CIMA DEVELOPERS, INC.
COMMERCIAL REAL ESTATE BROKER AND DEVELOPER

FOR LEASE

584 Randall Road
St. Charles , IL

AVAILABLE SPACE:

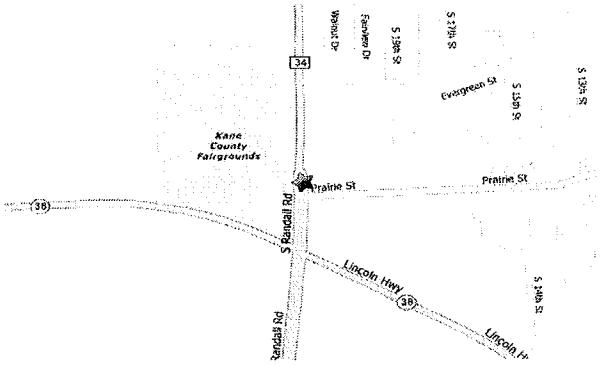
- **Unit A - 7,790 SF**
  Unit C - 4,893 SF
  $24.00/SQ.FT.
  4 MONTHS FREE RENT!!!

PROPERTY HIGHLIGHTS:

- Join **Colonial Café, Subway, & CD One Price Cleaners!!!**
- Great Visibility
- Ample Parking
- High Traffic
- 2 Units available can be combined to **12,683 SF**

LOCATION:

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



DEMOGRAPHICS:

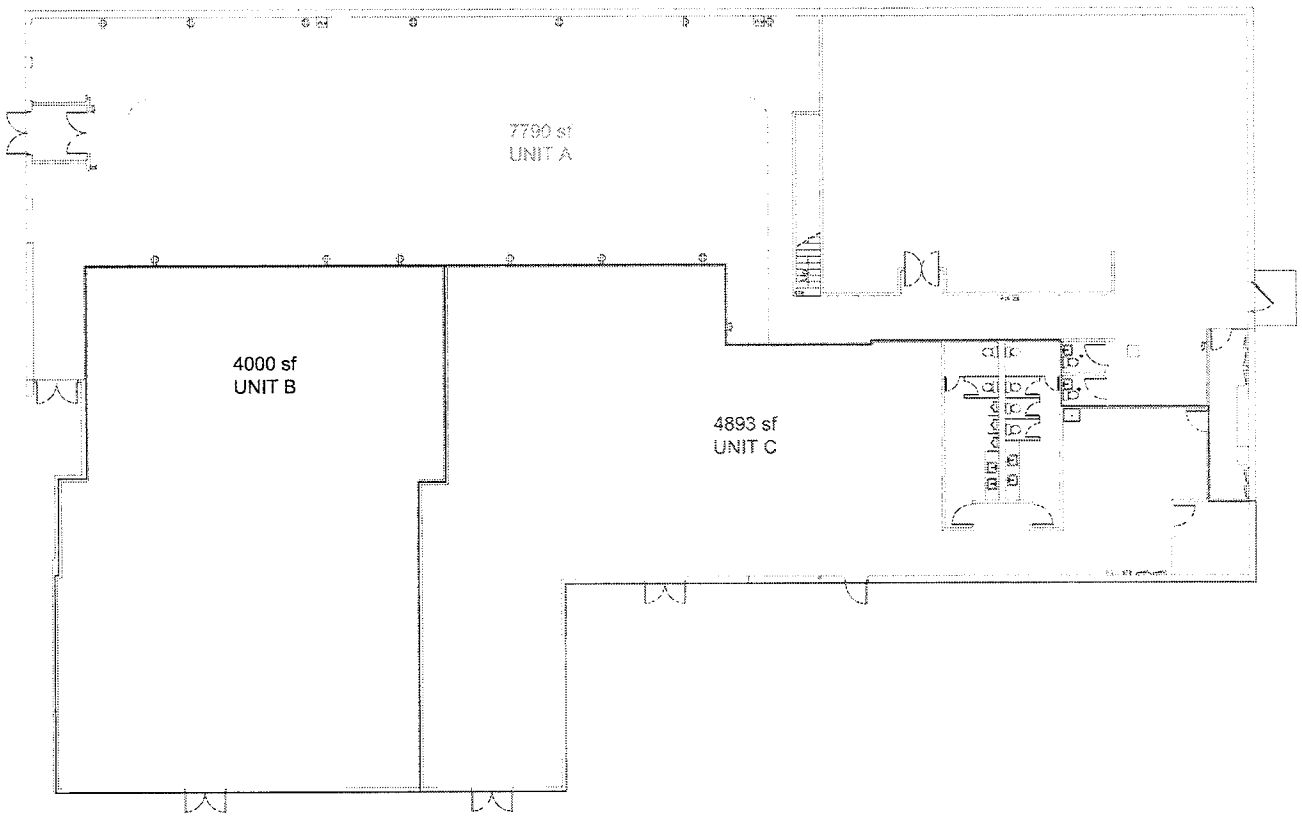
Radius:	1 Mile	3 Mile	5 Mile
Population:	11,854	56,247	99,895
Avg. Income:	$95,843	$111,180	$116,993

