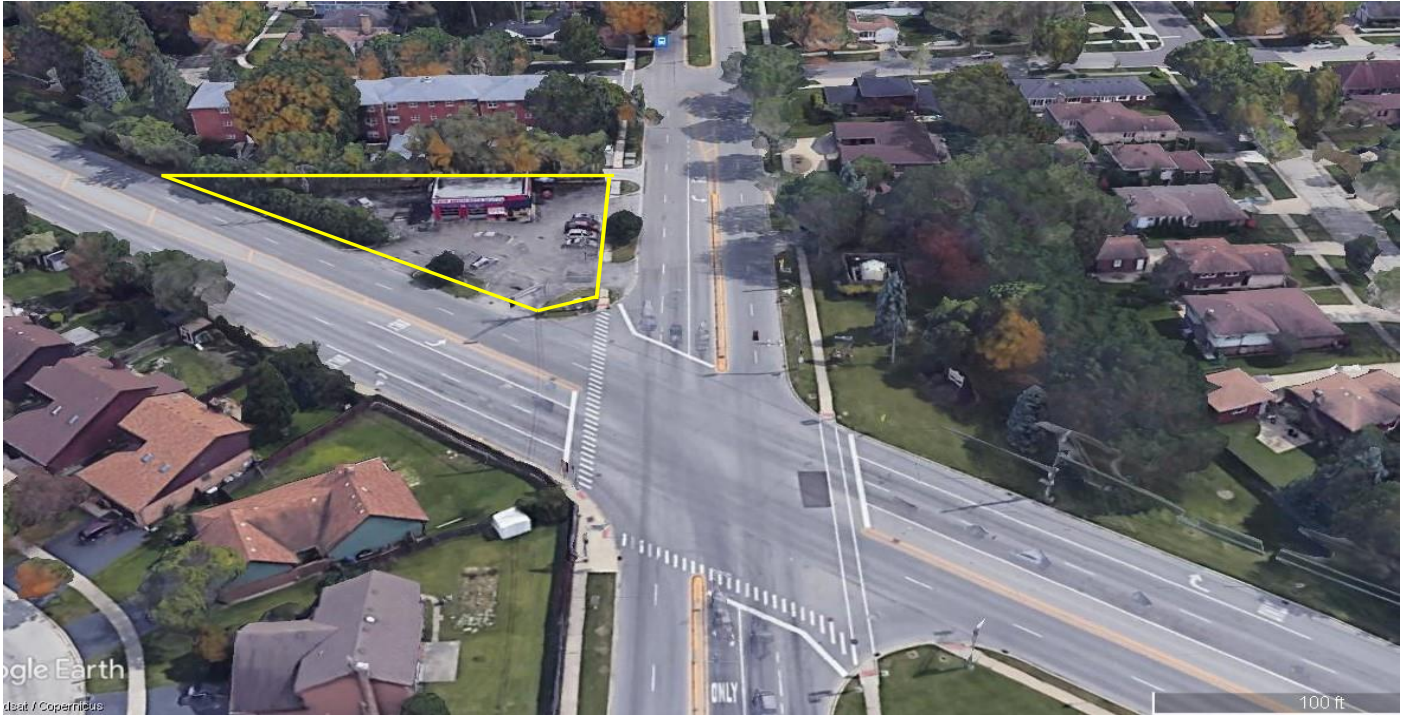


***RARELY AVAILABLE FREESTANDING BUILDING ON RAND ROAD!
1,400 SF AUTOMOTIVE/RETAIL BUILDING/11,600 SF SITE***

***RAND ROAD RETAIL CORRIDOR OUTLOT
SOUTHEAST CORNER OF RAND AND WOLF ROADS
555 RAND ROAD, DES PLAINES, IL***



PROMINENT HIGH TRAFFIC/HIGH VISIBILITY INTERSECTION

Exceptional opportunity to lease a rarely available freestanding building with parking at a high traffic intersection in the northwest suburban community of Des Plaines, Illinois. The property enjoys tremendous exposure and full access to both Rand and Wolf Roads. The building is currently an automotive facility featuring 2 overhead drive-in-doors, a reception/office area, storage room and fenced lot. This property is ideal for any automotive operation or is easily adaptable for retail/commercial/medical use. Desirable northwest suburban community.

