications

Building Size:	10,440 SF
Year Built:	2001
HVAC System:	GFA/ Central Air
Electrical:	200 amp
Sprinklers:	Yes
Washrooms:	1 ADA
Ceiling Height:	10 ft
Parking:	Common
Sewer/Water:	City
Zoning:	B-2
CAM & Taxes	CAM \$4.55 psf Taxes \$2.55 psf
PIN #:	19-30-426-017

Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,811	65,882	141,391
Average HH Income	\$136,065	\$143,098	\$140,929

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Ryan Artner

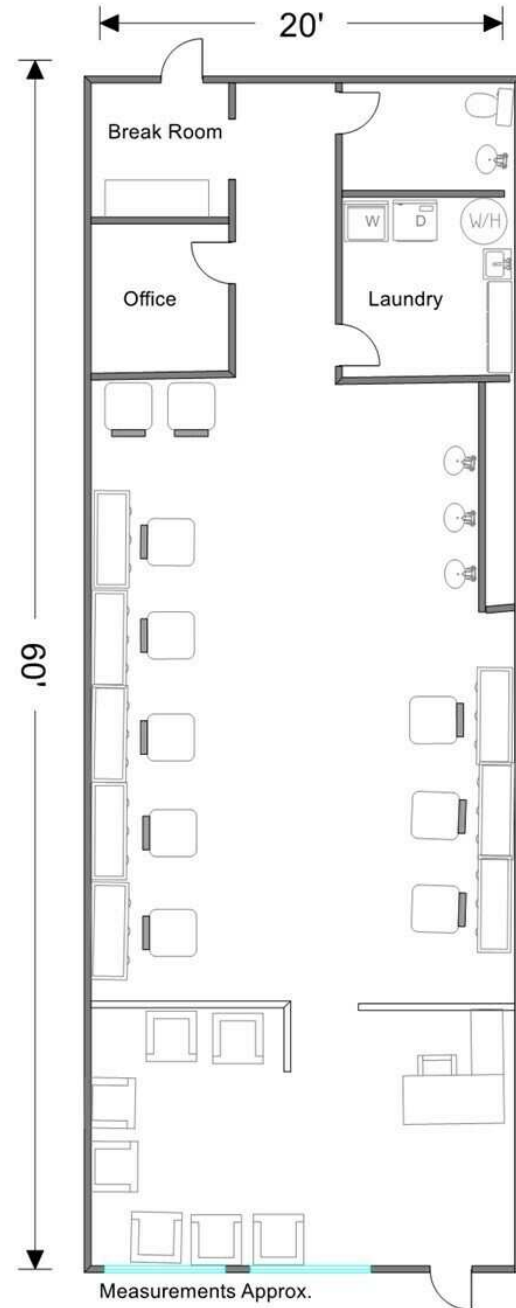
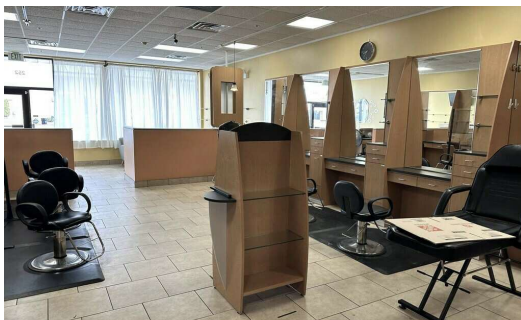
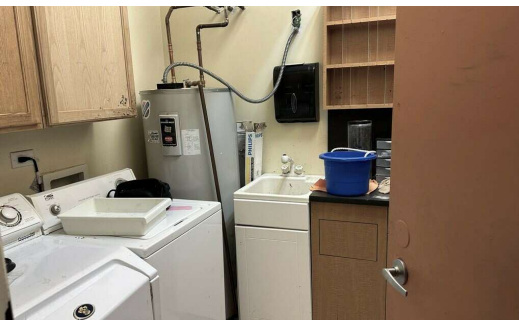
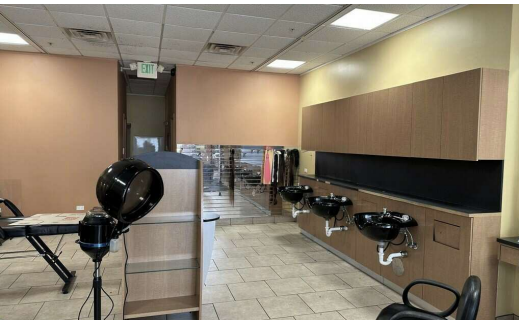
