

584 Randall Road St. Charles , IL

AVAILABLE SPACE:

- 8,514 SF
w/ 2,000 SF Balcony

\$19.00/SQ.FT.

4 MONTHS FREE RENT!!!



PROPERTY HIGHLIGHTS:

- Join **Colonial Café, Subway, & CD One Price Cleaners!!!**
- Great Visibility
- Top Insert available off Randall Road Monument Sign
- 325 Parking Spaces throughout center
- High Traffic
- 18' Ceilings
- Loading dock in rear of unit

LOCATION:

- North East Corner, Randall Road & Prairie Street
- North of Roosevelt Road (Rt. 38)
- South of North Ave.



DEMOGRAPHICS:

Radius:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	11,978	57,295	108,593
Avg. Income:	\$112,593	\$118,295	\$122,294

Traffic Count

- 39,100 vehicles per day



**GLEASON
ARCHITECTS, P.C.**

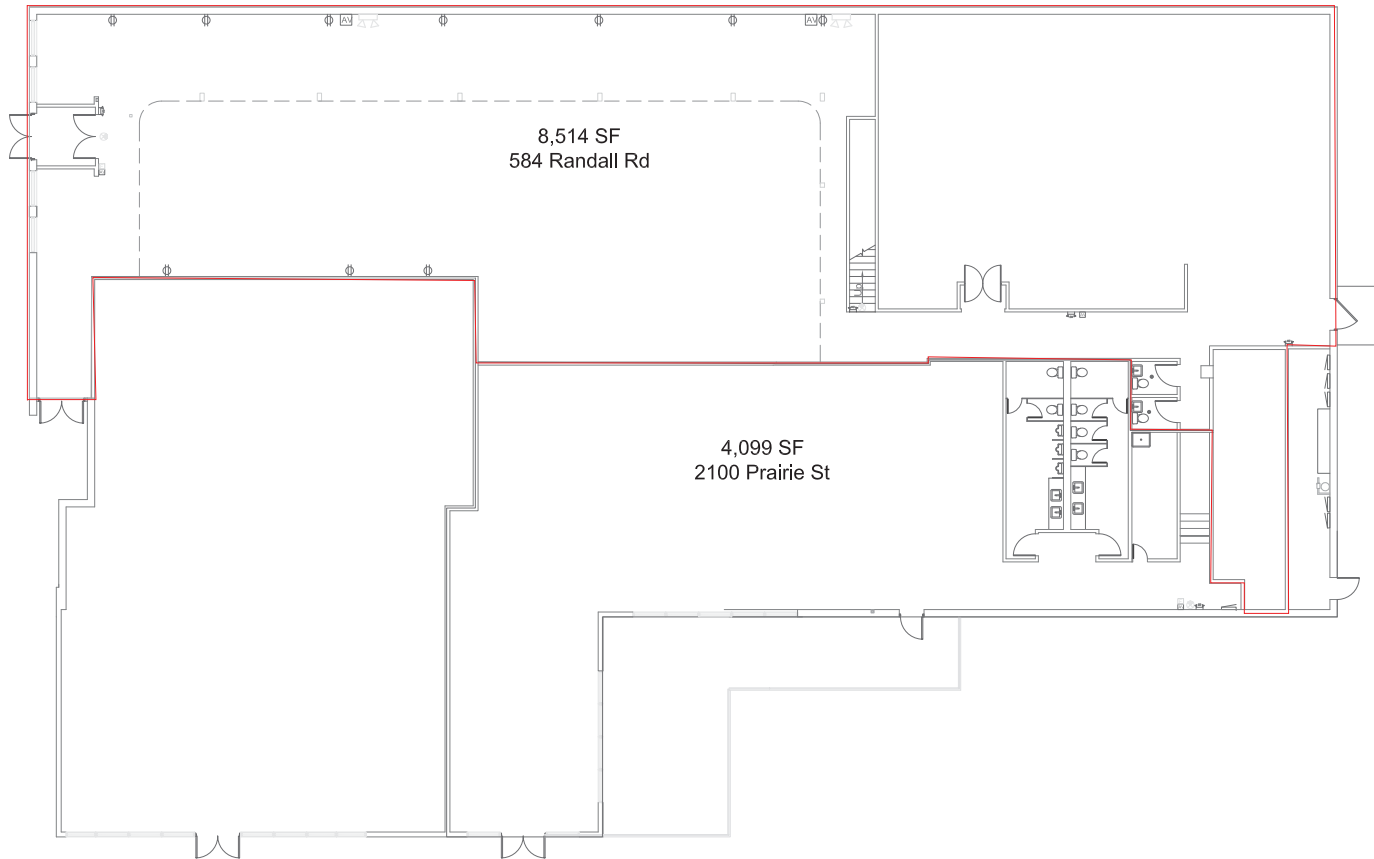
789 Heartland Drive, Unit 4
Sugar Grove, Illinois 60554
Phone: 630-466-8740
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E-mail: thadgleason@gleasonarchitects.com

