Spartan Green Pointe

629 SOUTH RANDALL ROAD, ELGIN, IL 60123



AREA RETAILERS











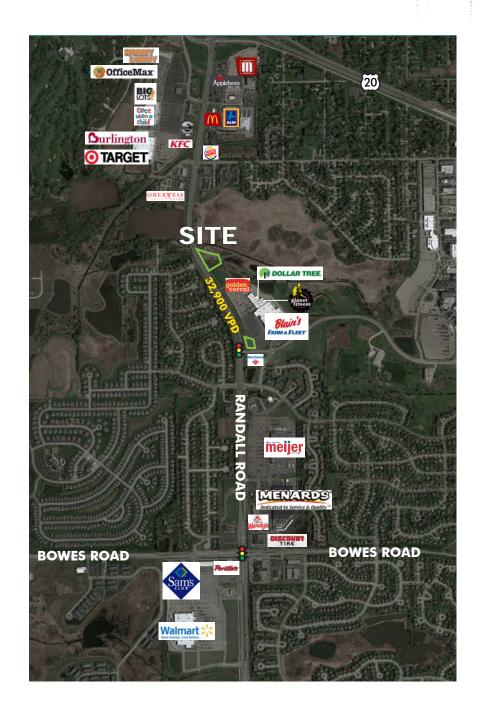






FEATURES

- + 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

Sean McCourt

First Vice President +1 312 297 7688 sean.mccourt@cbre.com Joe Parrott, CRRP, CRX, CLS

Senior Vice President +1 312 297 7680 joe.parrott@cbre.com

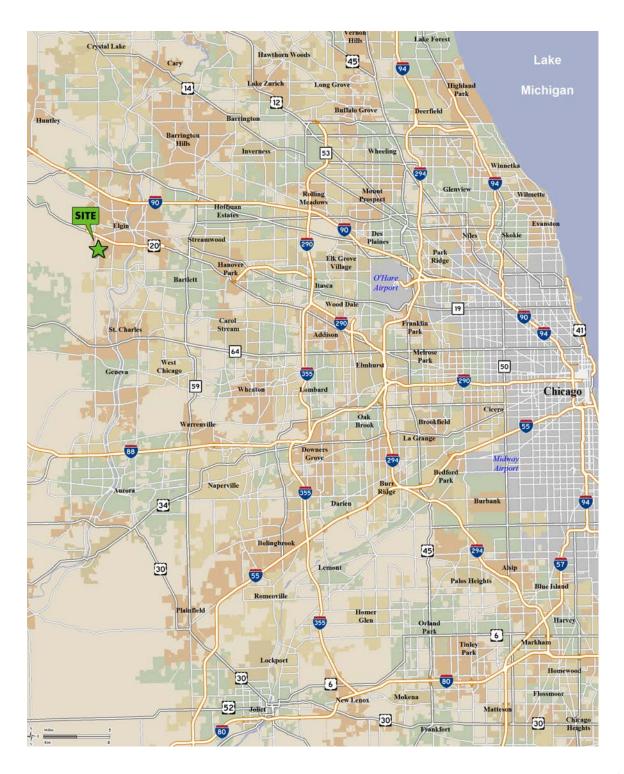


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SUBURBAN CHICAGO LOCATION





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

Estimated Demog	graphics	1 mile	3 miles	5 miles	7 miles	
POPULATION		7,508	78,134	157,434	228,902	
AVG. HOUSEHOL	D INCOME	\$96,947	\$94,373	\$95,198	\$106,472	rington Hills
MEDIAN AGE		37.0	36.1	34.8	36.5	
100		7 MILES		rpentersville	Illinois Route 68	Old Sutton Rd
72	Gilber County Hay 3	5 MILES	Sleepy Hollow	State Hwy 25	90	New Sutton Rd
State Hwy 477		1 MILE	Elgin SITE	Illinois Route 25	Golf Ro	
Campt	on Hills	Randali Rd	South Elgin	County Hwy Wayne	Bartlett County Hwy 29	28
64	State Hwy 38		of. Charles	Kautz Rd	Smith Rd 64 WHawthorne I	59



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STRONG RETAIL CORRIDOR ALONG RANDALL ROAD



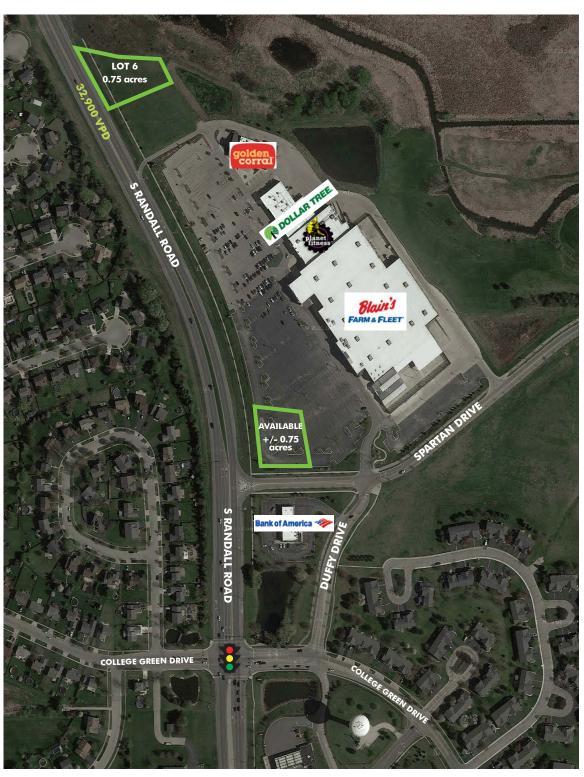


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EXCELLENT VISIBILITY WITH DIRECT FRONTAGE ON RANDALL ROAD







CBRE DEMOGRAPHIC BRIEF

629 S RANDALL RD

POPULATION —	1 Mile	3 Miles	5 Miles	7 Miles
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%
2022-2027 Annual Population Growth hate	-0.00%	-0.19%	-0.25%	-0.20%
HAY HOUSEHOLDS				
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2022 Households - Current Year Estimate	2,932	28,089	53,411	79,768
2027 Households - Five Year Projection 2020 Households - Census	2,856	28,046	53,186	79,614
2010 Households - Census	2,830 2,144	25,656 21,142	48,599 41,548	72,764 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

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