

— **FOR LEASE** —  
OFFICE/RESTAURANT SPACE



**SHOPS AT BRIARGATE**  
South Elgin, IL



# SHOPS AT BRIARGATE

## PROPERTY OVERVIEW

**Shops at Briargate** is a two-building, multi-tenant center offering premier retail and office space along South Randall Road's thriving retail corridor, which sees approximately **32,800 vehicles per day**. Surrounded by national retailers including Target, Home Depot, Walmart, and Starbucks, the property **benefits from excellent visibility, seven access points, and ample parking**.

With **over 4.4 million annual visitors nearby** and **strong area demographics**, 124,902 residents within five miles and an average household income of \$131,220, Shops at Briargate presents a **prime location** for businesses seeking **visibility and convenience**.

**124,902<sup>+</sup>**  
POPULATION

**108,804<sup>+</sup>**  
DAYTIME POPULATION

**\$131,220<sup>+</sup>**  
AVERAGE HH INCOME

**32,800<sup>+</sup>**  
VEHICLES PER DAY

**40**  
MEDIAN AGE

Demographics based on a 5-mile radius from subject property.

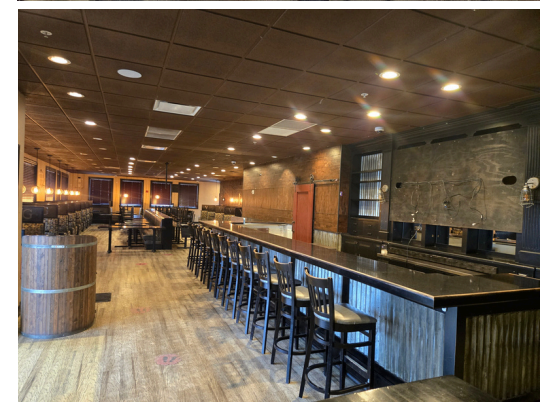


Information contained herein is subject to verification, modification and withdrawal without notice.



