

— FOR LEASE —  
OFFICE/RESTAURANT SPACE



SHOPS AT BRIARGATE  
South Elgin, IL



SUBURBAN  
REAL ESTATE SERVICES

# 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.

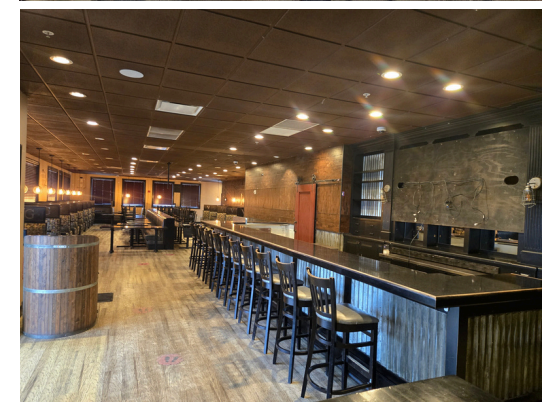


**SHOPS AT BRIARGATE**

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

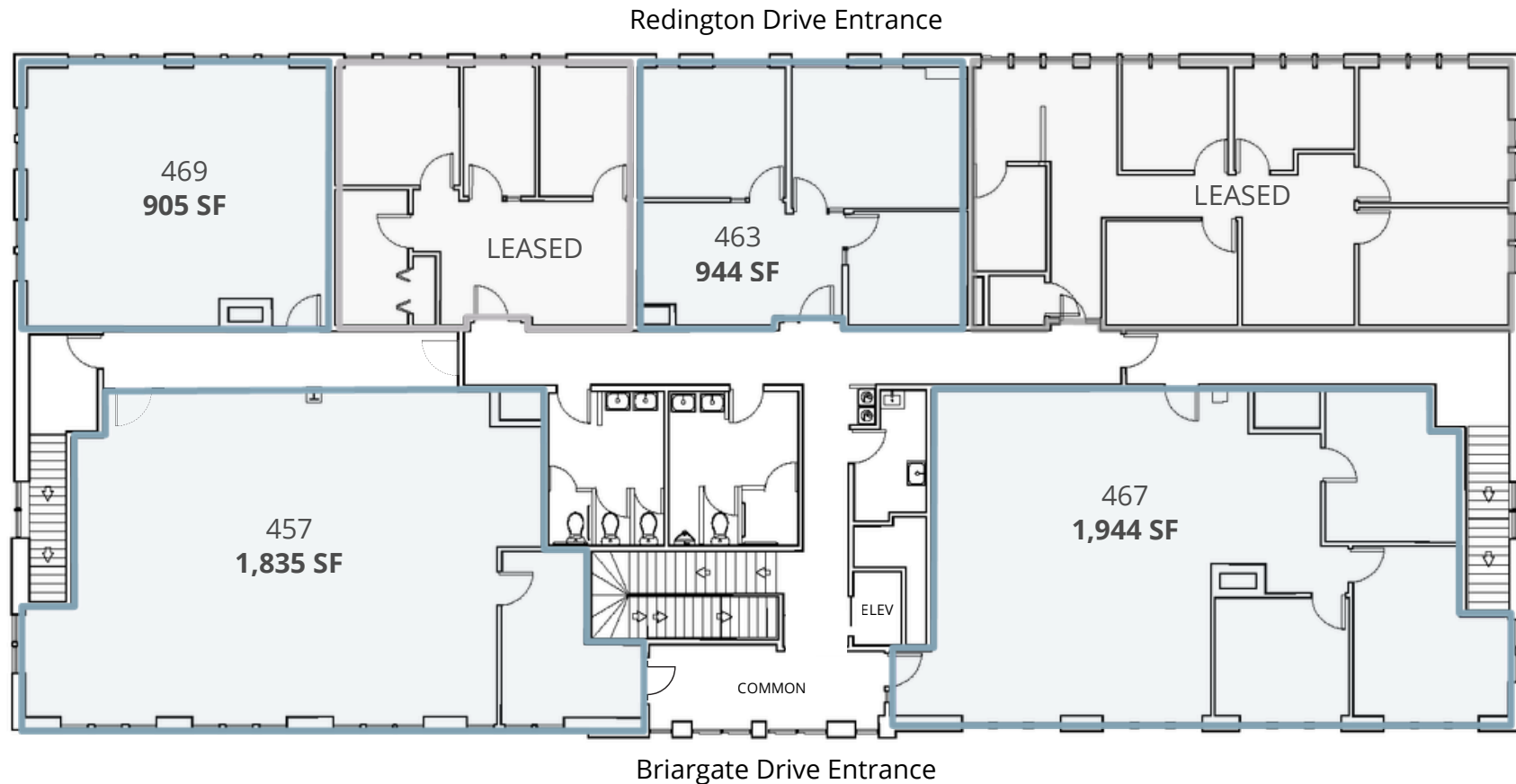


- 4,401 sf - former Village Tavern restaurant space
- Fully built-out kitchen infrastructure (ideal for quick start-up)
- Existing hood, grease trap, and ventilation
- Walk-in cooler and freezer in place
- Existing plumbing, gas, and electrical for food service
- Open dining area with high ceilings and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

