

2506 North Randall Rd
Elgin, IL 60124

For Lease

MLS #12542340

RESTAURANT SPACE



RESTAURANT SPACE 1,739 SF

\$32. PSF (NNN) TOTAL MONTHLY \$6,888.

**FORMER RESTAURANT SPACE
1,739 SF**

- Former 1,739 SF restaurant for lease. A 20 x 18 outdoor patio for seasonal dining is included at no extra cost.
- Located on high traffic Randall Rd (45,000 vehicles per) one mile north of I-90.
- Total of 95 common parking spaces (12 per 1,000 SF).
- Prior tenant is asking for \$60,000 to leave all the fixtures, furniture and equipment (e.g. upright coolers, upright freezers, hood and fire suppression system, range, deep fryer, booths, tables, chairs, racks, cookware, and supplies).
- Dining area has 14 ft high open ceiling.
- Signage opportunities are above the front entrance and two monument signs.
- Other tenants include Chipotle, Verizon, and Poke West.

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
CAM & Taxes	CAM: \$5.90 psf Taxes: \$9.63 psf
PIN #:	03-30-227-057

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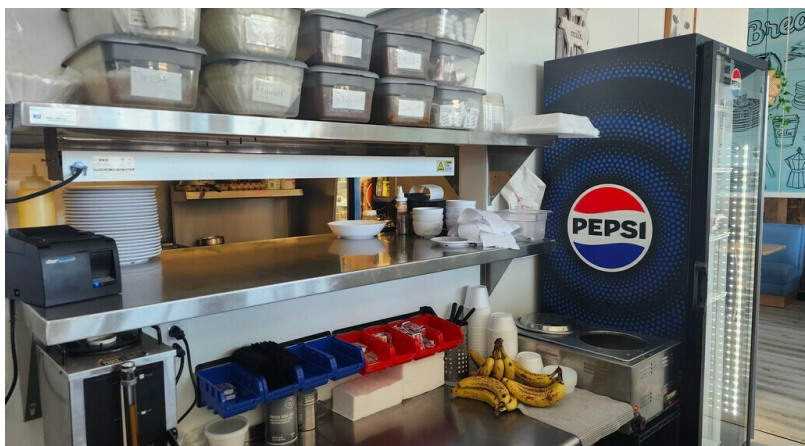
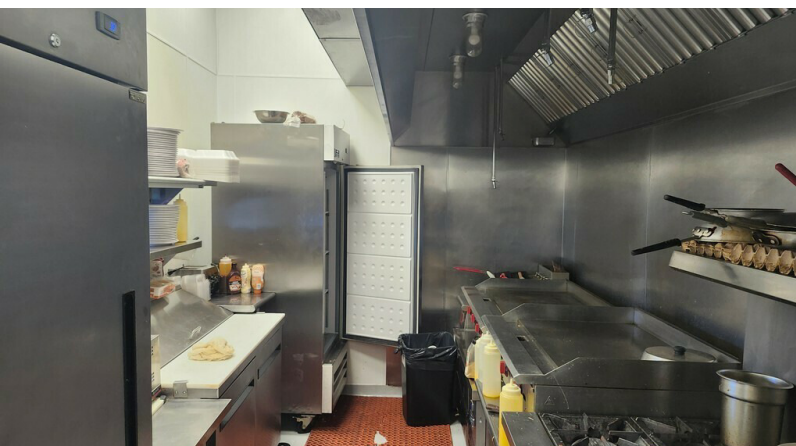
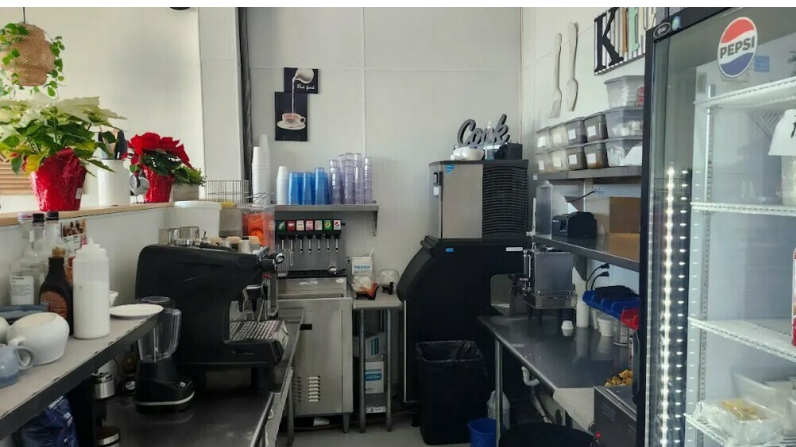
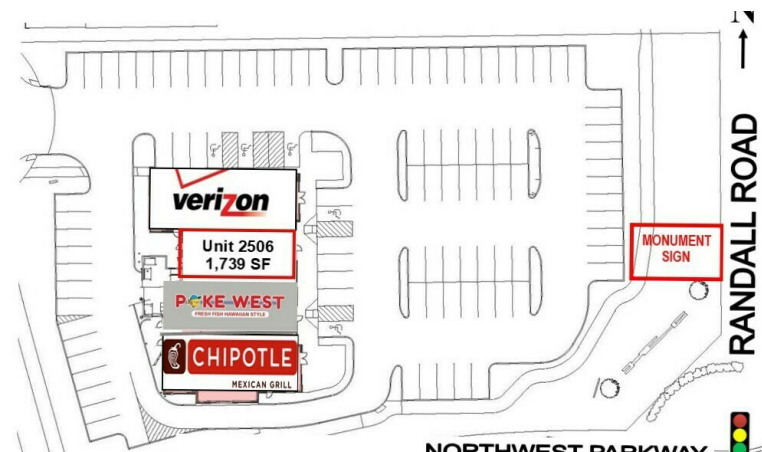
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COMMERCIAL REALTY

