

LAND FOR SALE

Spartan Green Pointe

629 SOUTH RANDALL ROAD, ELGIN, IL 60123

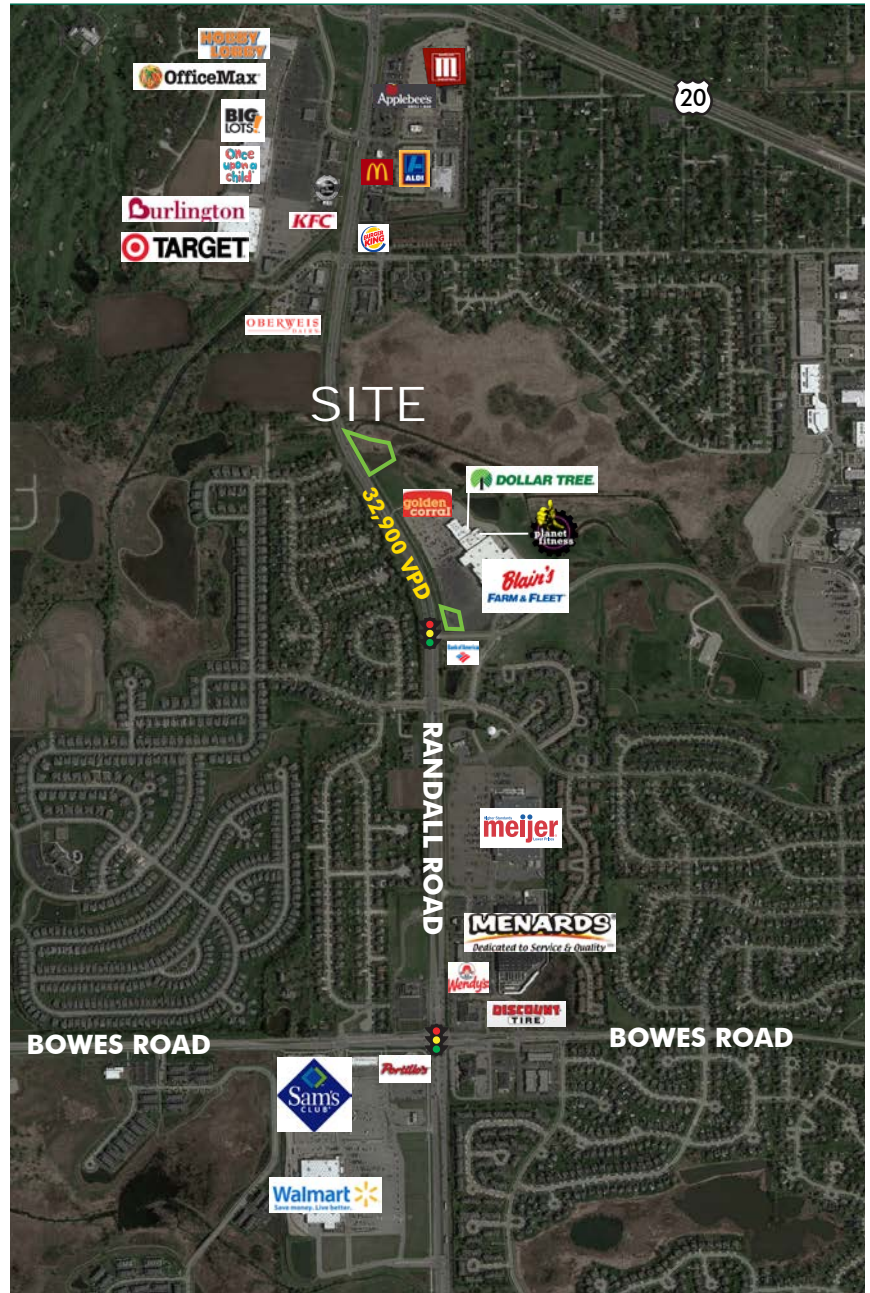
RETAIL

AREA RETAILERS



FEATURES

- + Outparcel Opportunities
- + Strong Retail Corridor anchored by Wal-Mart, Sam's Club, Target, Meijer, Menards & Blains Farm & Fleet
- + Excellent Visibility with direct frontage on Randall Road
- + High Traffic Count boasting over 32,900 VPD
- + High Incomes Exceeding \$113,198 within 3 miles