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

SHOPS AT BRIARGATE

457-469 Briargate Drive, South Elgin, IL 60177

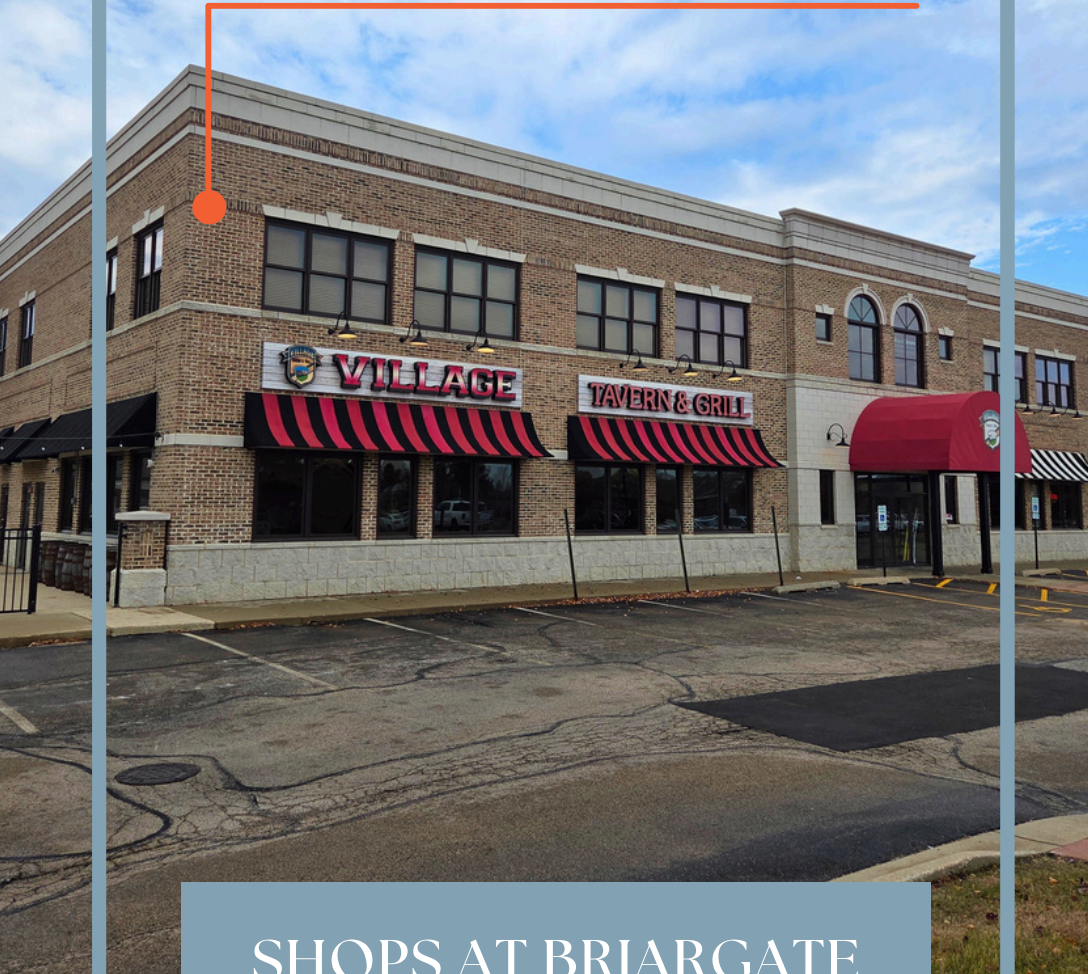


- Flexible suite options suitable for a variety of business uses
- Bright, open-concept layout with high ceilings and abundant natural light (previously used as a dance studio)
- Private office configurations available - perfect for professional or service-oriented tenants



## - Turnkey -

Existing restaurant equipment included!



## SHOPS AT BRIARGATE

South Elgin, IL

## RENTAL RATE /SF

|                                      | RESTAURANT<br>1 <sup>st</sup> Floor | OFFICE<br>2 <sup>nd</sup> Floor |
|--------------------------------------|-------------------------------------|---------------------------------|
| LEASE TYPE:                          | Net                                 | Gross                           |
| BASE RATE:                           | \$23.96                             | \$20.00                         |
| REAL ESTATE TAXES:<br>(2026 Budget)  | \$3.58                              | Included                        |
| OPERATING EXPENSES:<br>(2026 Budget) | \$7.47                              | Included                        |
| GROSS RATE:                          | \$35.01*                            | \$20.00*                        |

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

## CONTACT

Inger Britt

Broker

[inger@suburbanrealestate.com](mailto:inger@suburbanrealestate.com)

630-487-2103



**SUBURBAN**  
REAL ESTATE SERVICES