

FOR SALE

SOLD



Lot Size

- 55,103 +/- sq. ft. with approximately 100 feet of frontage on Rand Road

Construction

- Classic brick and limestone elevation

Age

- Built 1994

Zoning

- B-2

P.I.N.

- 03-18-401-026

Roof

- Rubberized Torch weld membrane roof system

Lease Terms

- Expires 12/31/09 with attractive annual increases

High-Quality Commercial Investment Properties

KINKO'S

205 W. Rand Road, Arlington Heights, Illinois

Subject is an 8,976 sq. ft., free-standing, one-story retail building leased on a net basis by Kinko's, with ownership responsible for roof and structure only. Parking for 35 vehicles is located at the front and back of the building with ample room to expand. Quality construction, excellent location and very attractive investment.

LOCATION:

The property is ideally located ¼ mile northwest of the intersection of Rand and Arlington Heights Roads (directly across from Arlington Plaza, approximately 272,000 sq. ft. in size).

NEW YORK SQUARE SHOPPING CENTER

SW corner of East New York Street and Route 59, Aurora, Illinois

New York Square Shopping Center is a 39,885 square foot brick shopping center on 3.92 acres at the southwest corner of East New York Street and Route 59 in Aurora, IL. The building was erected in 1989 and is 100% occupied. Tenants include Office Max, Wells Fargo Home Mortgage, Inc., Fruitful Yield and ATI of Naperville, LLC. Kohl's department store adjoins the center to the east but is not part of the property. However, the Kohl's store and New York Square are perceived by the consumer to be one center and Kohl's serves as an 'anchor' to the property. There are 118 parking spots on the site but it also enjoys the entire parking allotted to Kohl's vis-à-vis a perpetual

cross easement with Kohl's. There is one monument sign on the property featuring Kohl's and all tenants in New York Square and each New York Square tenant has sign exposure on the front of their respective stores and along the north side of the building.

LOCATION:

Our excellent location is at the southwest corner of East New York Street and Route 59 in an outlot of the Fox Valley Mall in Aurora, IL. The building is approximately four miles south of I-88, the East / West Tollway, which is accessible via full interchange at Route 59.

For additional information, including income, expenses, site plans and rent rolls, please call for a Confidentiality Agreement.

SOLD



Lot Size

- 3.92 acres

Construction

- Brick and block

Age

- Approx. 15 years old

Zoning

- Commercial-Retail

HVAC

- Roof-top units/Gas heat

Roof

- Built up flat roof

Real Estate Taxes

- (2003): \$50,711.00 (favorable DuPage taxes)

DK Realty Partners, LLC's Managing Members are Paul G. Demik and David M. Kaufman, CCIM. Only the Managing Members of DK Realty Partners can bind DK Realty Partners to any agreement. The above property information is subject to verification by reader and no liability for errors and/or omissions is assumed. Price is subject to change and/or listing withdrawn without notice.



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EXCLUSIVE AGENT

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KINKO'S
205 W. Rand Road, Arlington Heights, IL



NEW YORK SQUARE SHOPPING CENTER
SW corner of East New York Street and
Route 59, Aurora, IL



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