

— 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⁺

POPULATION

108,804⁺

DAYTIME POPULATION

\$131,220⁺

AVERAGE HH INCOME

32,800⁺

VEHICLES PER DAY

40

MEDIAN AGE

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



1ST FLOOR
Restaurant Space

SHOPS AT BRIARGATE

464 Redington Drive, South Elgin, IL 60177

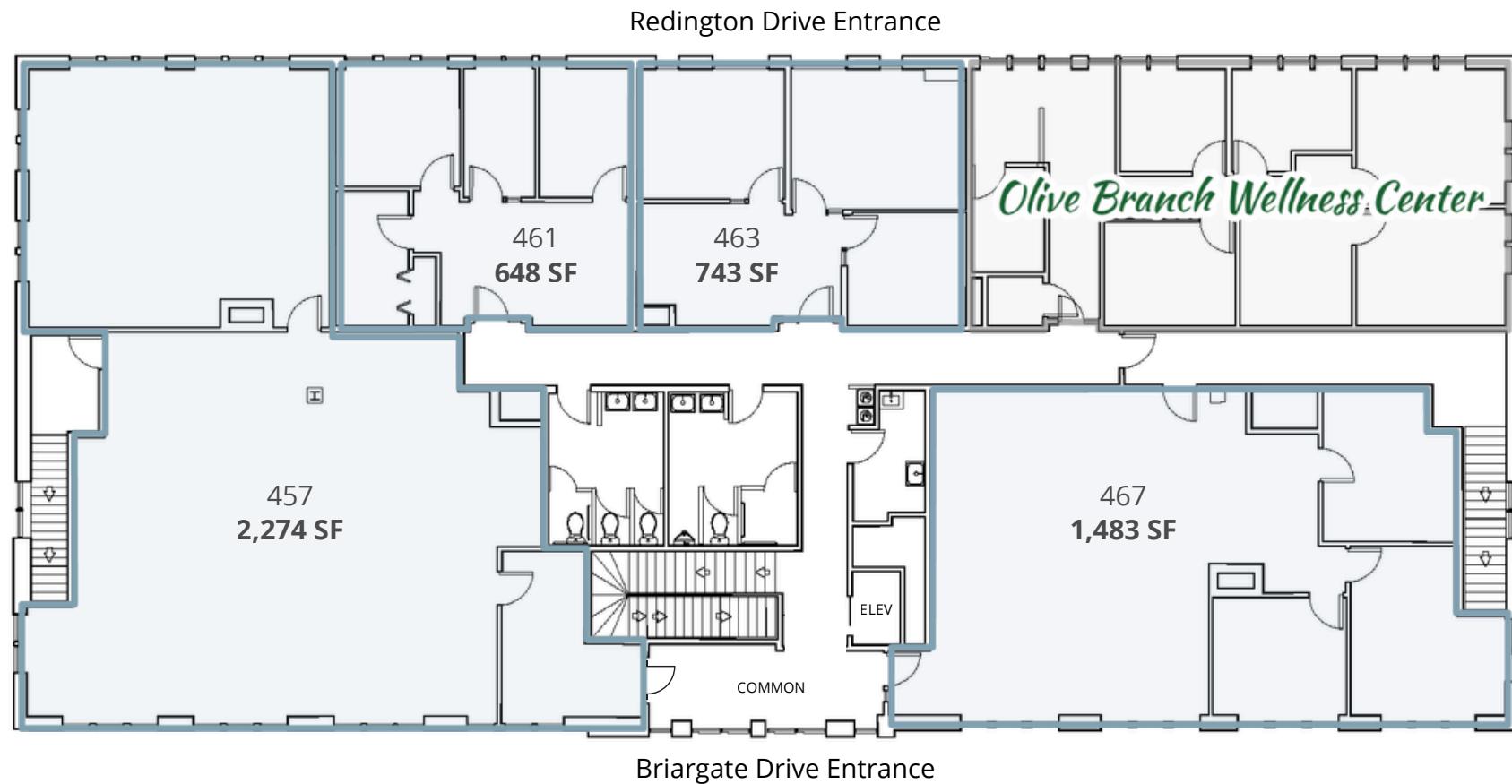


- 4,401 sf - former restaurant space
- Fully built-out kitchen infrastructure (ideal for quick start-up)
- Existing hood, grease trap, and ventilation
- Walk-in cooler and freezer in place
- Existing plumbing, gas, and electrical for food service
- Open dining area with high ceilings and natural light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

2ND 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!



RENTAL RATE /SF

RESTAURANT	1 st Floor	OFFICE	2 nd 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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