



805-821 NORTH RANDALL ROAD
Batavia, Illinois



RETAIL SPACE FOR LEASE

**For Lease: \$16-\$17/SF NNN
CAM & Taxes: \$6.50/sf**

Retail Space for Lease - MOVE IN READY!!!

REC presents newer retail space anchored by Athletico and situated at a frontage road in the retail development anchored by Walmart, and connecting the center with Sam's Club and Portillo's.

With close proximity to retailers and businesses locally, this property is positioned in the heart of the Randall Road retail corridor.

Space offerings include fully built out medical space (Unit 815), built out restaurant with a grease trap (Unit 817), and an end cap (Unit 821)!

Strong demographics with a population of 121,000 (5 mile) and average income exceeding \$100,000 (5 mile).

- Unit 815: Medical Space 3,640 square feet
\$17/sf NNN
- Unit 817: Restaurant w/grease trap 1,200 square feet
\$16/sf NNN
- Unit 821: End cap unit 1,106 square feet
\$16/sf NNN
- Annual Escalation: 3%
- High drive-by visibility
- Newer construction

Real Estate Consultants of Illinois, LLC

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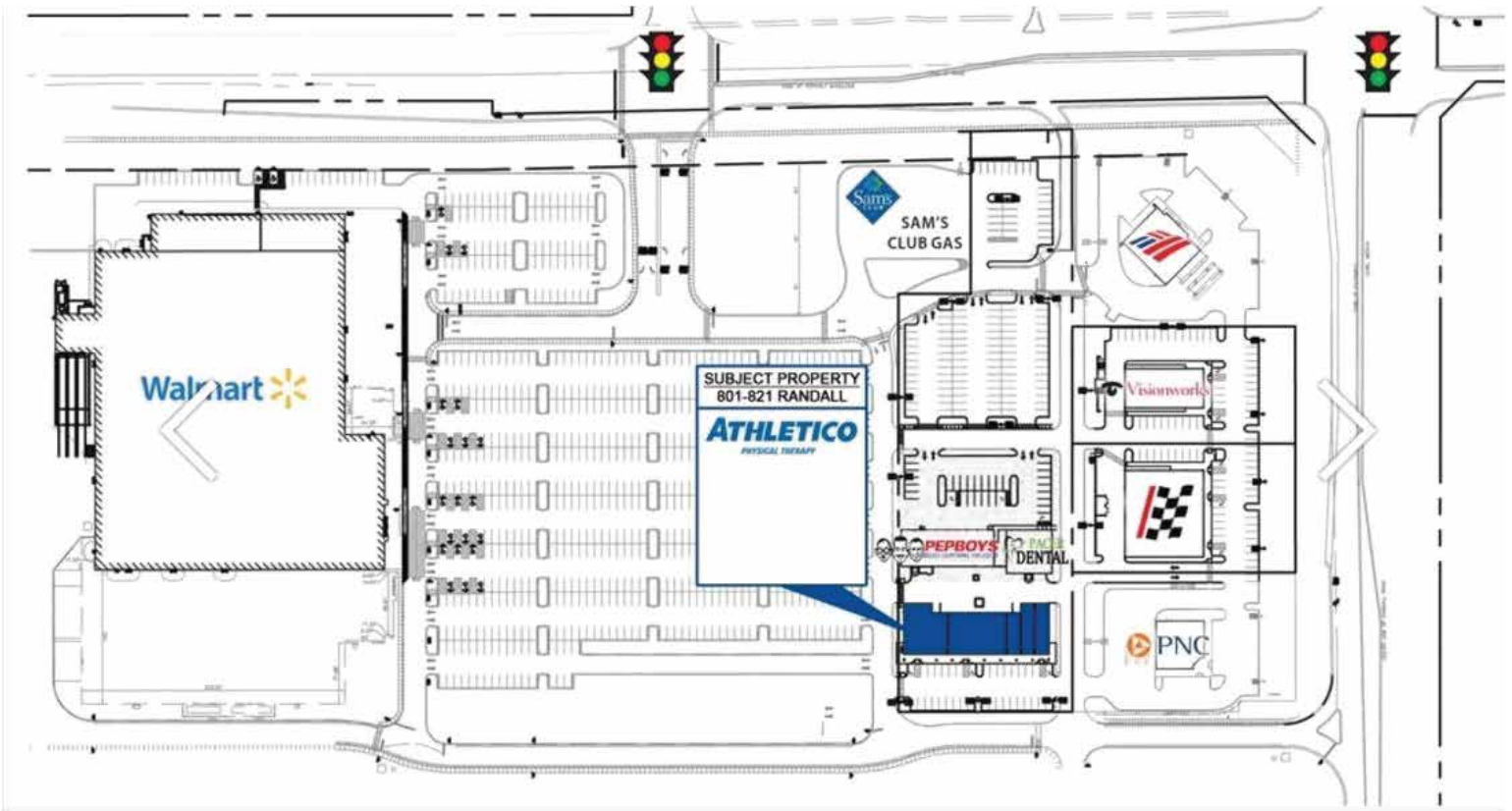
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RETAIL SITE PLAN



