FOR LEASE

300-314 W MAIN ST

MAIN ST. PLAZA

Carpentersville, IL 60110

PRESENTED BY:

JOEL MILLER, CCIM

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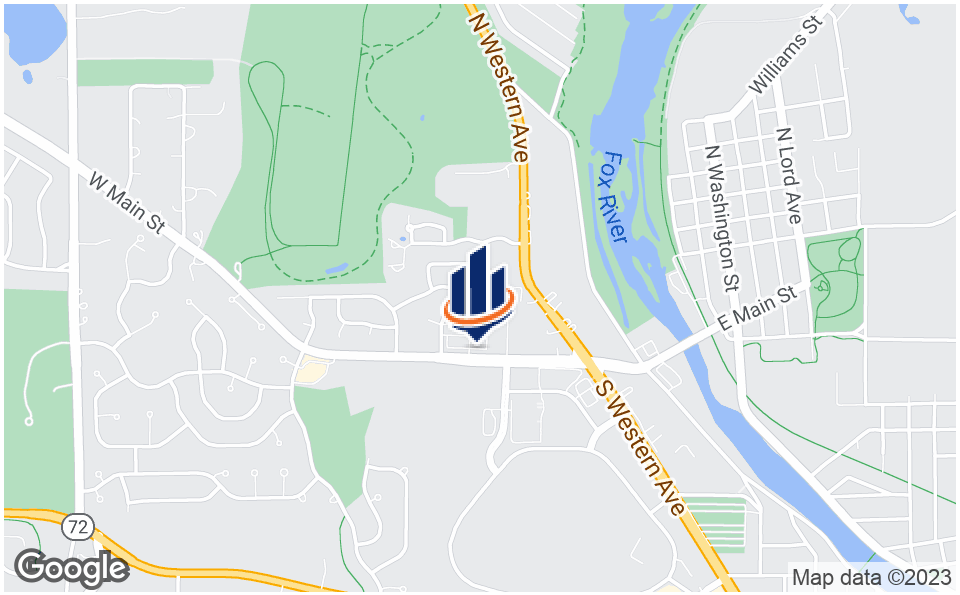
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SVN

LANDMARK COMMERCIAL REAL ESTATE







OFFERING SUMMARY

LEASE RATE:	$12.00 SF/yr (NNN)
CAM / PASS THRU	$5.54/SF
BUILDING SIZE:	11,814 SF
AVAILABLE SF:	1,295-4,603 SF
YEAR BUILT:	2006
MARKET:	Chicago
SUBMARKET:	Chicago - Far West
APN:	03-21-227-035
VIRTUAL TOUR:	View Here

PROPERTY OVERVIEW

Busy neighborhood strip center across from Spring Hill Mall and Home Depot. The property offers upscale brick construction and strong visibility from Main St (Huntly Rd). Cotenant's include Las Quecas Mexican Restaurant, State Farm Insurance, and Royals Cafe.. The center is ideal for convenience retail, medical, dental, salon, spa, restaurant, fitness, and professional uses.

LOCATION OVERVIEW

Convenient Main Street location across from Spring Hill Mall and Home Depot west suburban Carpentersville. The property offers convenient regional access via Main St/Huntley Rd, Rt 31 & Rt 72.

PROPERTY HIGHLIGHTS

- Convenient Main St (Huntley Rd) Location
- Upscale Brick Construction
- Excellent Visibility
- Generous Parking

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LEASE INFORMATION

LEASE TYPE:	NNN	**LEASE TERM:**	Negotiable
TOTAL SPACE:	1,541 - 1,768 SF	**LEASE RATE:**	$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
302	Available	1,768 SF	NNN	$12.00 SF/yr	1st generation space between Las Quecas and Royals
310	Available	1,541 SF	NNN	$12.00 SF/yr	Unit in Vanilla Box condition. Unit adjacent to State Farm. Can be combined with Unit 312 for a total of 4,604 SF

