

131
S Randall Road

FOR SALE \$7.495 ~~\$7.995M~~

±78,972 SF BUILDING
±7.85 ACRE SITE

Main: 4.44 Acres; Rear Paved Lot: 1.72 Acres;
Additional Land: 1.70 Acres

Price
Reduced



131 S RANDALL ROAD, ST. CHARLES, IL 60174



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ACCESS MEETS OPPORTUNITY

Located within one of the Chicago suburbs' most active commercial corridors, 131 South Randall Road in St. Charles boasts both high visibility as well as immediate access via Randall Road and North Avenue. The Class A property consists of a high-image $\pm 78,972$ -square-foot, two-story building on ± 7.85 acres, subdivided among three separate parcels. With flexible zoning, potential for future building or parking expansion, prominent signage on high-traffic roads, and an established retail location, this property presents a unique opportunity for businesses seeking a dynamic presence in an affluent, growing suburban marketplace.



PROPERTY HIGHLIGHTS

- » Modern, two-story, Class A building on large land site
- » 7.85-acre land site, subdivided into 3 parcels, that allows for parking and/or building expansion
- » Showroom, service, office and service center areas
- » Flexible BR zoning supports a diversity of commercial businesses, including auto dealerships, specialty groceries, medtail and customer service centers
- » Opportunity to demise and reposition as multi-tenant retail, service oriented, medical, or entertainment use

LOCATION

- » Established retail and commercial area with significant foot and vehicle traffic
- » Adjacent to Costco, Discount Tire, Culvers, and across from one of the best performing (top 10%) Aldi grocery stores in the U.S. (Placer.ai metrics)
- » Immediate ingress/egress to Randall Road and North Avenue (IL-64) with prominent signage fronting both high-traffic roads
- » Signalized traffic access
- » Broad labor force with strong participation in manufacturing, healthcare, education and retail
- » Abundant local amenities

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PROPERTY SPECIFICATIONS

PROPERTY

Site Area:	±7.85 Acres (3 lots) <ul style="list-style-type: none">» Lot 7 = 4.4 acres» Lot 8 = 1.7 acres» Lot 9 = 1.7 acres
Zoning:	BR – Regional Business (PUD); City of St. Charles
Parking:	171 spaces (expandable)
Access:	Randall Rd and North Ave (IL-64)
Signage Opportunities:	<ul style="list-style-type: none">» Randall Rd (35,800 VPD)» North Ave (IL-64) (27,500 VPD)

EXISTING BUILDING

Total Building:	±78,972 SF (expandable); 2 stories
Class:	A
Year Built:	2006
Ceiling Height:	±24' - 26' (in open showroom area)
Sprinkler System:	Fully sprinklered
HVAC:	Fully air conditioned throughout
First Floor:	<ul style="list-style-type: none">» ±30,000 SF showroom» ±3,500 SF customer areas» ±19,500 SF service area
Second Floor:	<ul style="list-style-type: none">» ±11,000 SF office area» ±12,500 SF storage



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SITE

The ± 7.85 -acre site at 131 S Randall Road significantly enhances the property's value and functionality by accommodating parking, operational requirements, and potential future expansion. This versatility makes it well-suited to adapt to evolving business needs, positioning it as an appealing asset for both investors and businesses.

SITE PARCELS: ± 7.85 ACRES (3 LOTS)

- » **Lot 7 = 4.4 acres**
 $\pm 78,972$ SF retail/showroom/office building
- » **Lot 8 = 1.7 acres**
Fully paved; parking or building expansion area
- » **Lot 9 = 1.7 acres**
Parking or building expansion area

POTENTIAL BUILDING EXPANSION

- » Existing building can be expanded by $\pm 50,000$ SF
- » Additional space for showroom, storage, office and operational areas
- » Flexibility to support business growth and changing needs without requiring relocation
- » Scalability for a variety of uses