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DINING AREAS

- 10 Booths (two 3-seat / eight 2-seat)
- 15 Tables (indoor)
- 37 Chairs (indoor)
- 7 Tables (outdoor – patio)
- 28 Chairs (outdoor – patio)
- 7 Umbrellas
- 6 Chairs – Children
- 3 Food Serving Stands
- 1 Reception Stand

COOKING LINE

- 1 12x5 Hood w/ Ansul System
- 1 6x3 Single Door Upright Cooler
- 1 6x3 Single Door Upright Freezer
- 2 4x3 Grills
- 1 6-Burner Range
- 1 Fryer
- 1 Microwave
- 1 Condiment Table

BACK ROOM

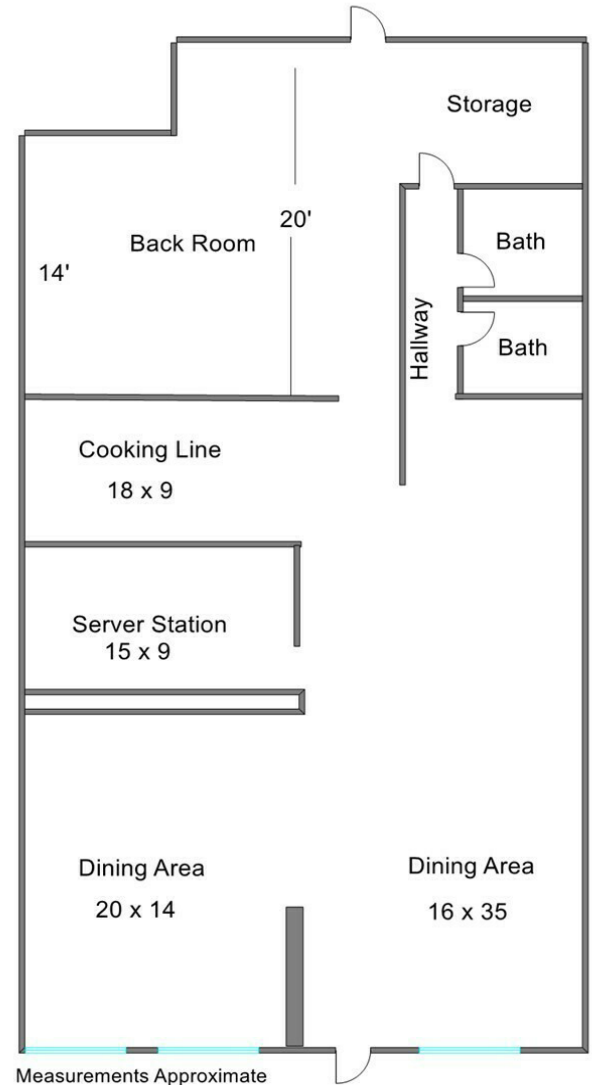
- 2 6x6 Double Door Upright Coolers
- 1 6x3 Single Door Upright Cooler
- 1 6x3 Single Door Upright Freezer
- 1 Triple Basin Sink
- 9 Prep Tables (6 Large / 1 Med / 2 Small)
- 1 Small Mixer
- 9 5-Shelve Storage Racks
- 3 Bussing Carts
- 12 Pots and Pans
- 3 Round Trays
- Misc. Dishware/ Utensils/ Bus Tubs

SERVER AREA

- 2 Prep Tables
- 2 Coffee Holders
- 1 Juice Maker

MISC.

