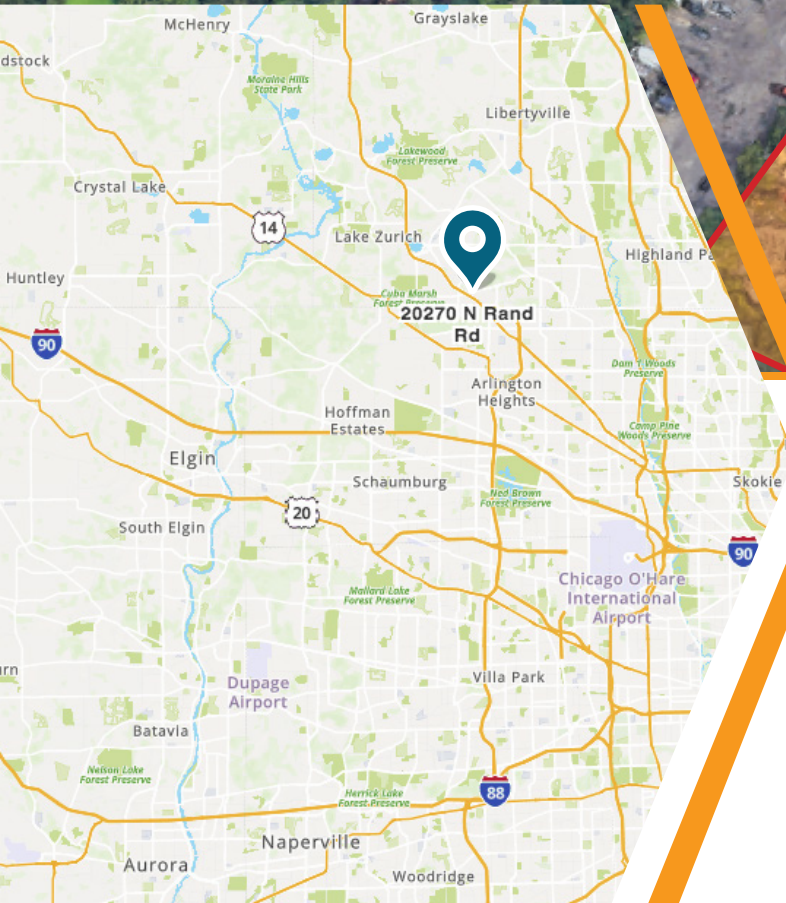


SITE DEVELOPMENT OPPORTUNITY

20270 N RAND RD, DEER PARK, IL 60074



SITE HIGHLIGHTS:

- Strong regional retail market: 6 major shopping centers within 2 miles of subject property
- T-Mobile cell phone tower on site with a lease transferred to a new owner - estimated value of \$600,000 with 9 years left on the lease!
- Water and sewer accessible
- Great visibility and high traffic counts
- Near major roads with easy access to interstates and O'Hare airport
- Great development opportunity for retail, office, medical or residential

ABOUT SITE



PRICE:
\$2,690,000



AVAILABLE AC
3.36



ZONING:
PD



TAXES
\$22,536.98 (2020)

For more information:

GUZEL LUBINSKI

312.237.0290 | guzel@goldengroupcre.com

www.goldengroupcre.com

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GOLDEN GROUP
REAL ESTATE

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The Quentin Collection

The Quentin Collection is a moderate sized (171,179 square feet) lifestyle center/shopping plaza. It is located directly across from Deer Park Town Center. The center, which opened in Fall 2005, is home to a mix of big-box retailers, and upscale retailers. Major retailers include Best Buy, DSW, Inc., Kirkland's, PetSmart, Stein Mart, Fresh Market, and Furniture Kidz.

1



Town Center Promenade

Town Center Promenade located at the NW Corner of Long Grove Road and Route 12 and anchored by Dick's Sporting Goods and AT&T Store.