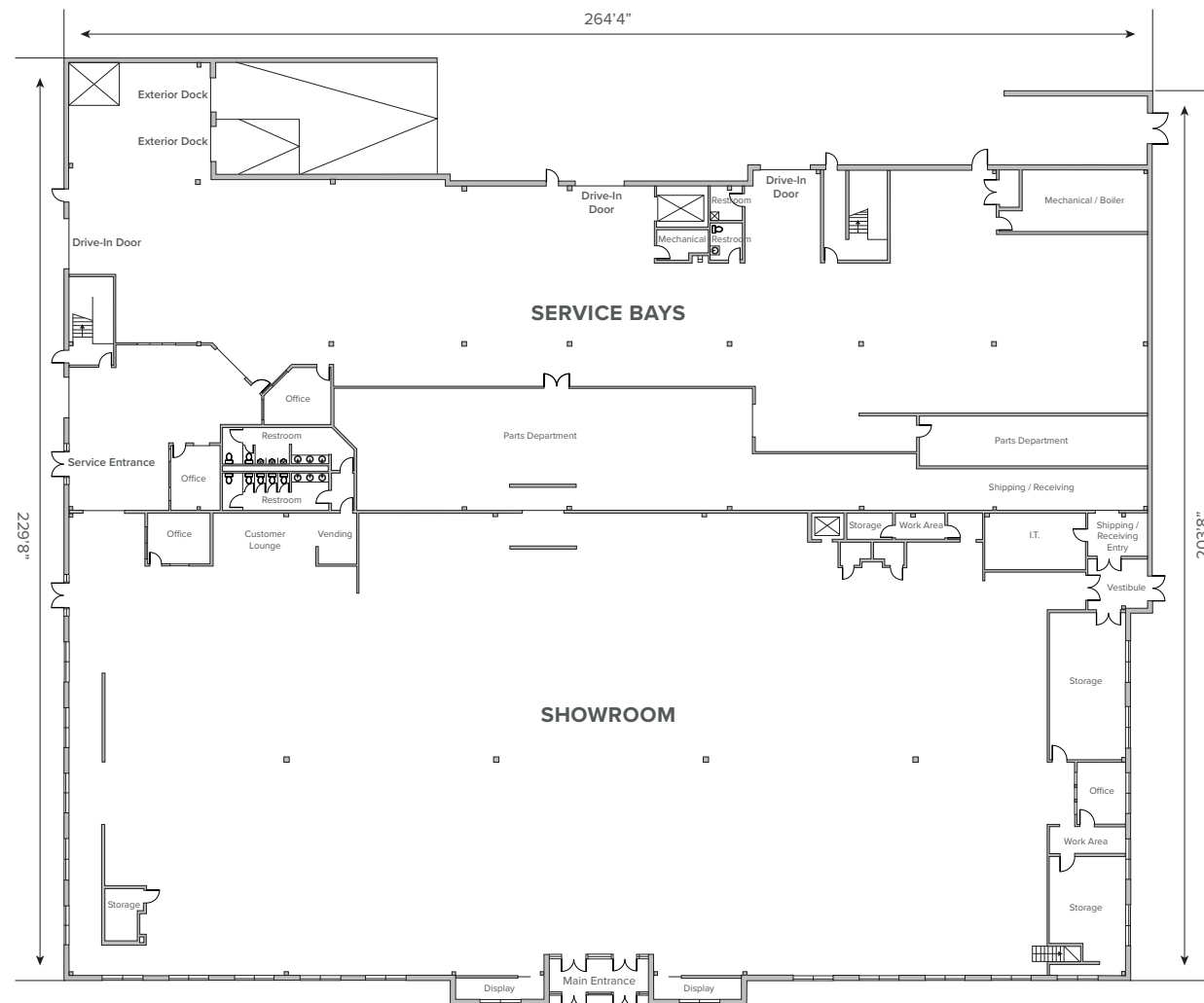
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SITE PLAN — EXISTING BUILDING