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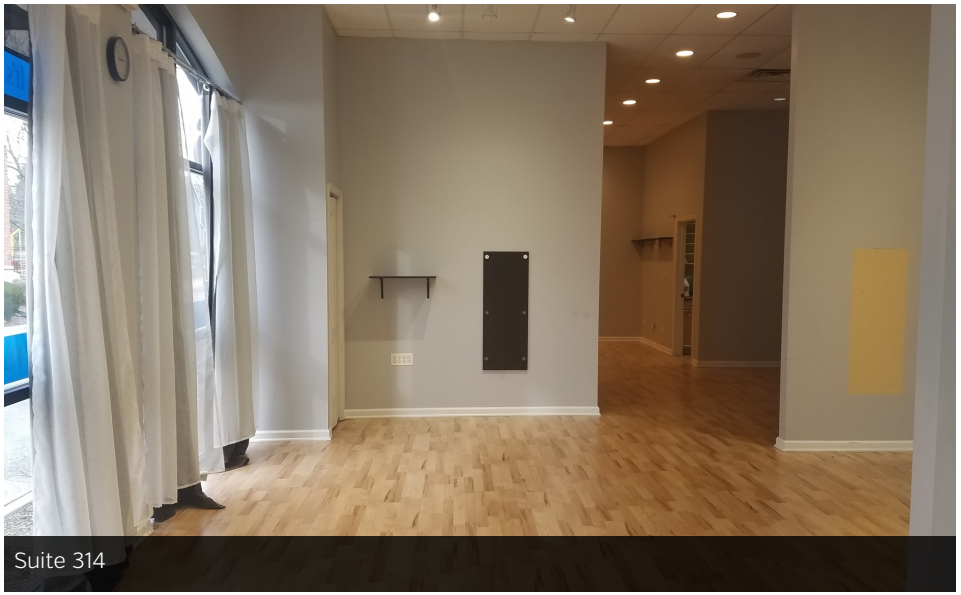




