

**220 Randall Road  
Batavia, IL 60510**

**\$5,500 PER MONTH**  
NNN

**AVAILABLE SPACE:**

- **3,200 SQ.FT. Building**  
*w/ Drive Thru*



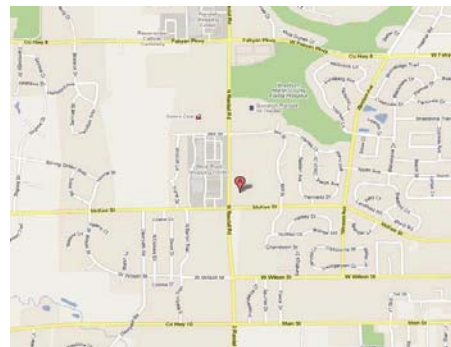
**PROPERTY HIGHLIGHTS:**

- Free Standing Building w/ Drive Thru
- Located in center next to **Menards, BP, Steak and Shake, Verizon Wireless, & FedEx**
- **Signage, on BOTH Menard's Monument Signs** off Randall Road and McKee St
- **35 Parking Spaces Available**



**LOCATION:**

- Just North of the NEC of Randall Rd & McKee St
- Cross Access from Menard's Center and BP station on corner

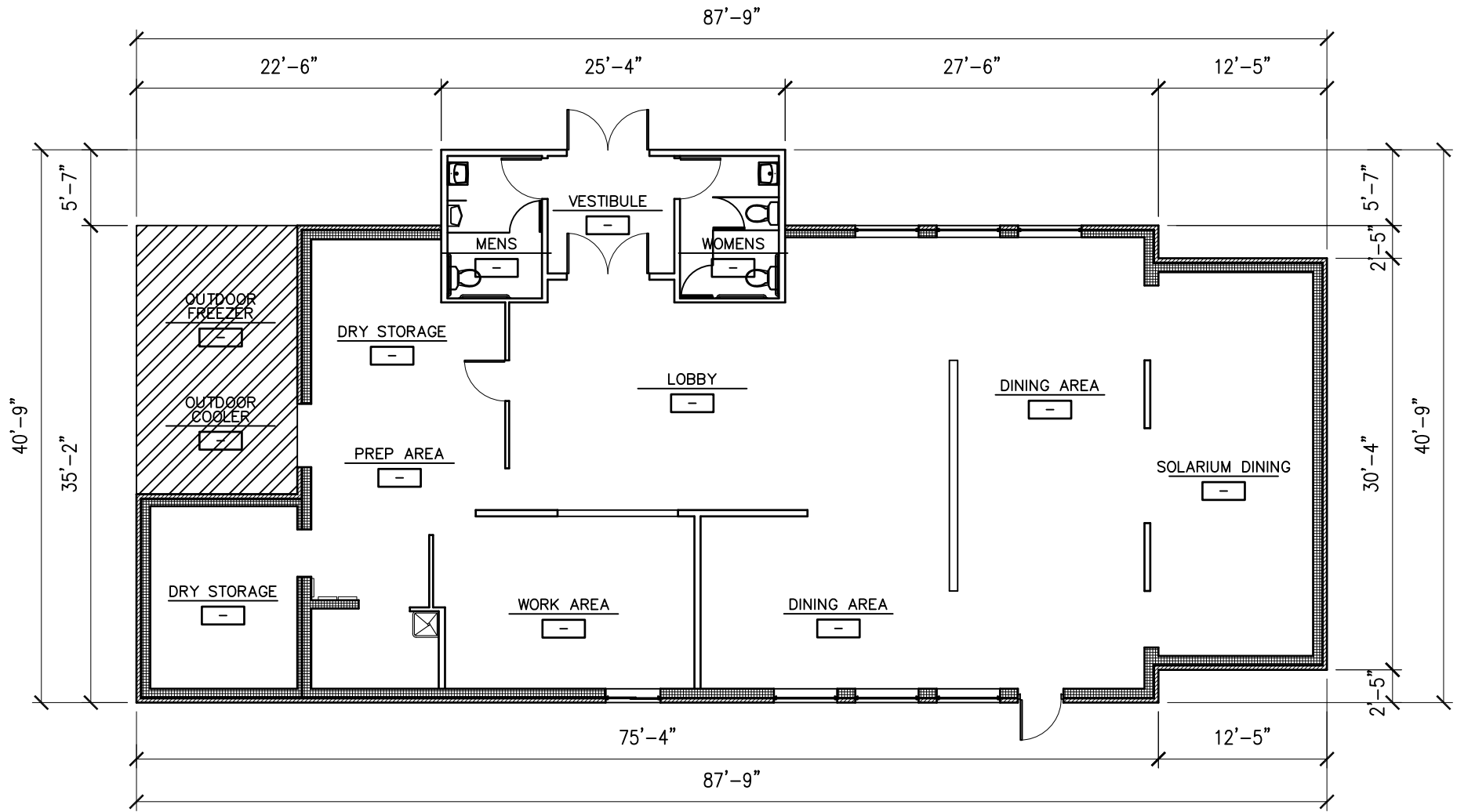


**DEMOGRAPHICS:**

<b>Radius:</b>	<u><b>3 Mile</b></u>	<u><b>5 Mile</b></u>	<u><b>7Mile</b></u>
<b>Population:</b>	6,120	56,981	116,800
<b>Avg. Income:</b>	\$125,184	\$123,246	\$113,317