FLOOR 1

- » ±30,000 SF showroom
- » ±3,500 SF customer areas
- » ±19,500 SF service area



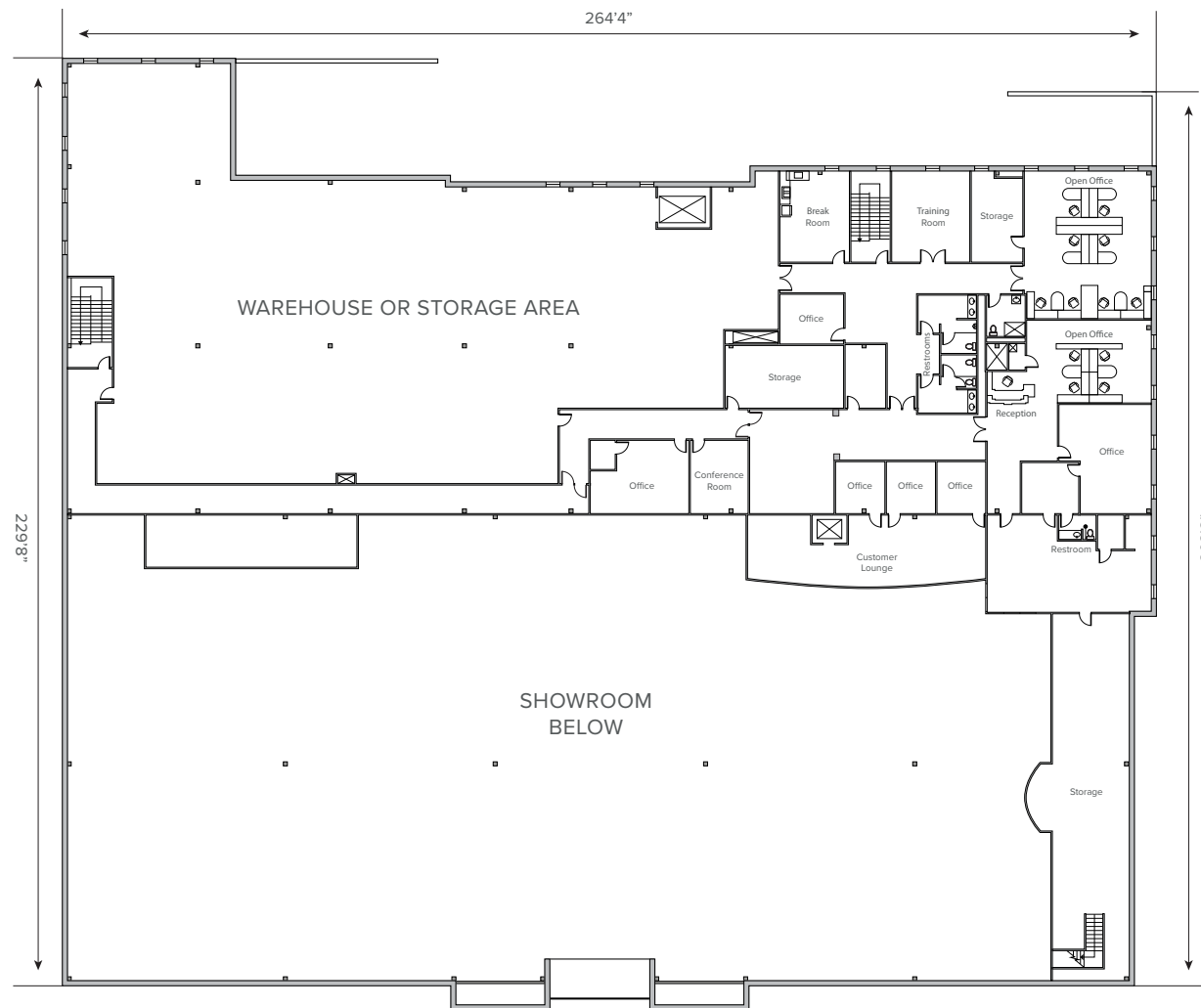
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SITE PLAN — EXISTING BUILDING