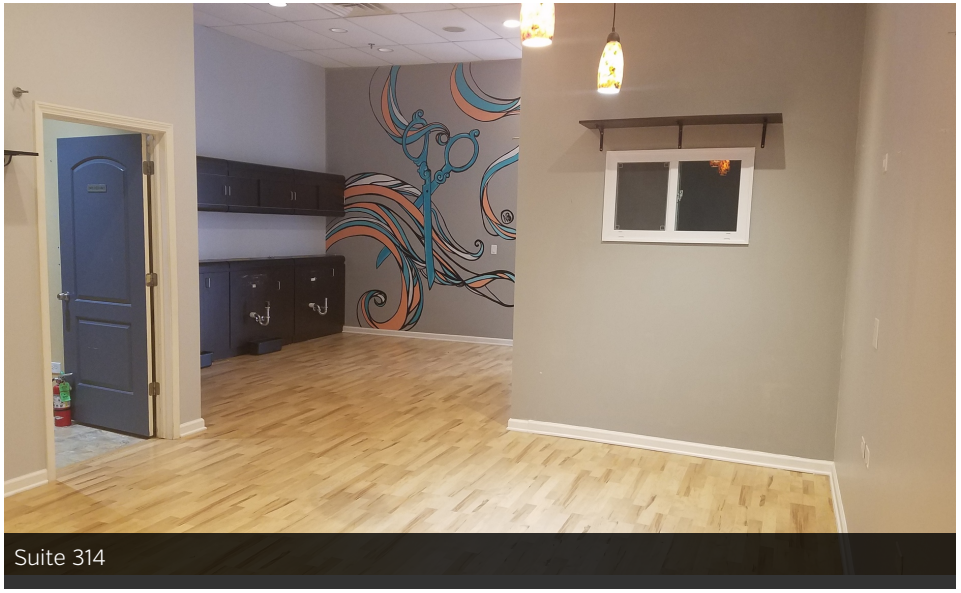




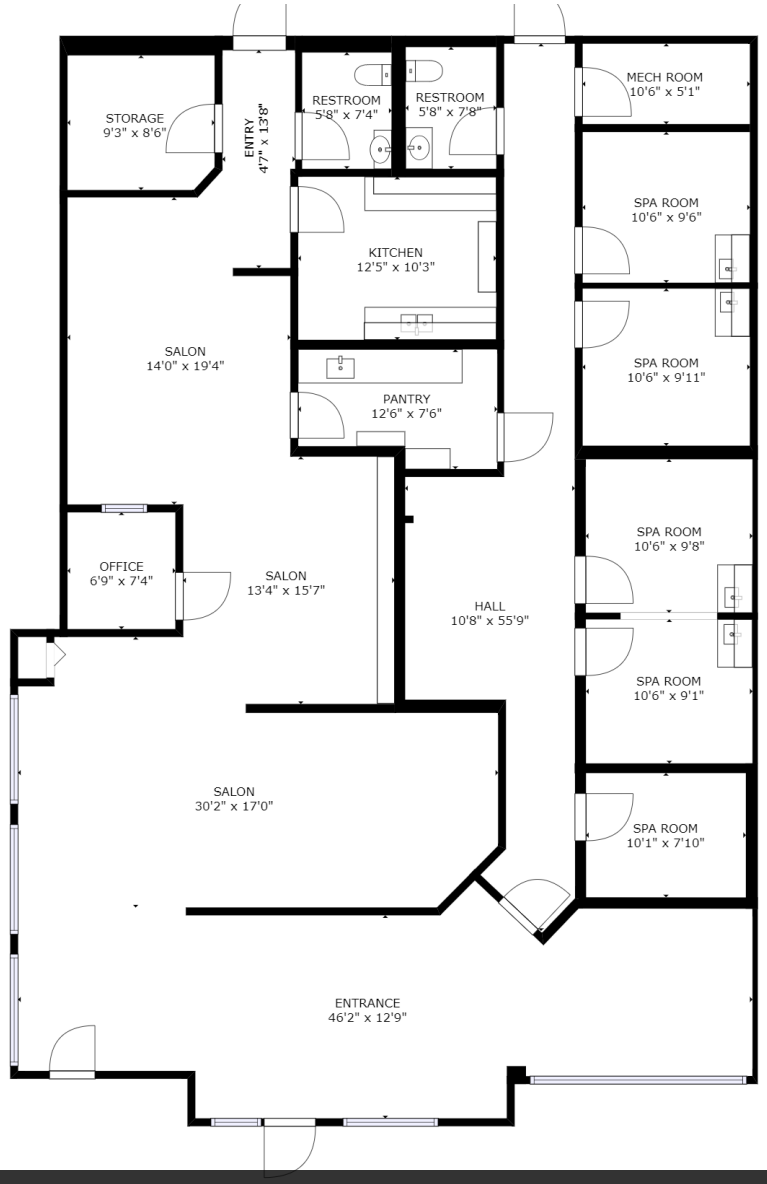
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Suite 314



Suite 314



Suite 314 Layout

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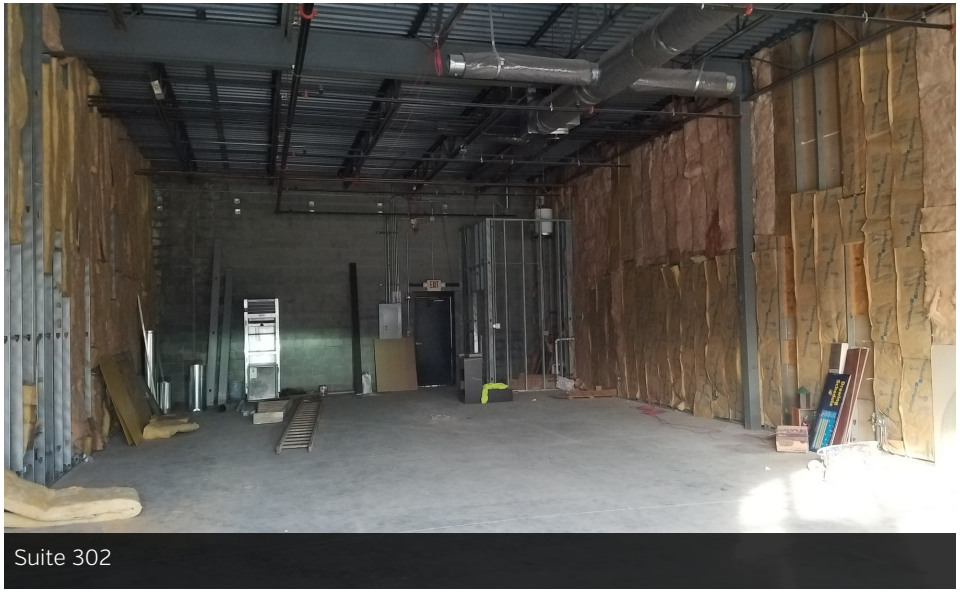
Suite 310