2



Deer Park Town Center

Deer Park Town Center is a pedestrian friendly shopping destination offering a collection of some of the most coveted national retailers including Anthropologie, Apple, Ann Taylor, Banana Republic, Bath & Body Works, Crate & Barrel, Pottery Barn, Sephora and more than 70 shops and restaurants, spread across 386,000 square feet. Conveniently located at Rand Road and Long Grove Road in Deer Park, IL.

3



4

Shops at Kildeer

Located just 33 minutes northwest of downtown Chicago in the suburb of Kildeer, Illinois, the 171,339-square-foot shopping center is anchored by Ulta Beauty, Bed Bath & Beyond, Michael's, and a complementary mix of quick-service restaurants and small shops with excellent visibility along Rand Road/Route 12.

Kildeer Village Square

Newly built Kildeer Village Square is located across the street of the subject property next to Kildeer Marketplace and consists of the following retailers and banks: Consumers Credit Union, Cyclebar, DSW, Express Factory Outlet, Jos. A. Bank, LZ Boy, Nike, Nordstrom Rack, Orange Theory Fitness, Sierra Trading Post, Sports Clips, and others.

5



Kildeer Marketplace

Kildeer Marketplace is a 70,000 SF retail center anchored by Whole Foods and Bank of America and is located at the northwest corner of Rand Road and Plum Grove Road in Kildeer, IL. The center is situated in a high-volume traffic area with 53,000 vehicles per day at Plum Grove and Rand Roads, and 95,000 vehicles per day at Rand and Lake Cook Roads.

6



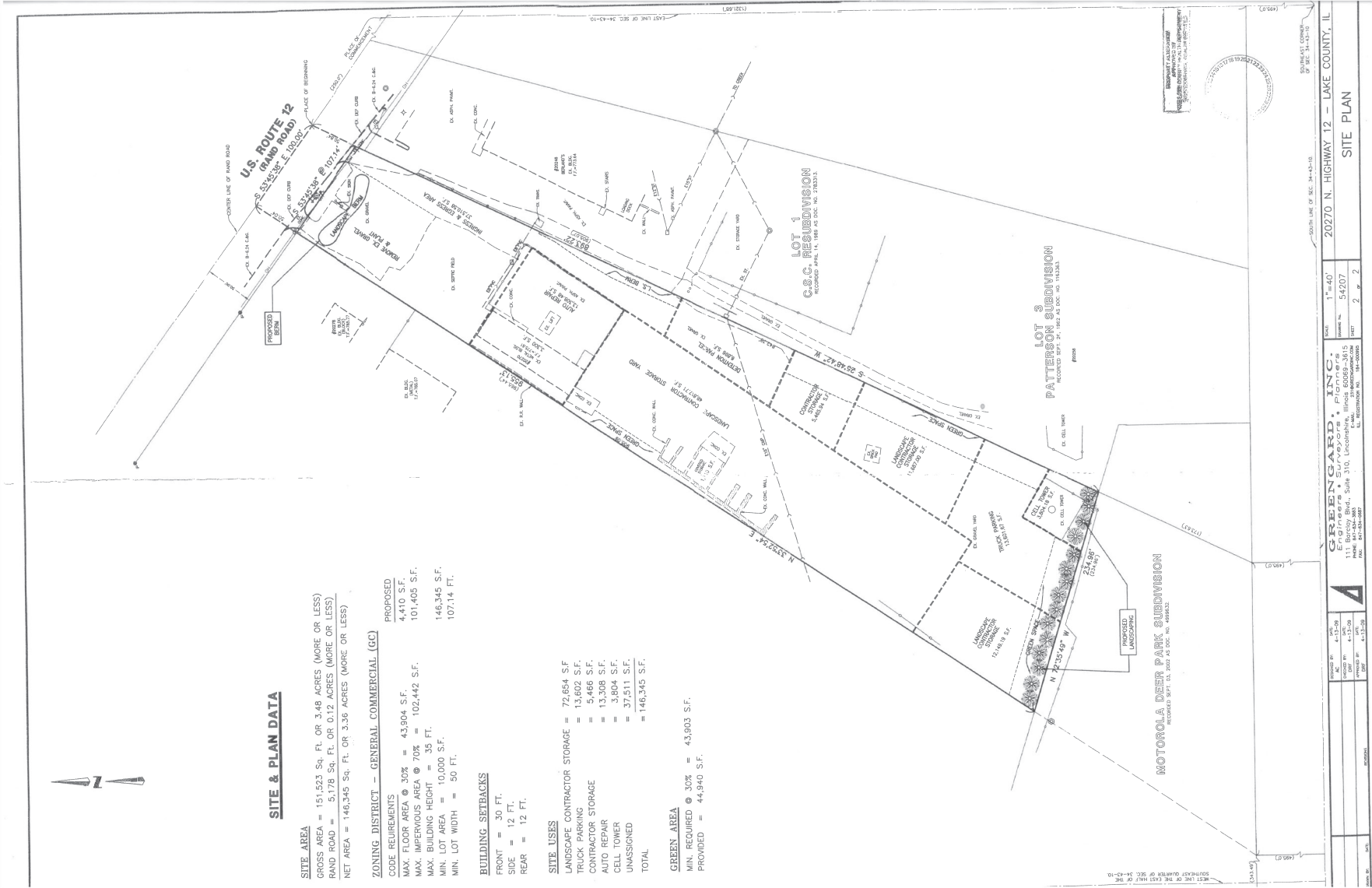
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SITE DEVELOPMENT OPPORTUNITY