FLOOR 2

- » ±11,000 SF office area
- » ±12,500 SF storage



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PRIME LOCATION

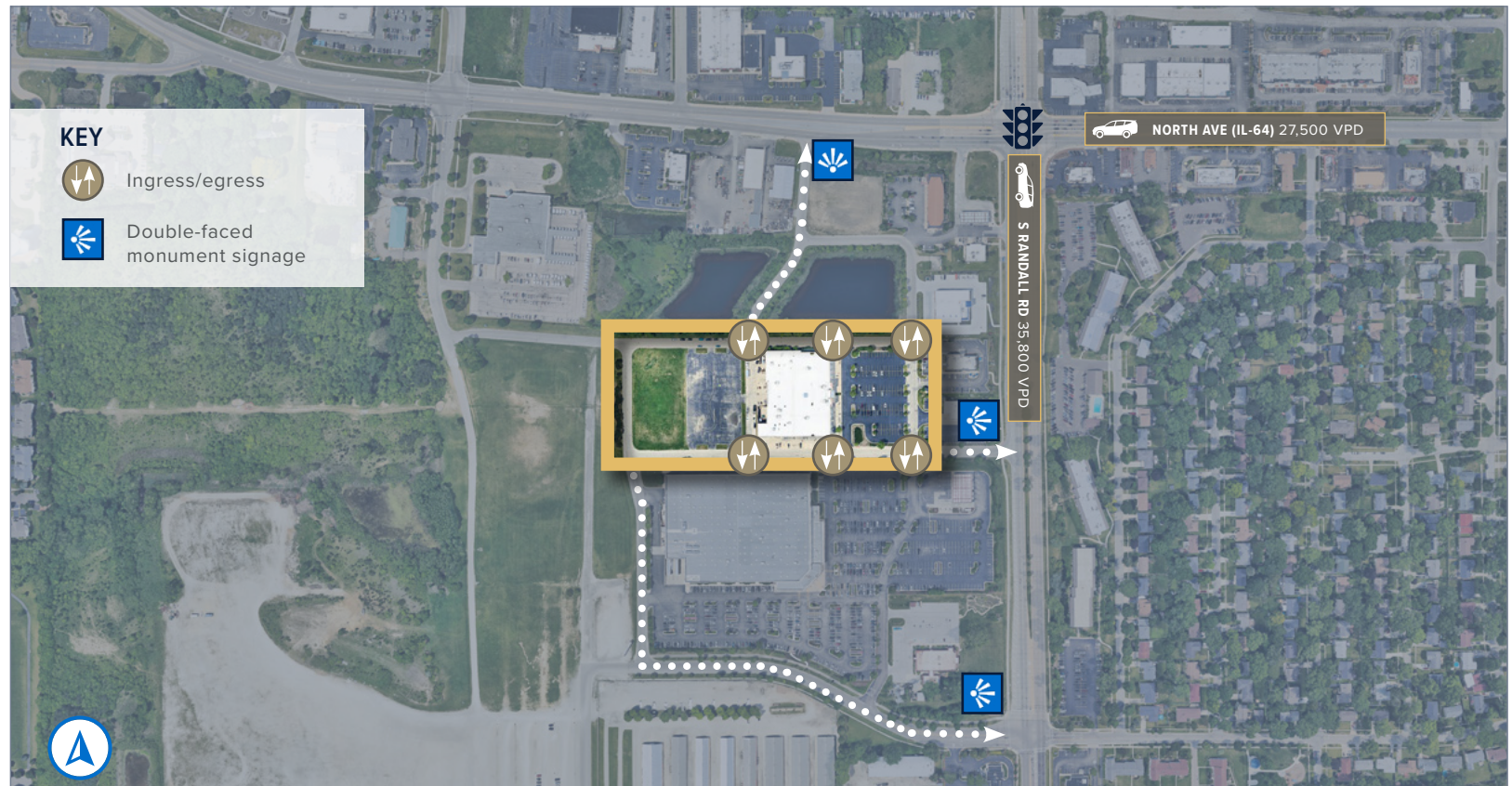
Located at the intersection of Randall Road and North Avenue — two primary commercial corridors in the heart of St. Charles — the building benefits from excellent visibility and convenient access. The area is a well-established retail and commercial hub, attracting substantial foot and vehicular traffic.

LOCATION

- » High traffic, established regional commercial corridor
- » Immediate access to Randall Road and North Avenue (IL-64) via signaled intersections
- » Draws from St. Charles, surrounding communities and the broader region

FLEXIBLE COMMERCIAL ZONING

- » BR – Regional Business; City of St. Charles
- » Allows for a variety of commercial applications
- » Designates high visibility, quality architecture, with required landscaping and other improvements, ensuring well maintained facilities and area



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ESTABLISHED RETAIL/COMMERCIAL SITE



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PRIME LOCATION

131 S Randall Road is located within St. Charles, Illinois, a growing, affluent Chicago suburb with a pro-business climate. The property is accessible from two major arterial routes and quickly connects to the region's road network. The location draws from a robust workforce and is a proven site for successful retail businesses.



