

5.5 ACRES COMMERCIAL
DEVELOPMENT

NWQ Randall & Bowes

SOUTH ELGIN - IL

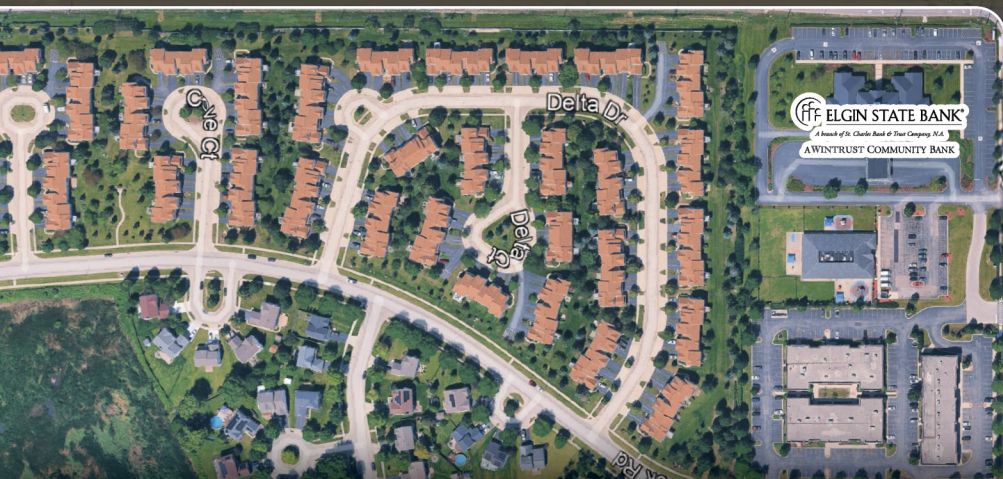


S. RANDALL ROAD - 38,500 VPD

W. BOWES ROAD - 15,600 VPD



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CANVAS

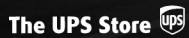
SOUTH ELGIN

Located at the Northwest quadrant
of Randall & Bowes

HIGHLIGHTS

- ±5.5-Acre Development Site at the northwest quadrant of Randall Road & Bowes Road in South Elgin
- Prime Randall Road Location with excellent visibility and exposure along one of the area's major commercial corridors
- Controlled Easement Through Nick's Pizza provides access to the site from Bowes Road
- Excellent Regional Accessibility with convenient access to Randall Road, Bowes Road, and I-90

NEIGHBORHOOD RETAILERS



DEMOGRAPHICS



146k+

Total Population
5 Miles



\$142k+

Average HH Income
5 Miles



128k+

Daytime Population
5 Miles

SPACES AVAILABLE



22,878 sf

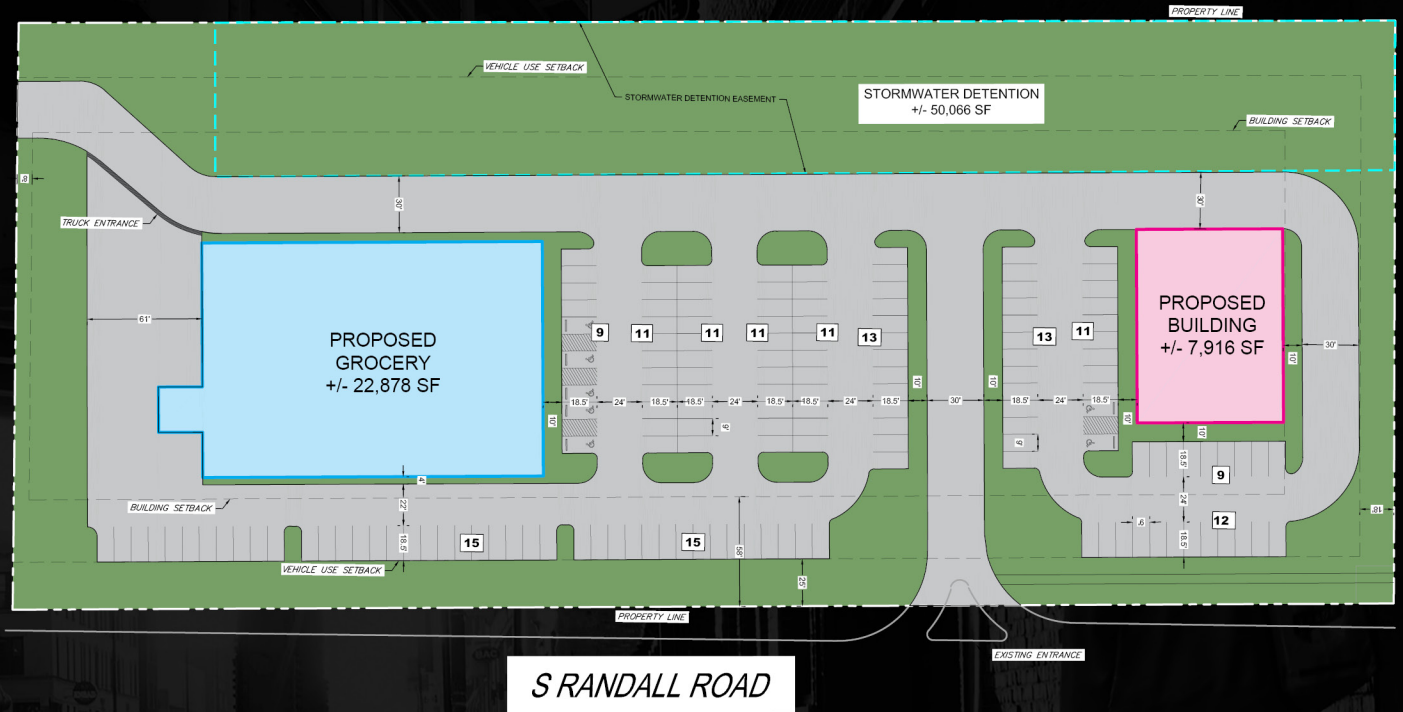
Proposed Grocery



7,916 sf

Proposed Building

PROPOSED SITE PLAN





FOR MORE INFORMATION, PLEASE CONTACT

ANTHONY CAMPAGNI
 ac@canvasrealestate.com
 847.651.8669

ELAN RASANSKY
 elan@canvasrealestate.com
 414.380.1555

MICHAEL WALLACE
 mwallace@canvasrealestate.com
 614.537.2403

CANVAS

2211 North Elston Avenue,
 Suite 307, Chicago
 www.canvasrealestate.com