



FOR SALE: THE SHOPPES AT FOXFIRE

35,056 SQ. FT. RETAIL CENTER



SOLD

2070 N. Rand Road • Palatine, Illinois

LOT SIZE: 5.95 Acres (includes 2 outlots)
ZONING: P-Planned Development
SCHEDULED GROSS INCOME: \$500,000.00
P.I.N.: 02-02-204-013 / 02-02-400-077

PROPERTY DESCRIPTION:

Improvements consist of a modern one-story multi-tenanted 35,056 sq. ft. retail center, containing 17 units ranging in size from 989 sq. ft. to 5,040 sq. ft. Amenities include attractive facade, professional landscaping, newer parking lot (148 spaces), as well as newer roofs. The property is well-maintained and offers an astute investor tremendous upside potential. All units are leased on a net-basis with tenants paying their proportionate share of real estate taxes, common area expenses and management. Included in the 5.95 acres are two outlots: Lot #1 (Rand Road access) 13,942 sq. ft., and Lot #2 (Hicks Road access) 14,972 sq. ft.

LOCATION:

Ideally located at the southeast corner of Rand and Hicks Road, in an area experiencing tremendous growth and construction, as well as 32,000 vehicles daily as an average traffic count.

SOLD

Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing withdrawn without notice.



For further information including income, expenses, site plan and rent roll please contact:

Paul G. Demik
Principal

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