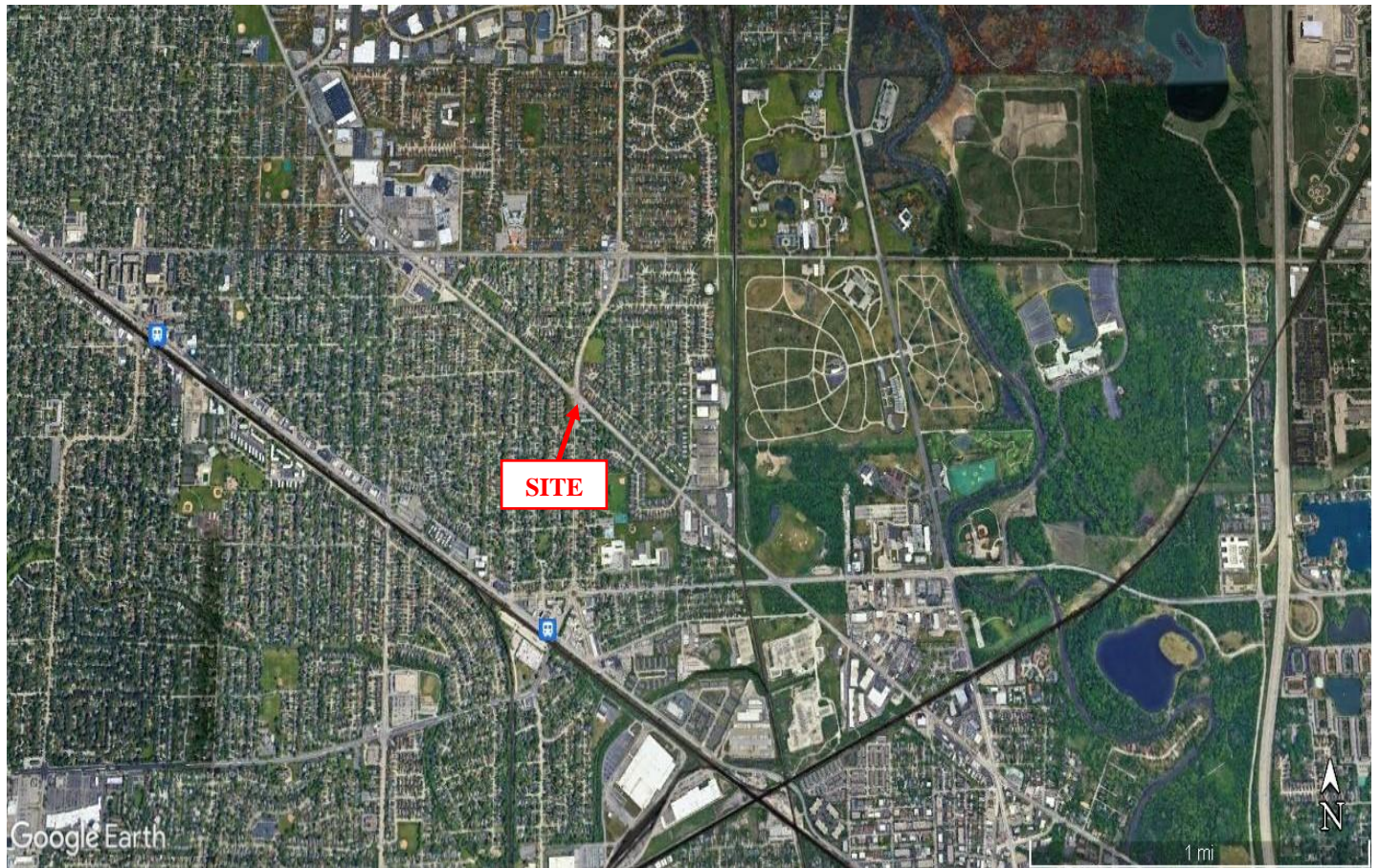
- ◆ Freestanding 1,400 square foot building on 11,600 square foot landsite
- ◆ Highly visible location at the signalized intersection of Rand and Wolf Roads
- ◆ Over 200 foot of frontage on Rand Road
- ◆ 23,100 average daily traffic counts on Rand Road and 14,600 average daily traffic counts on Wolf Road (IDOT)
- ◆ Full access to both Rand Road and Wolf Road
- ◆ Equipped auto facility is also easily adaptable for retail, commercial, or office use
- ◆ Numerous national and regional retailers are located along the Rand Road corridor
- ◆ Versatile C-3 General Commercial zoning
- ◆ Demographics

	<u>1 Mile Radius</u>	<u>3 Mile Radius</u>	<u>5 Mile Radius</u>
2020 Estimated Total Population	10,450	127,964	321,051
2020 Average Household Income	\$120,310	\$102,454	\$114,493

For Additional Information:
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CURRENT FREESTANDING AUTOMOTIVE FACILITY



PROPERTY DETAILS

- **Approximate 1,400 Square Foot Freestanding Building (46.96' x 29.5')**
 - **2 Bay Automotive Facility with Reception and Storage Areas**
 - **Fenced lot**
 - **Easily Adaptable for any type of Retail or Commercial Uses**
 - **206 Foot Frontage on Rand Road**
 - **Full Curb Cut Access Onto both Rand and Wolf Roads**
 - **Tremendous Street Visibility**
- **Versatile C-3 Commercial Zoning Permits a Variety of Retail & Commercial Uses**