# 1<sup>ST</sup> FLOOR Restaurant Space

**SHOPS AT BRIARGATE**  
464 Redington Drive, South Elgin, IL 60177

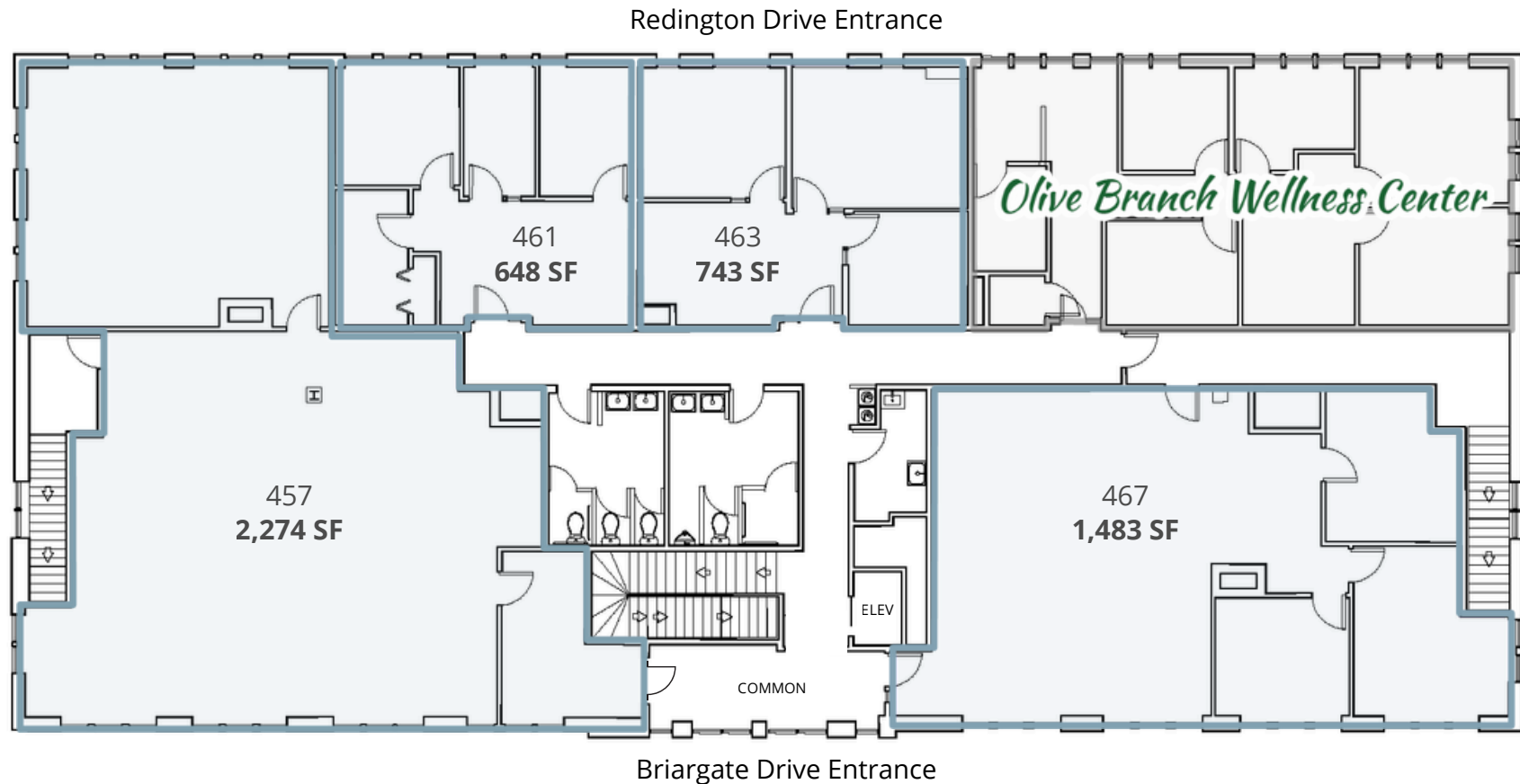


- 4,401 sf - former restaurant space
- Fully built-out kitchen infrastructure (ideal for quick start-up)
- Existing hood, grease trap, and ventilation
- Walk-in cooler and freezer in place
- Existing plumbing, gas, and electrical for food service
- Open dining area with high ceilings and natural light
- Exterior patio seating area

## 2<sup>ND</sup> FLOOR Office Space

SHOPS AT BRIARGATE

457-469 Briargate Drive, South Elgin, IL 60177



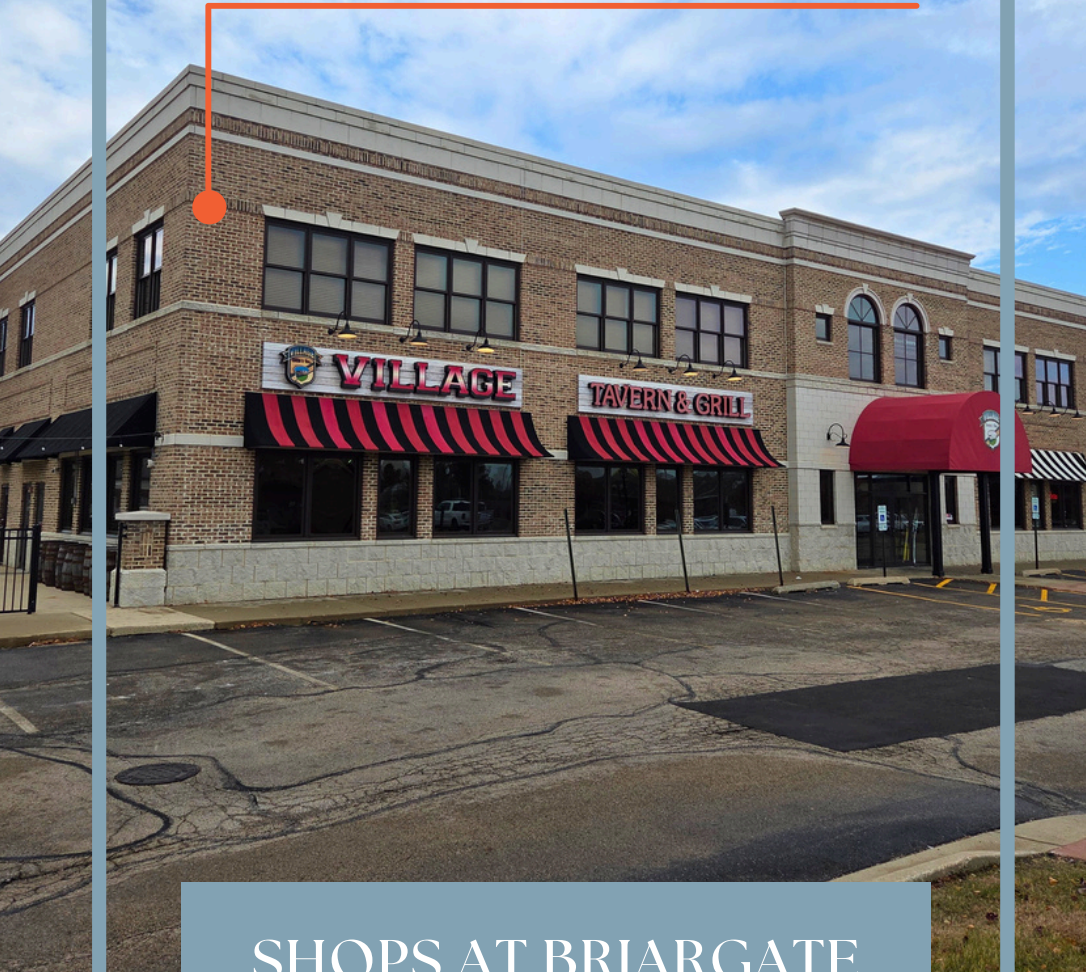
- Flexible suite options suitable for a variety of business uses
- Bright, open-concept layout with high ceilings and abundant natural light (previously used as a dance studio)
- Private office configurations available - perfect for professional or service-oriented tenants





## - Turnkey -

Existing restaurant equipment included!



## SHOPS AT BRIARGATE

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## RENTAL RATE /SF

	RESTAURANT 1 <sup>st</sup> Floor	OFFICE 2 <sup>nd</sup> Floor
LEASE TYPE:	Net	Gross
BASE RATE:	\$25.00	\$7.49
REAL ESTATE TAXES: (2025 Estimate)	\$3.31	\$3.31
OPERATING EXPENSES: (2025 Estimate)	\$7.20	\$7.20
GROSS RATE:	\$35.51*	\$18.00*

\*Tenant responsible for electric, gas, and in-suite janitorial. Information contained herein is subject to verification, modification and withdrawal without notice.

## CONTACT

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