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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

APPROVED	DATE
▲	
▲	
▲	



FLOOR PLAN - OPTION 5

SCALE: 1/8"=1'-0"

PROJECT: **Randall Plaza Remodel**
 CLIENT: **St. Charles, IL**
 ARCHITECT: **Angell and Associates**
 ADDRESS: **381 East St. Charles Rd**
Card Stream, IL

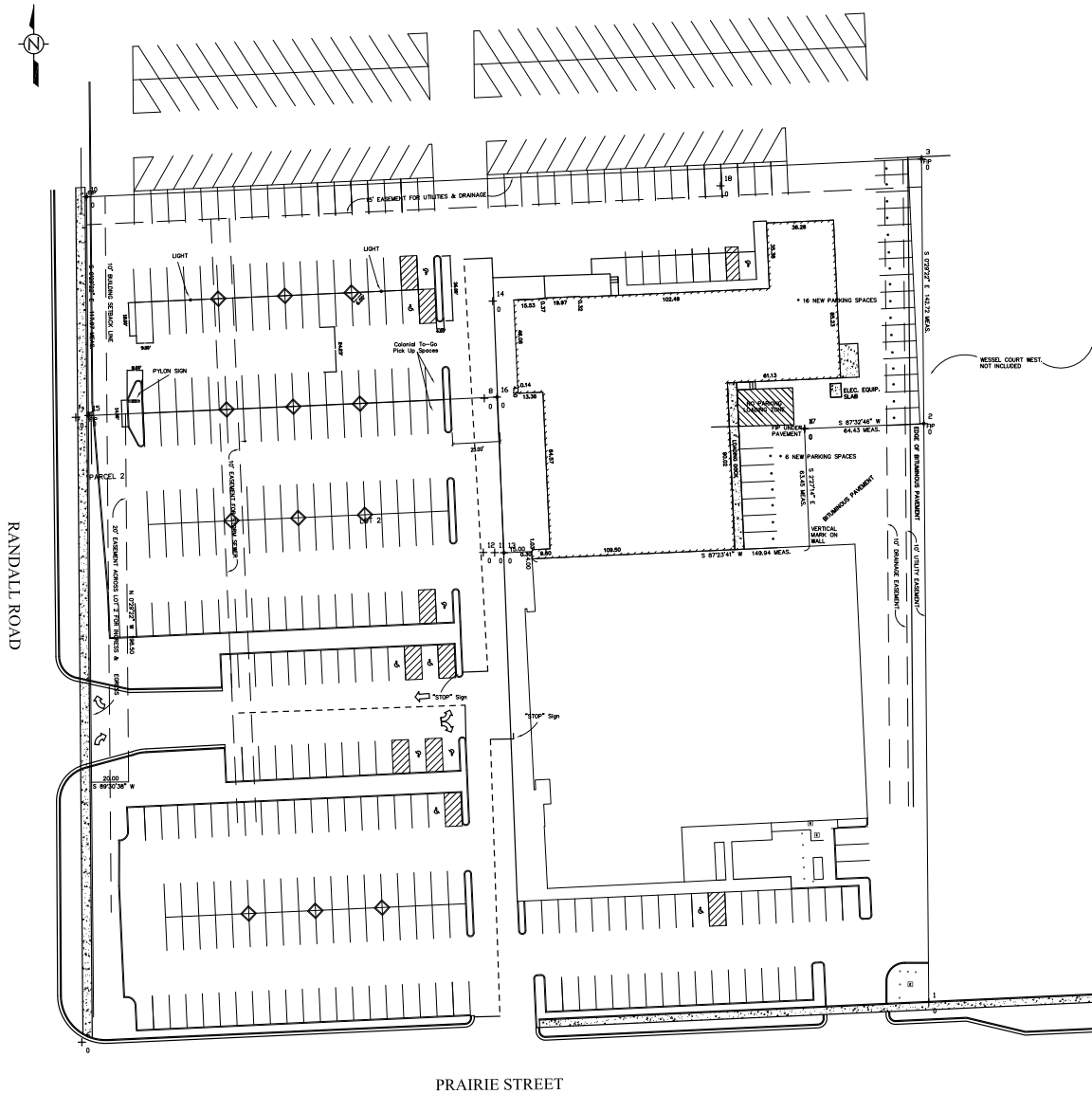
JOB NO. **13-037**
 DATE **04/16/13**
 FILE **13141**
 PLOT SCALE **1/8"**