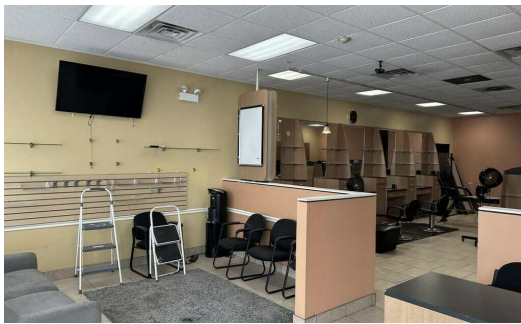
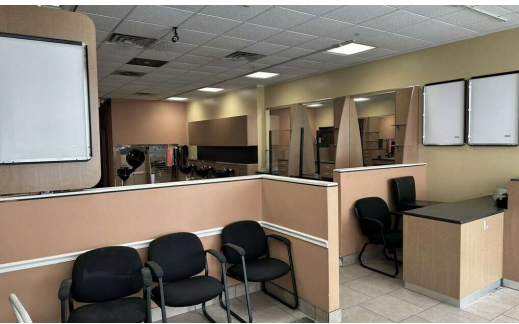
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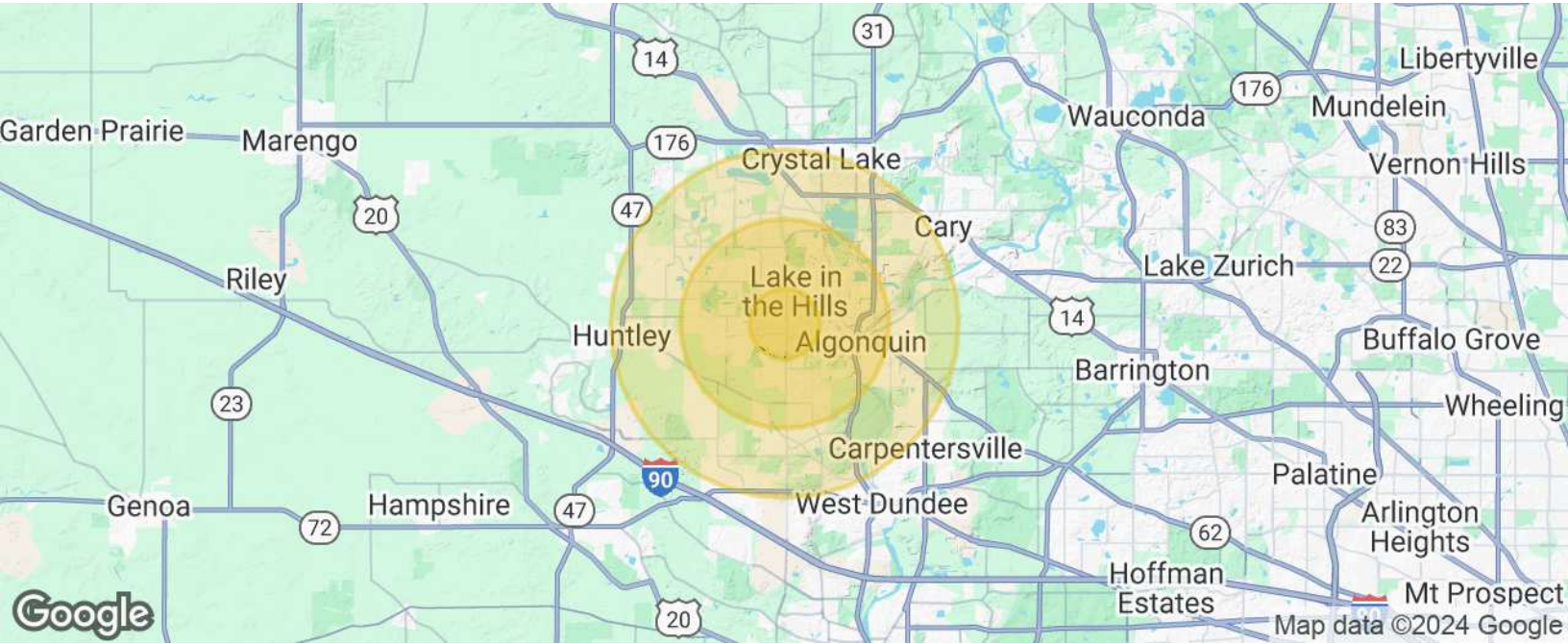
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,811	65,882	141,391
Average Age	41	40	39
Average Age (Male)	40	39	38
Average Age (Female)	42	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,263	23,424	49,567
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$136,065	\$143,098	\$140,929
Average House Value	\$342,445	\$328,291	\$323,120

Demographics data derived from AlphaMap

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