- 4 Hand Sinks
- 3 Fire Extinguishers
- 10 Hanging Ceiling Lights
- 6 Trash Containers
- 1 Step Ladder
- 1 Bathroom Baby Changer
- 1 Wall Clock
- Paper Goods
- Mops/ Brooms/ Pails



UNIT 2506
1,739 SF

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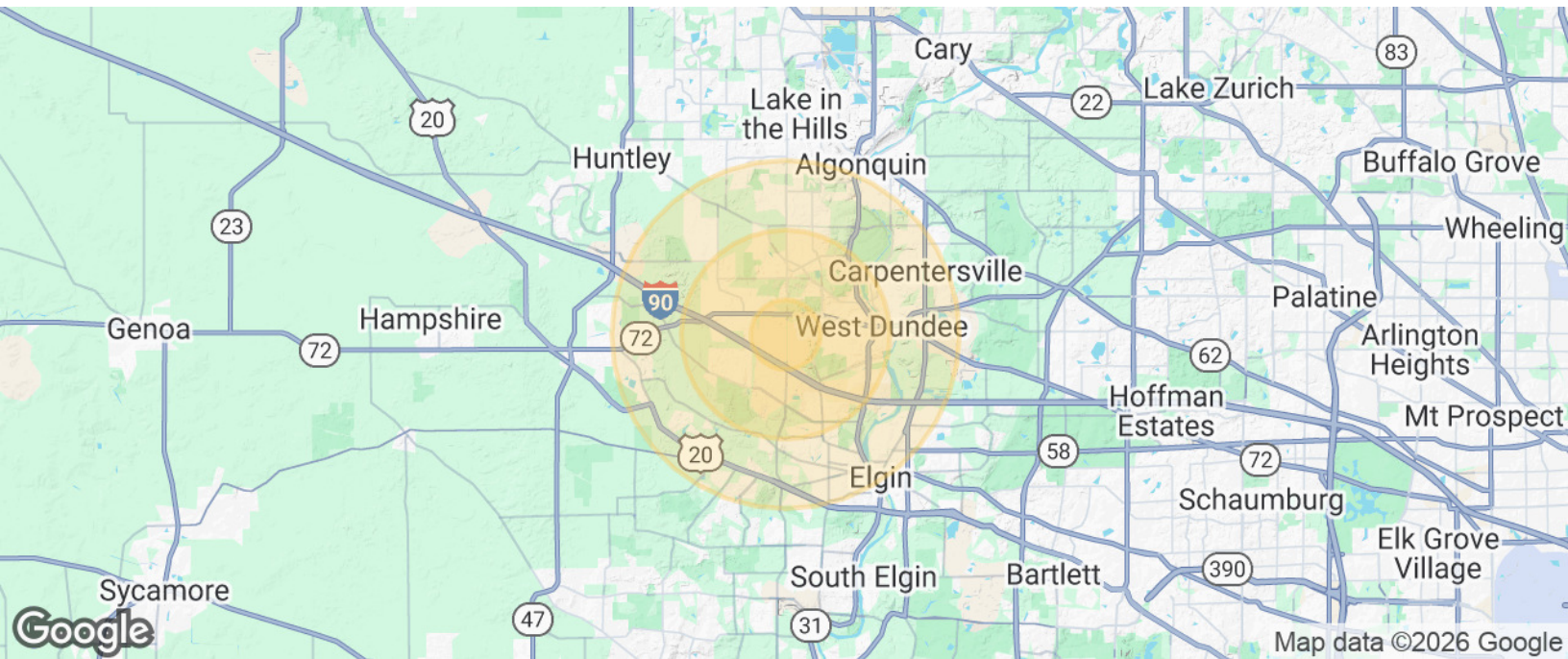
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Population	1 Mile	3 Miles	5 Miles
Total Population	2,954	39,382	135,052
Average Age	44	40	39
Average Age (Male)	43	39	38
Average Age (Female)	44	40	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,147	14,222	46,757
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$183,820	\$136,637	\$121,583
Average House Value	\$395,477	\$330,953	\$303,670

Demographics data derived from AlphaMap

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