Traffic Count

- 46,400 vehicles per day

CIMA DEVELOPERS, INC.
381 E. St. Charles Rd, Carol Stream, IL 60188
O: 630.653.1700 F: 630.653.2335

Dan Soltis, Real Estate Manager
dsoltis@CIMADEVELOPERS.org
www.cimadevelopers.org



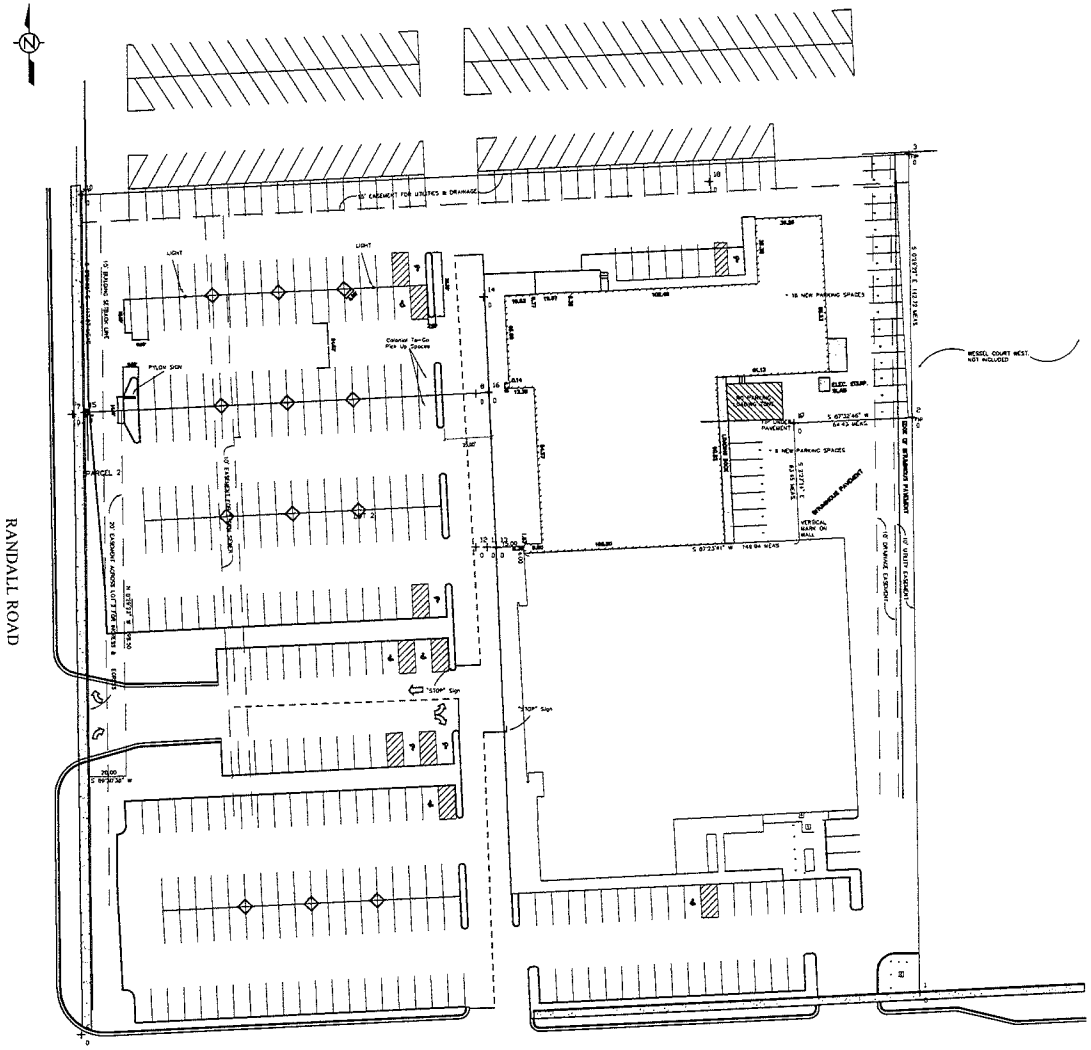
FLOOR PLAN

Project:
Randall Plaza Remodel

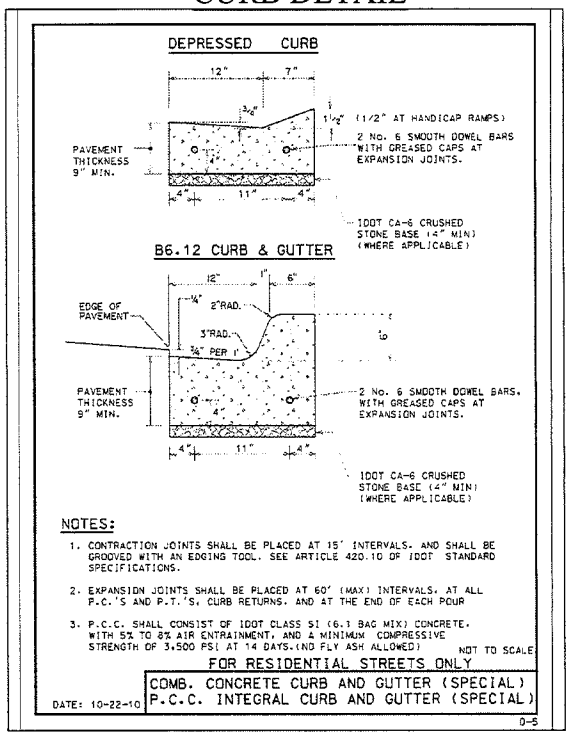
FLOOR PLAN

A1

REVISED PARKING AREA



CURB DETAIL



LANDSCAPING