OWNER APPROVAL
 Signature _____
 Date _____

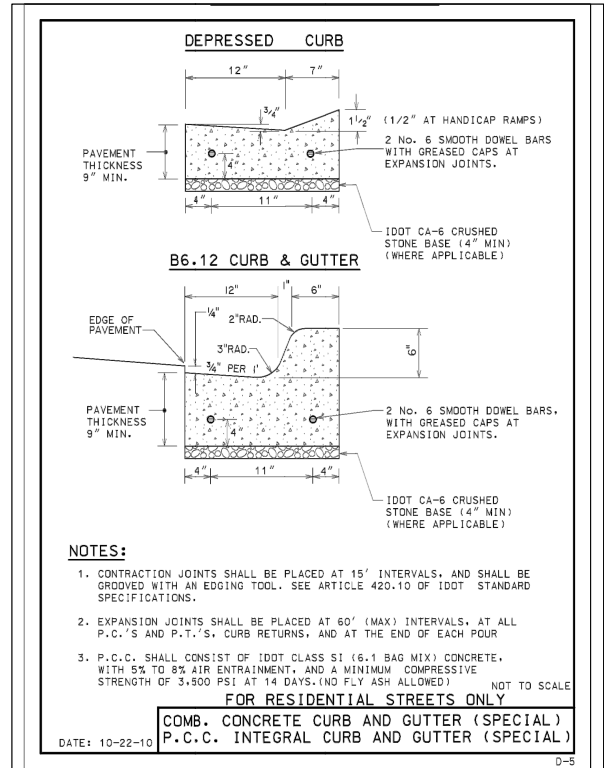
SHEET TITLE
FLOOR PLAN

SHEET NUMBER
A1

REVISED PARKING AREA



CURB DETAIL



LANDSCAPING

- Pear Trees (26 Total)
 - 15 Current
 - 11 NEW
- Gold Cedar Mulch

1" = 30'

PROJECT:



Randall Plaza
580 Randall Road
St. Charles, IL

CUSTOMER APPROVAL:

DATE _____

AUTHORIZED SIGNATURE _____

REPRESENTATIVE

Brian Newton

DRAWN BY

Bill Marlow

DATE

4.01.13

SCALE

3/8" = 1'

SHEET NO.