20270 N RAND RD, DEER PARK, IL 60074



SITE & PLAN DATA

SITE AREA
 GROSS AREA = 151,523 Sq. Ft. OR 3.48 ACRES (MORE OR LESS)
 RAND ROAD = 5,178 Sq. Ft. OR 0.12 ACRES (MORE OR LESS)
 NET AREA = 146,345 Sq. Ft. OR 3.36 ACRES (MORE OR LESS)

ZONING DISTRICT - GENERAL COMMERCIAL (GC)

CODE REQUIREMENTS
 PROPOSED
 4,410 S.F.
 MAX. FLOOR AREA @ 30% = 43,904 S.F.
 MAX. IMPERVIOUS AREA @ 70% = 102,442 S.F.
 MAX. BUILDING HEIGHT = 35 FT.
 MIN. LOT AREA = 10,000 S.F.
 MIN. LOT WIDTH = 50 FT.

BUILDING SETBACKS
 FRONT = 30 FT.
 SIDE = 12 FT.
 REAR = 12 FT.

SITE USES
 LANDSCAPE CONTRACTOR STORAGE = 72,654 S.F.
 TRUCK PARKING = 13,602 S.F.
 CONTRACTOR STORAGE = 5,466 S.F.
 AUTO REPAIR = 13,306 S.F.
 CELL TOWER = 3,804 S.F.
 UNASSIGNED = 37,511 S.F.
 TOTAL = 146,345 S.F.

GREEN AREA
 MIN. REQUIRED @ 30% = 43,903 S.F.
 PROVIDED = 44,940 S.F.

SOUTH LINE OF SEC. 34-43-10. 20270 N. HIGHWAY 12 - LAKE COUNTY, IL	
SCALE: 1"=40' DRAWING NO. 54207 SHEET 2 OF 2	PREPARED BY: INC 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3610 TEL: 847-534-0800 FAX: 847-534-0801
DATE: 4-13-20 DRAWN BY: 4-13-20 CHECKED BY: 4-13-20	PROJECT NO. 14-000000