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

1" = 30'

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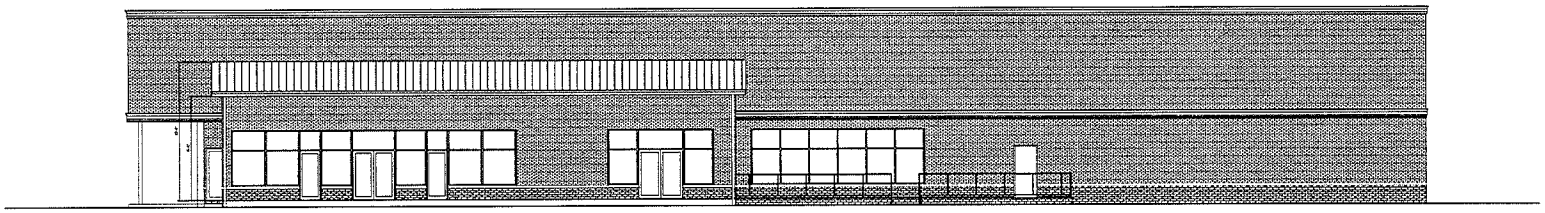
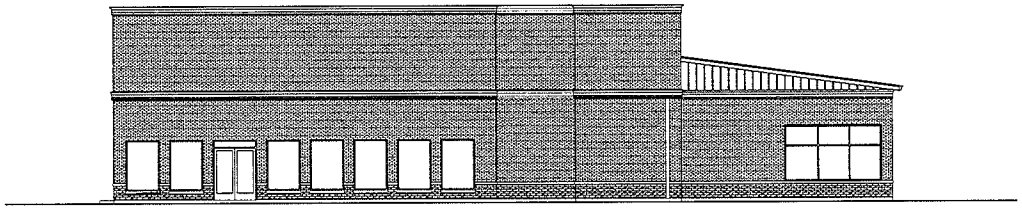
341 E. St. Charles Road
Carol Stream, IL 60188
(630) 653-1700
fax (630) 653-2330
www.CimaDevelopers.org



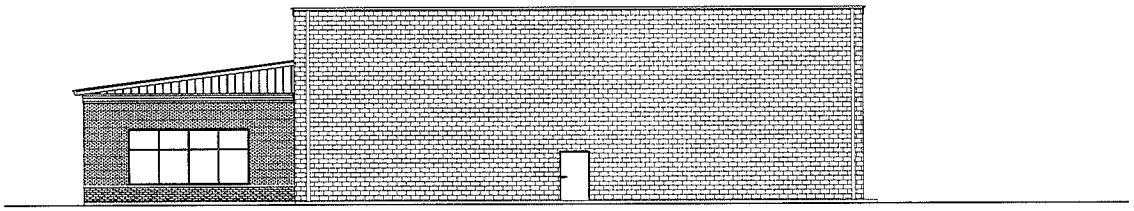
SOUTH ELEVATION

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



WEST ELEVATION

SCALE: 3/16"=1'-0"