EXCLUSIVE AGENTS

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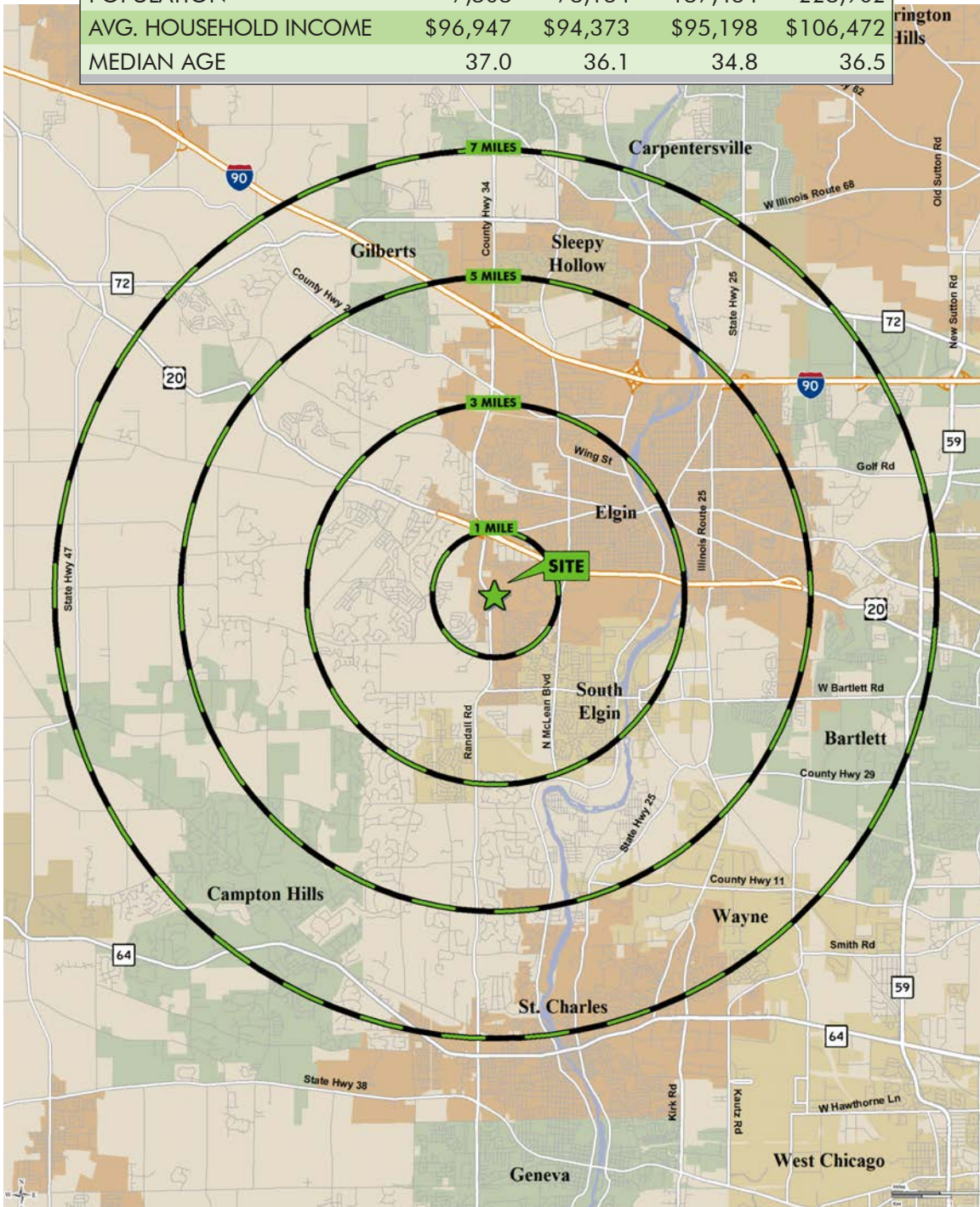
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RETAIL

HIGH AVERAGE HOUSEHOLD INCOMES EXCEEDING \$94,373 WITHIN 3 MILES

Estimated Demographics	1 mile	3 miles	5 miles	7 miles
POPULATION	7,508	78,134	157,434	228,902
AVG. HOUSEHOLD INCOME	\$96,947	\$94,373	\$95,198	\$106,472
MEDIAN AGE	37.0	36.1	34.8	36.5



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RETAIL







EXCELLENT VISIBILITY WITH DIRECT FRONTAGE ON RANDALL ROAD



CBRE

DEMOGRAPHIC BRIEF

629 S RANDALL RD

	1 MILE	3 MILES	5 MILES	7 MILES
 POPULATION				
2022 Population - Current Year Estimate	7,873	79,695	157,185	230,418
2027 Population - Five Year Projection	7,617	78,926	155,250	228,078
2020 Population - Census	7,791	75,477	149,920	217,940
2010 Population - Census	6,114	60,728	125,086	173,085
2022-2027 Annual Population Growth Rate	-0.66%	-0.19%	-0.25%	-0.20%
 HOUSEHOLDS				
2022 Households - Current Year Estimate	2,932	28,089	53,411	79,768
2027 Households - Five Year Projection	2,856	28,046	53,186	79,614
2020 Households - Census	2,830	25,656	48,599	72,764
2010 Households - Census	2,144	21,142	41,548	58,359
2022-2027 Annual Household Growth Rate	-0.52%	-0.03%	-0.08%	-0.04%
2022 Average Household Size	2.68	2.81	2.91	2.87
 HOUSEHOLD INCOME				
2022 Average Household Income	\$110,264	\$113,198	\$116,407	\$129,843
2027 Average Household Income	\$127,580	\$131,293	\$134,791	\$149,942
2022 Median Household Income	\$90,640	\$89,908	\$88,407	\$97,997
2027 Median Household Income	\$103,066	\$102,929	\$102,143	\$108,941
2022 Per Capita Income	\$42,666	\$39,634	\$39,630	\$45,133
2027 Per Capita Income	\$49,874	\$46,302	\$46,267	\$52,553
 HOUSING UNITS				
2022 Housing Units	3,024	29,279	55,787	83,308
2022 Vacant Housing Units	92 3.0%	1,190 4.1%	2,376 4.3%	3,540 4.2%
2022 Occupied Housing Units	2,932 97.0%	28,088 95.9%	53,411 95.7%	79,768 95.8%
2022 Owner Occupied Housing Units	2,542 84.1%	21,395 73.1%	40,027 71.7%	63,018 75.6%
2022 Renter Occupied Housing Units	390 12.9%	6,693 22.9%	13,384 24.0%	16,750 20.1%
 EDUCATION				
2022 Population 25 and Over	5,245	52,331	101,315	151,587
HS and Associates Degrees	2,828 53.9%	28,820 55.1%	54,134 53.4%	77,961 51.4%
Bachelor's Degree or Higher	1,898 36.2%	17,297 33.1%	32,723 32.3%	56,974 37.6%
 PLACE OF WORK				
2022 Businesses	298	2,416	4,603	7,165
2022 Employees	4,199	30,001	63,522	92,354