

LOCATION:

SEC Randall Road & Fabyan Parkway Batavia, Illinois 60510

AVAILABLE:

- 1,192 SF 14,124 SF
- Junior anchor and small shop spaces available
- Call for Pricing

DESCRIPTION:

- 91,415 SF Shopping Center anchored by Trader Joe's, Sierra Trading Company, Dollar Tree, Walgreens, Dover Saddlery (NOW OPEN!!) & Taco Dale (COMING SOON!!)
- Located at the signalized intersection of Randall Road and Fabyan Parkway.
- Fantastic Pylon Signage Available!!
- Heavily trafficked retail corridor with Target, Walmart, Hobby Lobby, Menards, Home Depot, Best Buy, At Home, Fresh Thyme, PetSmart, Old Navy and many more national retailers nearby.
- Current tenants include:

TRADER JOE'S	SportClips	DOLLAR TREE	PAPA JOHNS [.]	
(Long-Term Extension	DOVER	W. 🔇	SIERRA	
Just Completed!!!)	SADDLERY*		TRADING POST	

TRAFFIC COUNTS:

W Fabian Pkwy: 26,600 VPD Randall Rd: 34,600 VPD (Kalibrate 2023)

DEMOGRAPHICS:

	1 mile	3 mile	5 mile
2023 Population	7,427	54,789	111,386
Daytime Population	8,646	61,664	127,032
Average HH Income	\$167,834	\$156,319	\$151,876

Tim Kushner | 972-867-1100 x 24

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3.848.65		10 PAJOHNS		Dec	DLERY			
UNIT	TENANT	SF	UNIT	TENANT	SF	UNIT	TENANT	SF
1 2	Walgreens Lume's Pancake House	14,490 4,583	6 7	Dover Saddlery Dover Saddlery	1,912 2,250	10 11	Papa John's AVAILABLE	1,195 <mark>1,192</mark>
-		1,000		Eeror Cadalory	2,200			.,

- **3** AVAILABLE4 Trader Joe's E
- 4 Trader Joe's Expansion5 Trader Joe's

8 Dollar Tree 9A Sierra Trading Post 9B AVAILABLE

2,588

2,100

10,900

 11,300
 12
 AVAILABLE

 18,800
 13
 Lee Nails

 14,124
 14
 Sport Clips

 15
 Taco Dale

1,192

1,192

1,397

2,200

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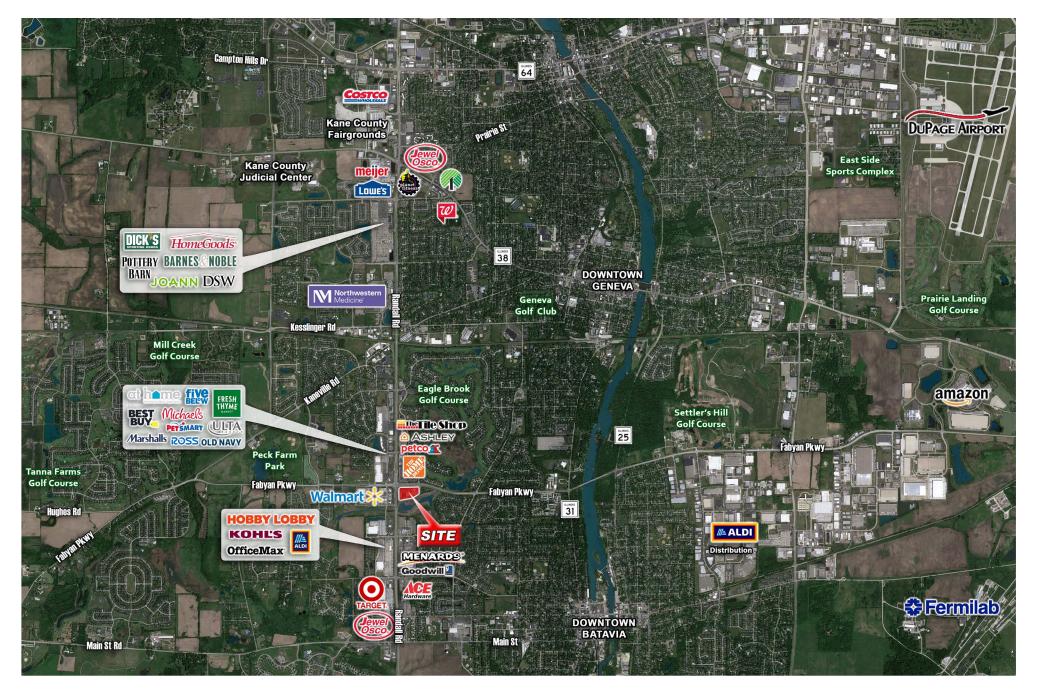
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