EAST ELEVATION

SCALE: 3/16"=1'-0"

GLEASON
ARCHITECTS, P.C.
709 Heartland Drive, Unit A
Sugar Grove, Illinois 60554
Phone: 630-466-8740
Fax: 630-466-8760
Email: thaddeaus@gleasonarchitects.com

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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST	

REVISIONS	DATE
1	
2	
3	

PROJECT:
Randall Plaza Remodel
St. Charles, Il

CLIENT:
Angel and Associates
381 East St. Charles Rd
Carol Stream, Il

JOB NO. 13-037
DATE 04/18/13
FILE 01-42
PLOT SCALE 1:1

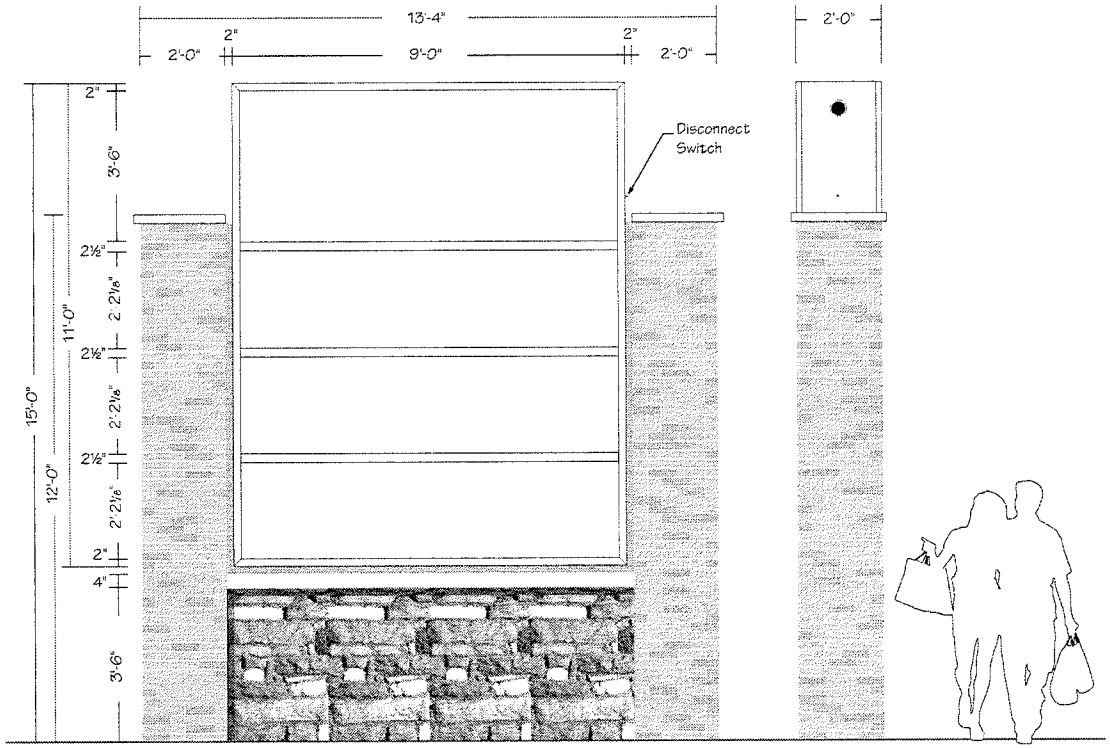
OWNER APPROVAL

Signature

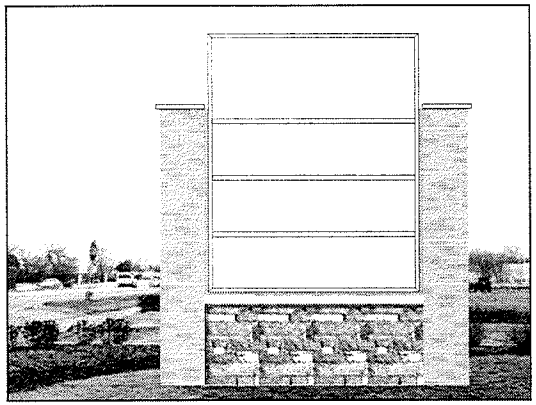
Date

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER
A5



Existing



Proposed

(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.

Parvin-Clauss
SIGN COMPANY
Design • Fabrication • Installation • Maintenance
165 Tubeway Drive • Carol Stream • Illinois 60188
Tel 630-510-2020 • Fax 630-510-2074
e-mail: signs@parvinclauss.com
www.parvinclauss.com

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.

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

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