104,577
POPULATION
Within 5 Miles



\$133,604
AVG. INCOME
Within 5 Miles



\$380,726
AVG. HOME VALUE
Within 5 Miles



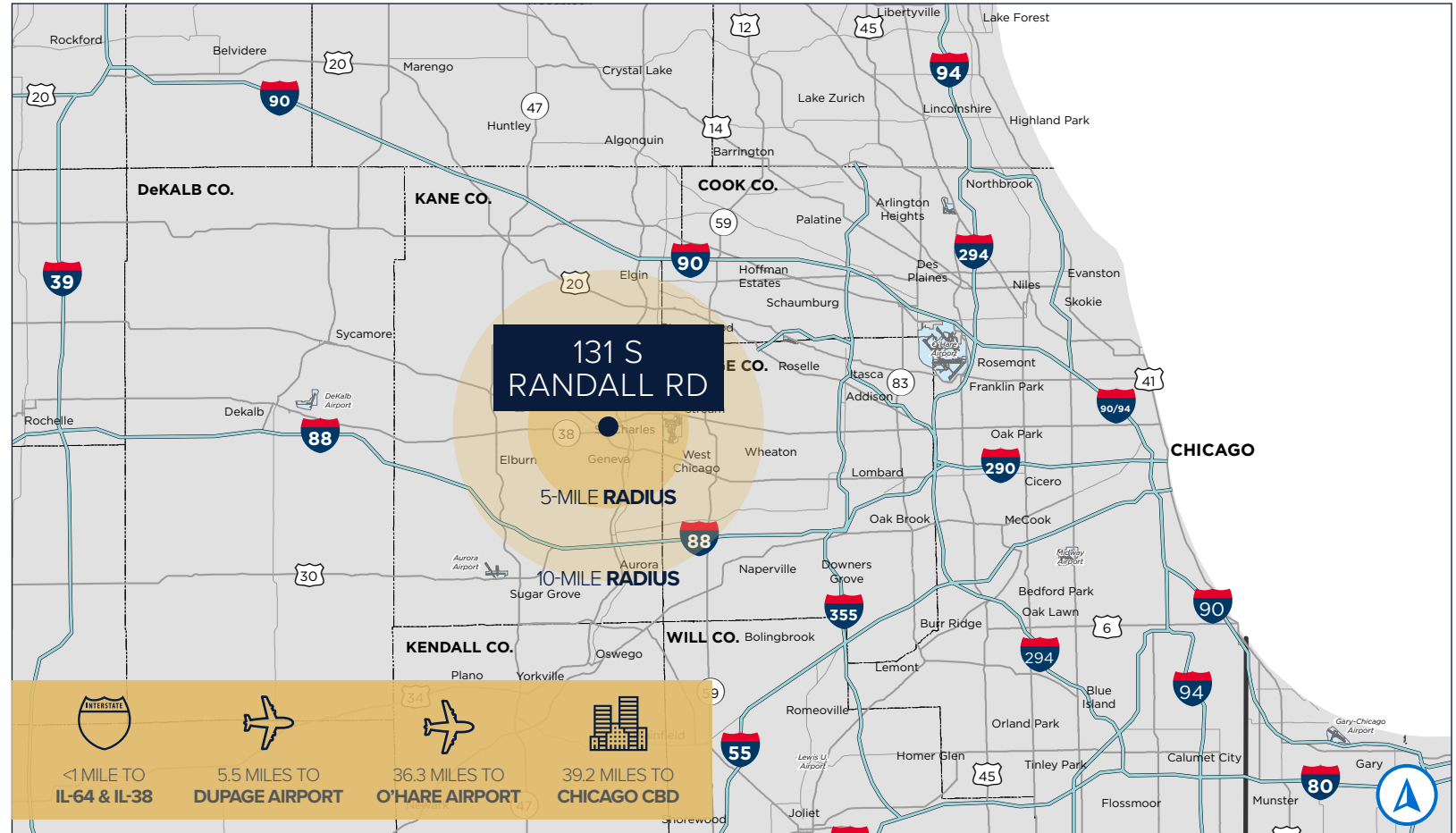
43.2
AVG. AGE
Within 5 Miles

403,462
POPULATION
Within 10 Miles

\$126,501
AVG. INCOME
Within 10 Miles

\$305,579
AVG. HOME VALUE
Within 10 Miles

40.6
AVG. AGE
Within 10 Miles

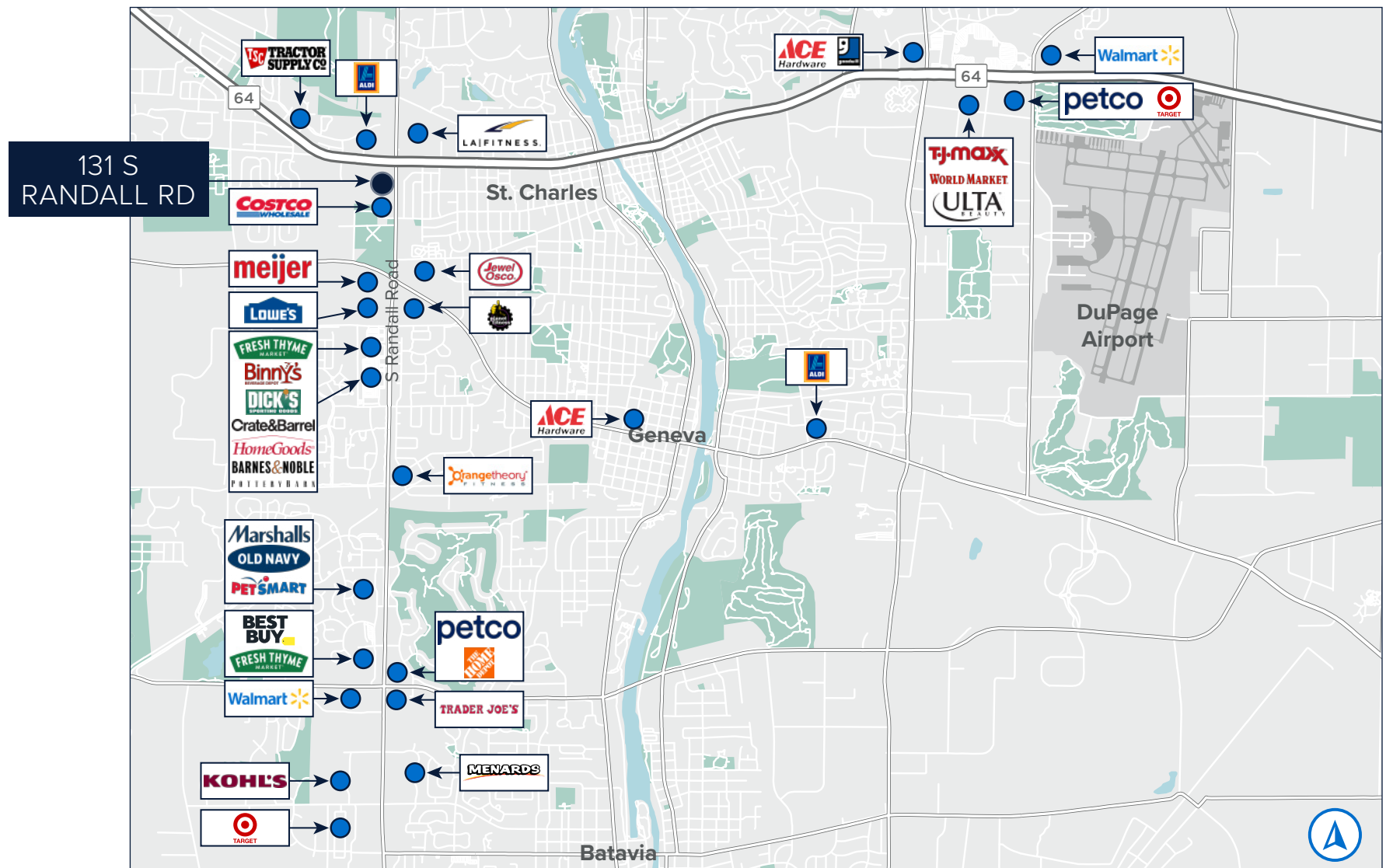