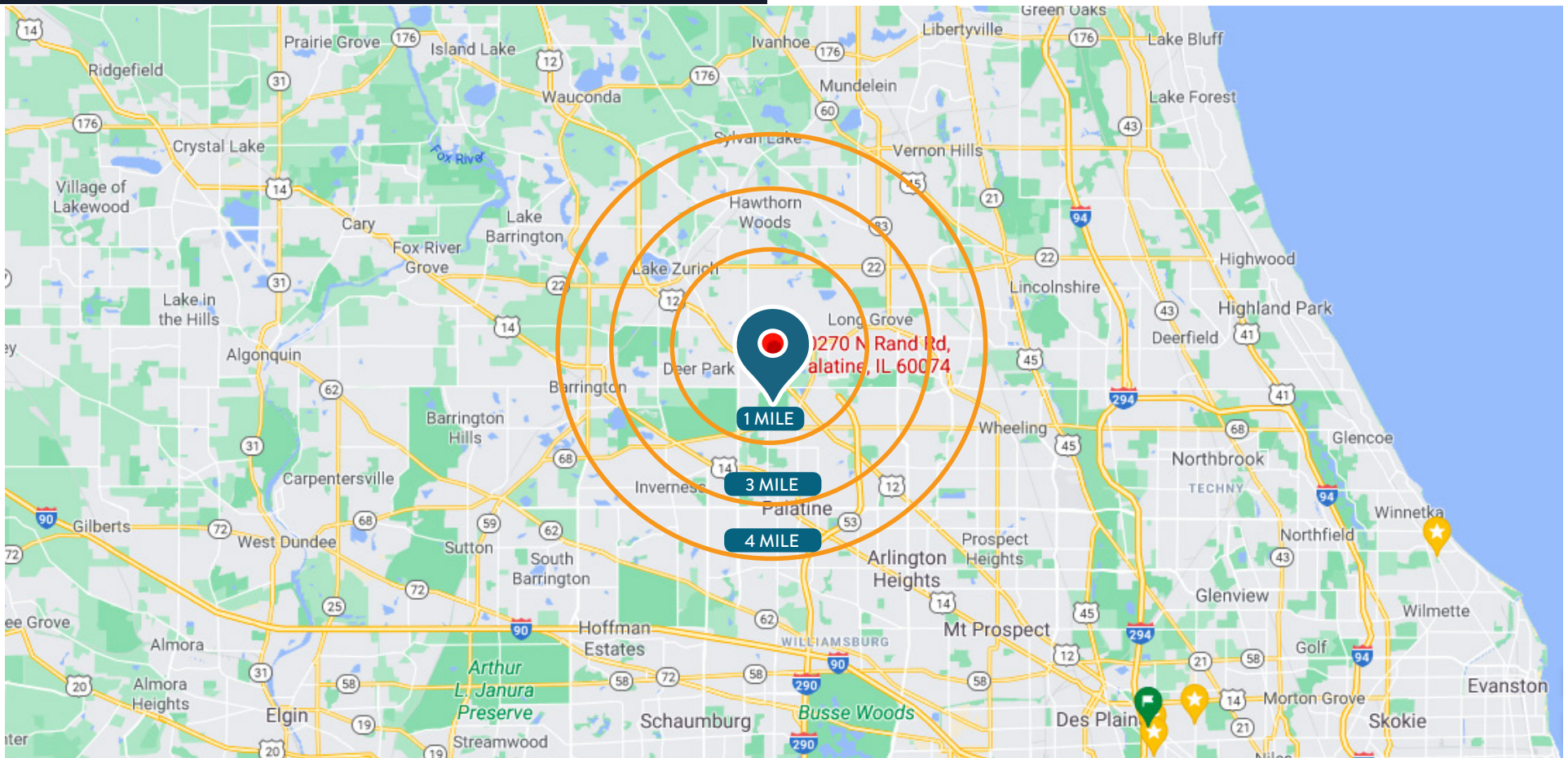
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SITE DEVELOPMENT OPPORTUNITY

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2021 Summary	2 Mile	5 Miles	10 Miles
Population	32,104	201,648	661,917
Households	11,470	75,984	250,527
Average Income	\$112,824	\$135,777	\$127,990
Median Home Value	\$348,143	\$361,907	\$343,712

KEY FACTS WITHIN 3 MILES OF THE SITE



73,964
POPULATION



38.40 MEDIAN AGE



27,959
TOTAL EMPLOYEES



3,107
TOTAL BUSINESSES

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