**Traffic Count**

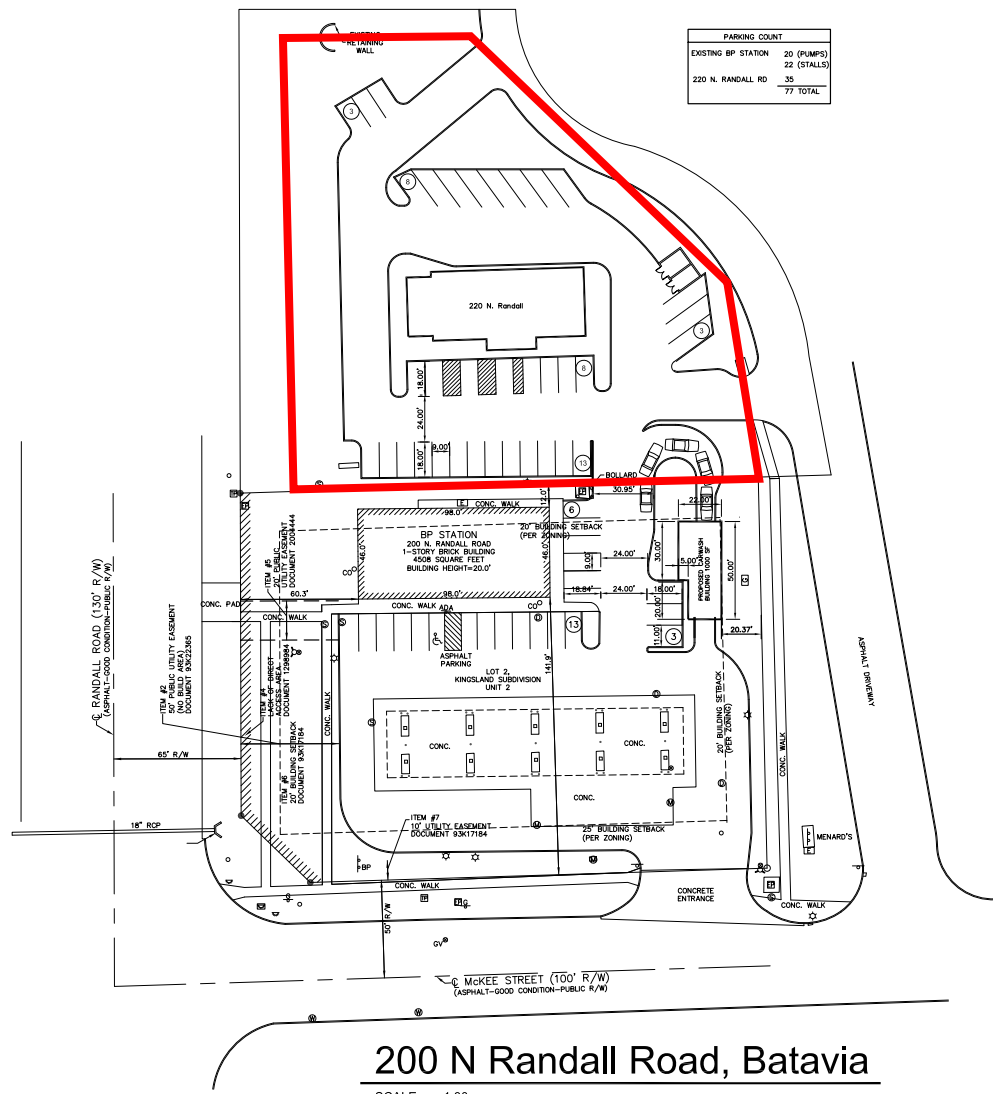
- **Randall Rd & McKee St**  
31,800 vehicles per day



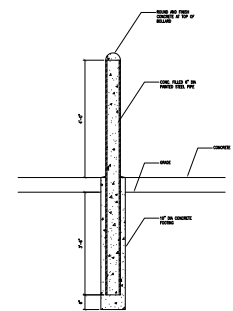
**GLEASON**  
ARCHITECTS, P.C.

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FREESTANDING RETAIL BUILDING  
LOT 4 KINGSLAND RETAIL PROPERTY  
BATAVIA, IL



PARKING COUNT	
EXISTING BP STATION	20 (PUMPS)
	22 (STALLS)
220 N. RANDALL RD	35
	77 TOTAL



**BOLLARD DETAIL**  
SCALE: 1/2" = 1'-0"

**200 N Randall Road, Batavia**

SCALE: 1:30

## RANDALL ROAD SIGN

(INSERT AVAILABLE)



## MCKEE STREET SIGN

(INSERT AVAILABLE)