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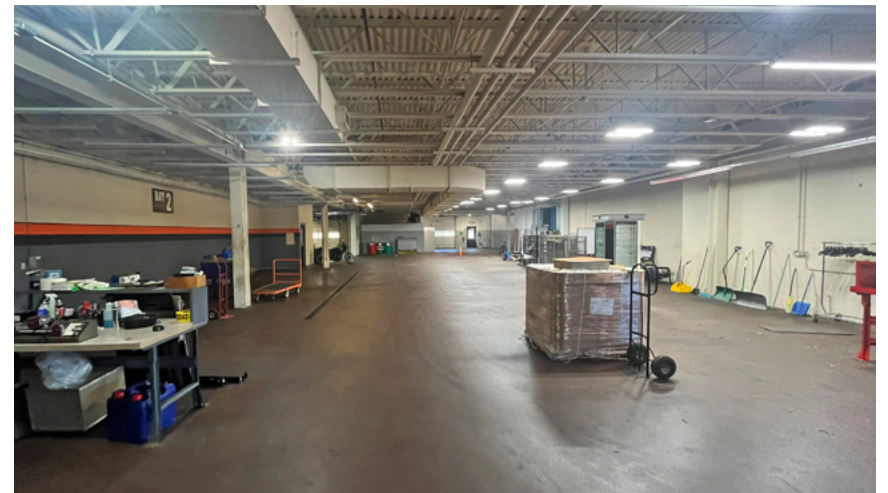
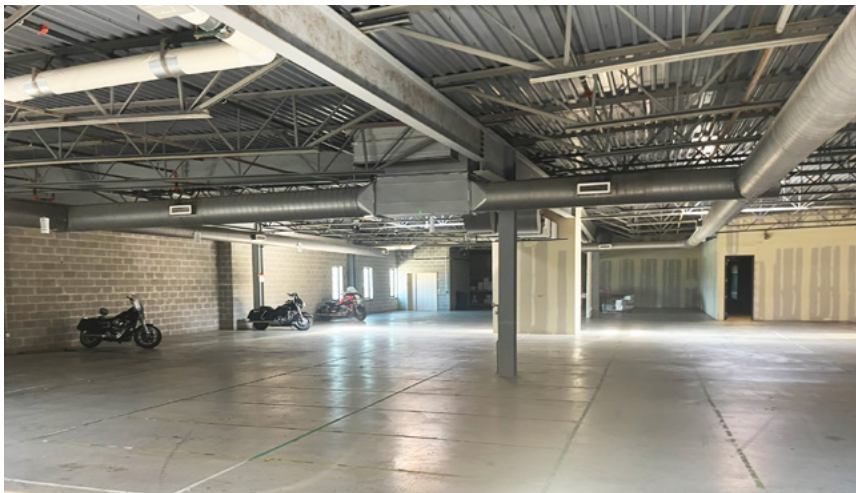
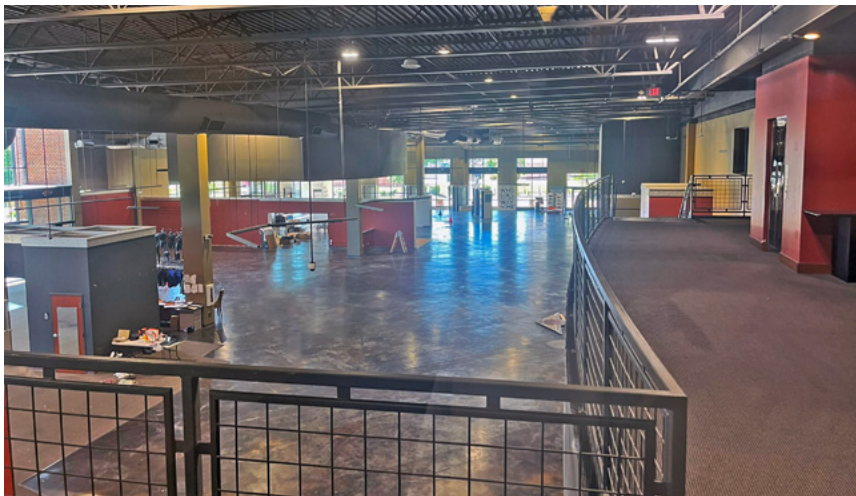
MAJOR AREA RETAIL

131 S Randall Road is located within one of the area's busiest, most established commercial/retail zones in the Chicago suburbs. The area draws from St. Charles, surrounding communities and the broader region. The property's immediate neighbors include Costco, Mercedes-Benz, Audi, Dick's Sporting Goods, and the historic Kane County Market.



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FOR MORE INFORMATION ON 131 S RANDALL ROAD, PLEASE CONTACT:

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