1 of 1

WORK ORDER

68575

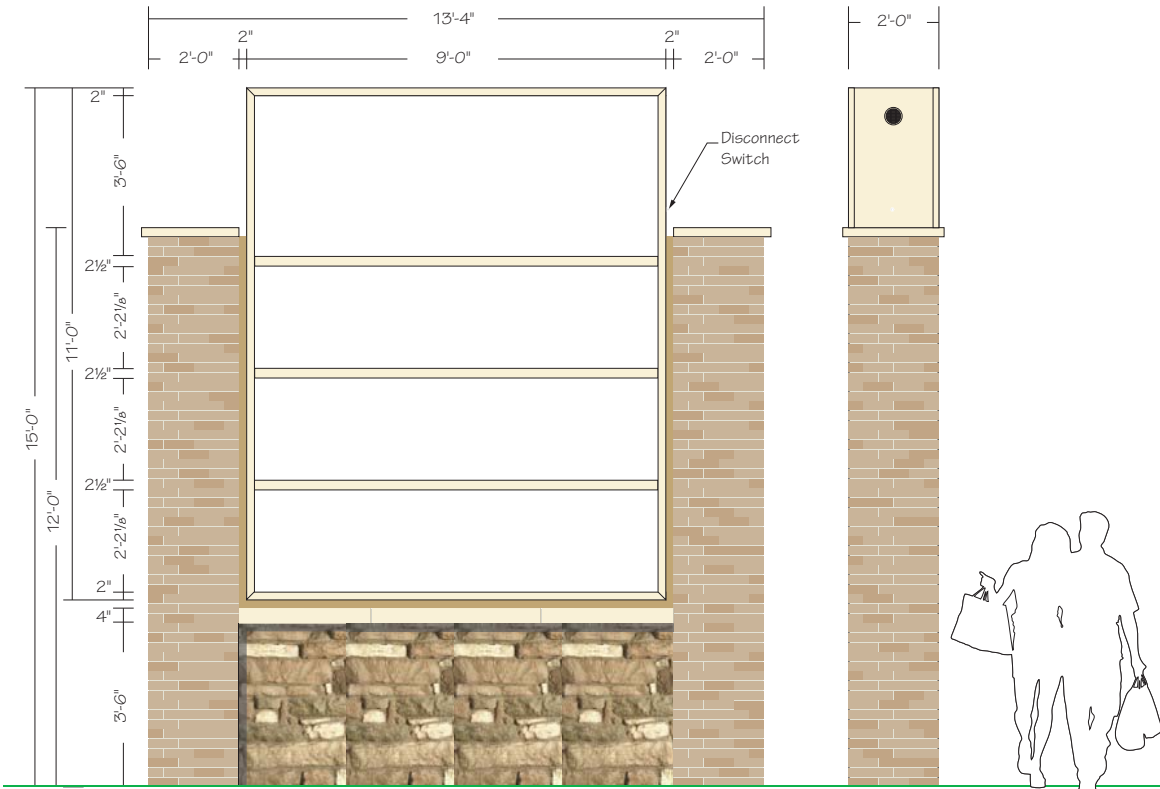
FILE NAME

PARR68575

REVISIONS:

1	4.08.13
2	4.23.13
3	
4	
5	
6	
7	
8	

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



(1) 11'-0" x 9'-0" x 2'-0" Deep Double Face Illuminated Monument Sign

Cabinet: Fabricated Aluminum Painted MAP 25829 Taos Sand Beige

Faces: White Polycarbonate

Tenant Graphics: T.B.D.

Reveals: 2" Aluminum Painted MAP 25829 Taos Sand Beige

Columns & Base: Brick & Stone to Match Building - by Others

Illumination: Fluorescent Lamps and Electronic Ballasts

Power: Reuse Existing

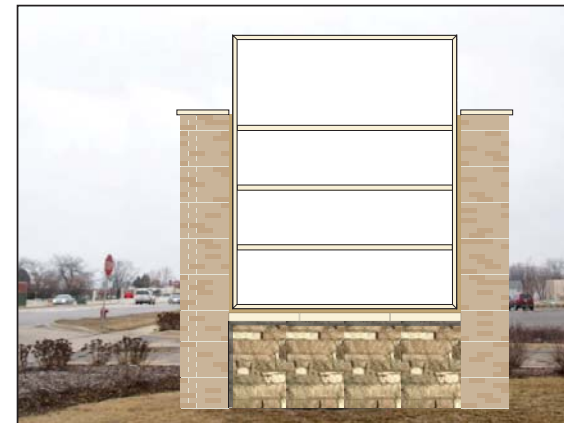
Mounting: Reuse Existing Steel Column, Exact Dimension T.B.D.

NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION

OPTION: COLUMNS & BASE - FOAMCRAFT - COLORS T.B.D.



Existing



Proposed



This sign is built to UL Standards for operation in North America.

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