Suite 306



Suite 310

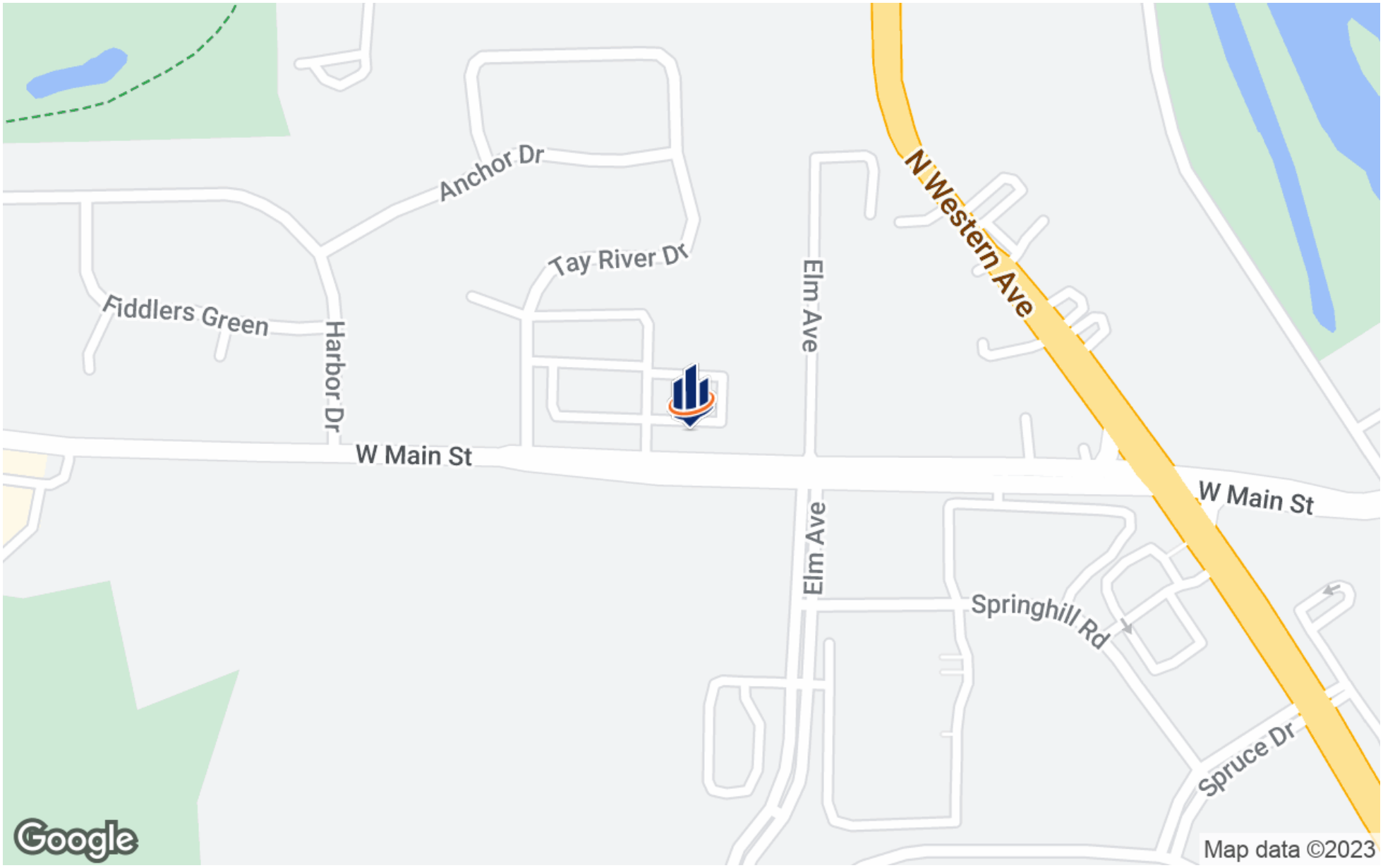


Suite 302

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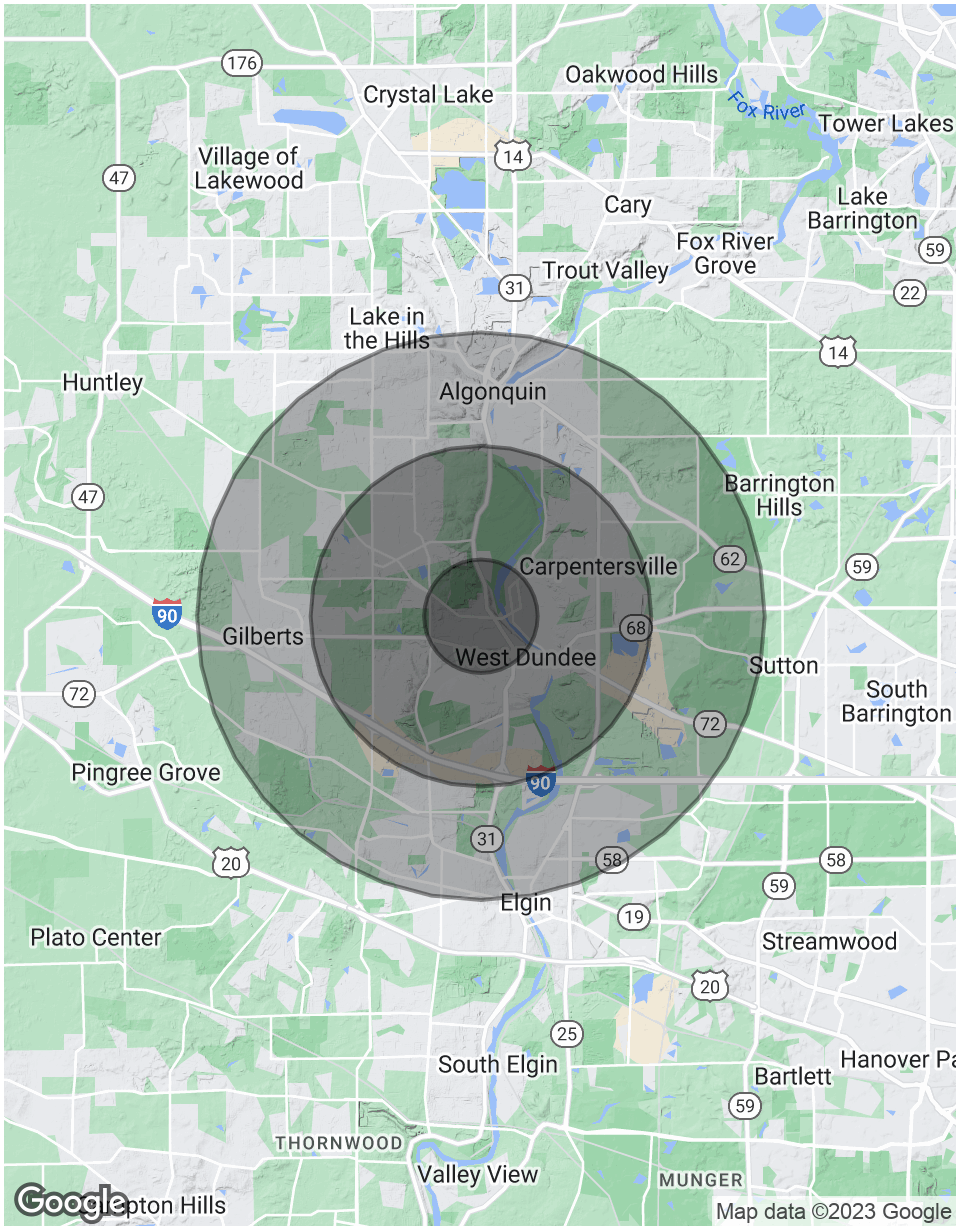


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,676	45,620	156,244
AVERAGE AGE	34.6	33.8	34.1
AVERAGE AGE (MALE)	33.3	32.6	33.2
AVERAGE AGE (FEMALE)	34.9	34.7	34.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,520	15,174	52,709
# OF PERSONS PER HH	3.1	3.0	3.0
AVERAGE HH INCOME	$97,637	$86,067	$82,177
AVERAGE HOUSE VALUE	$314,825	$279,005	$267,098

** Demographic data derived from 2020 ACS - US Census*



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