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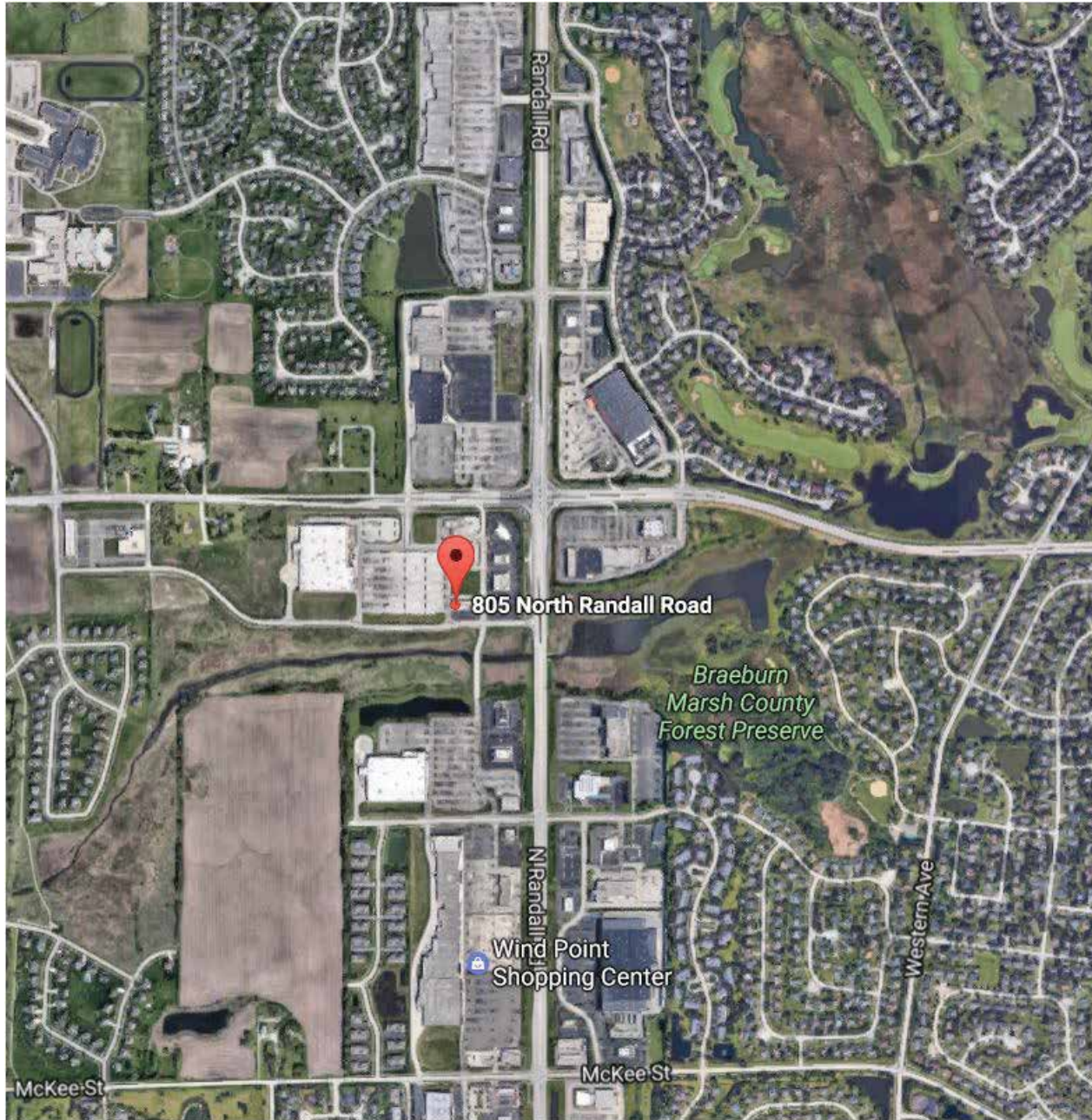
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AERIAL VIEW



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