

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:

LEASE RATE: Negotiable

BUILDING SIZE: 28,000 SF

YEAR BUILT: 1990

ZONING: CBD1

MARKET: Chicago - Far West

SUB MARKET: Kane County

CROSS STREETS: State Street

PROPERTY DESCRIPTION

Busy multi-use Charleston Center building. Tenants include State Farm, E & S Fish Company, Jalisco Tacos. Office tenants on 2nd & 3rd floors. Management in building. On-site parking. Signage on Rt 31.

LOCATION OVERVIEW

On Rt 31 (Second St) on the west side of the Fox River, just north of Rt 64 (Main St) in St Charles, a western Chicago suburb. Traffic Counts (2015 CoStar): 16,867 VPD.

Aerial



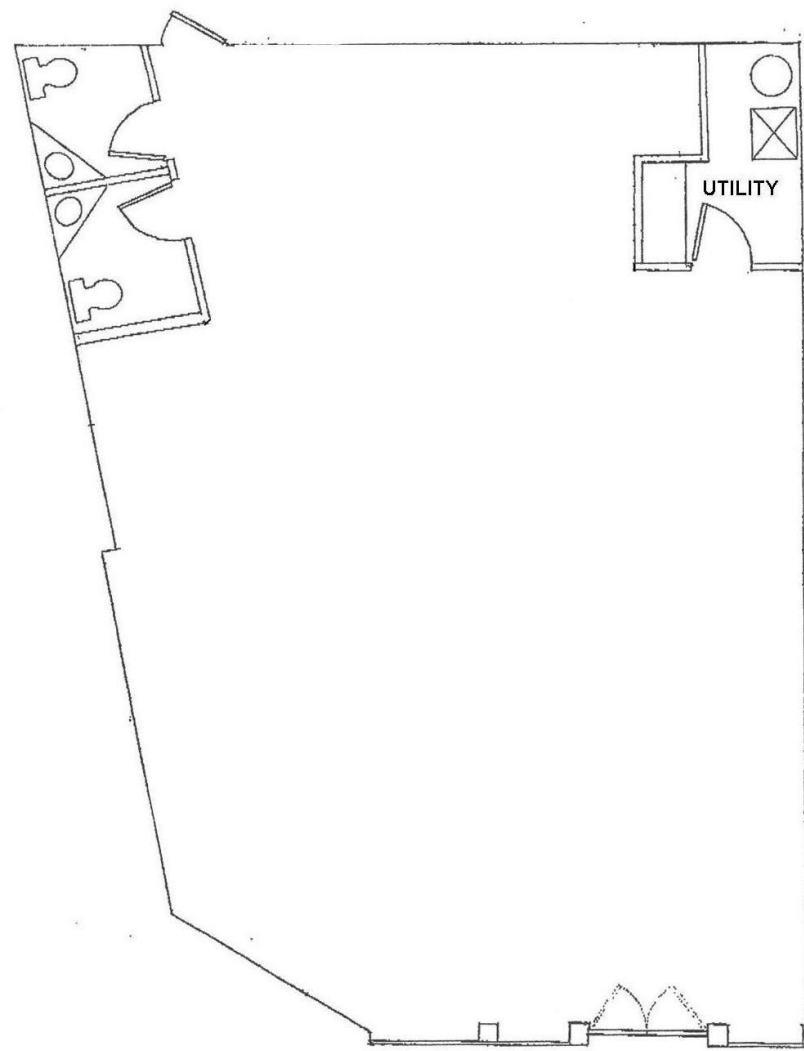
Available Spaces

Lease Rate:		NEGOTIABLE			Total Space	
Lease Type:					Lease Term:	
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
102	Strip Center	\$15.00 SF/YR	NNN	1,736 SF	Negotiable	1,736 sf retail space. Vanilla box condition. Two ADA restrooms. \$3,210/mo rent includes \$7.19/sf in pass thru costs. Utilities additional.
104	Strip Center	\$15.00 SF/YR	NNN	1,861 SF	Negotiable	Existing Honey Baked Ham. Some kitchen infrastructure in place. Prominent end-cap location. Potential for outdoor patio. \$3,441/mo rent includes \$7.19/sf in pass thru costs. Utilities additional.

Photos - Suite 102



Floor Plan - Suite 102



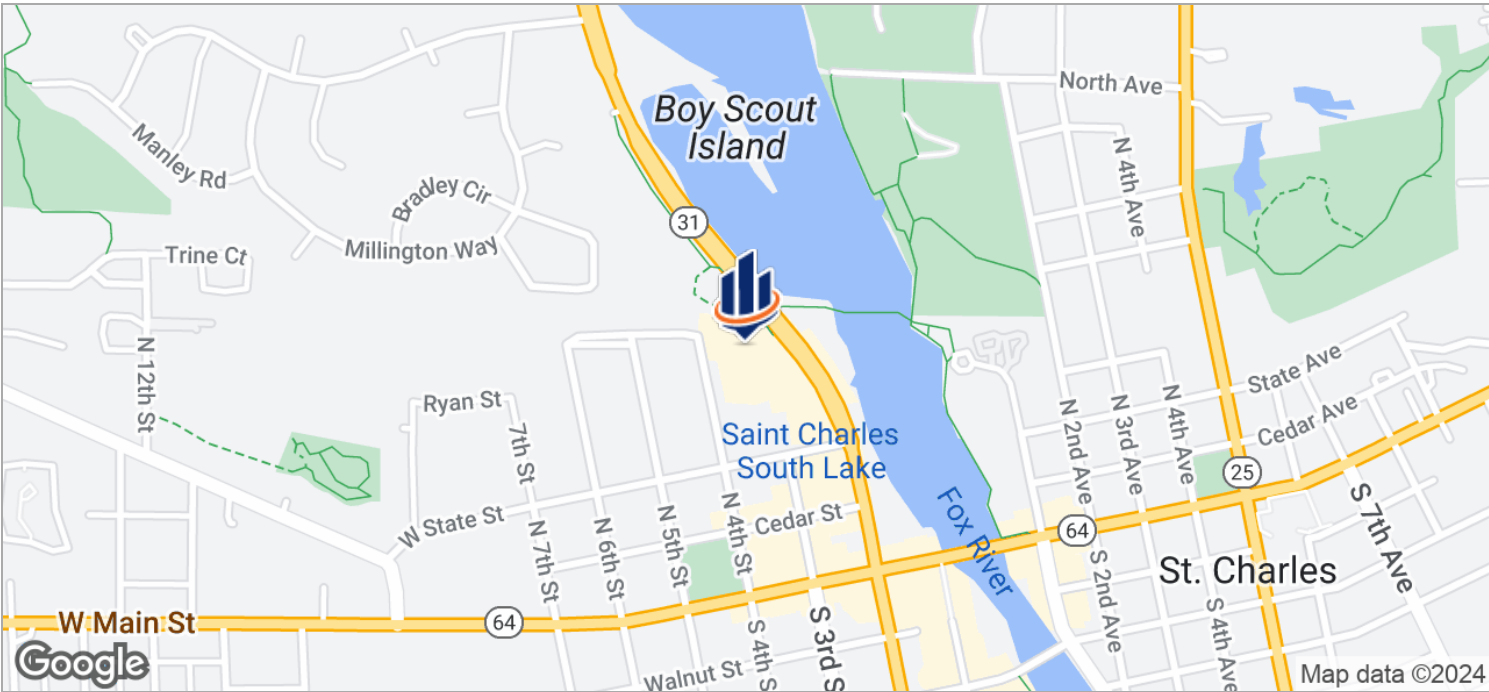
Photos - Suite 104 Exterior



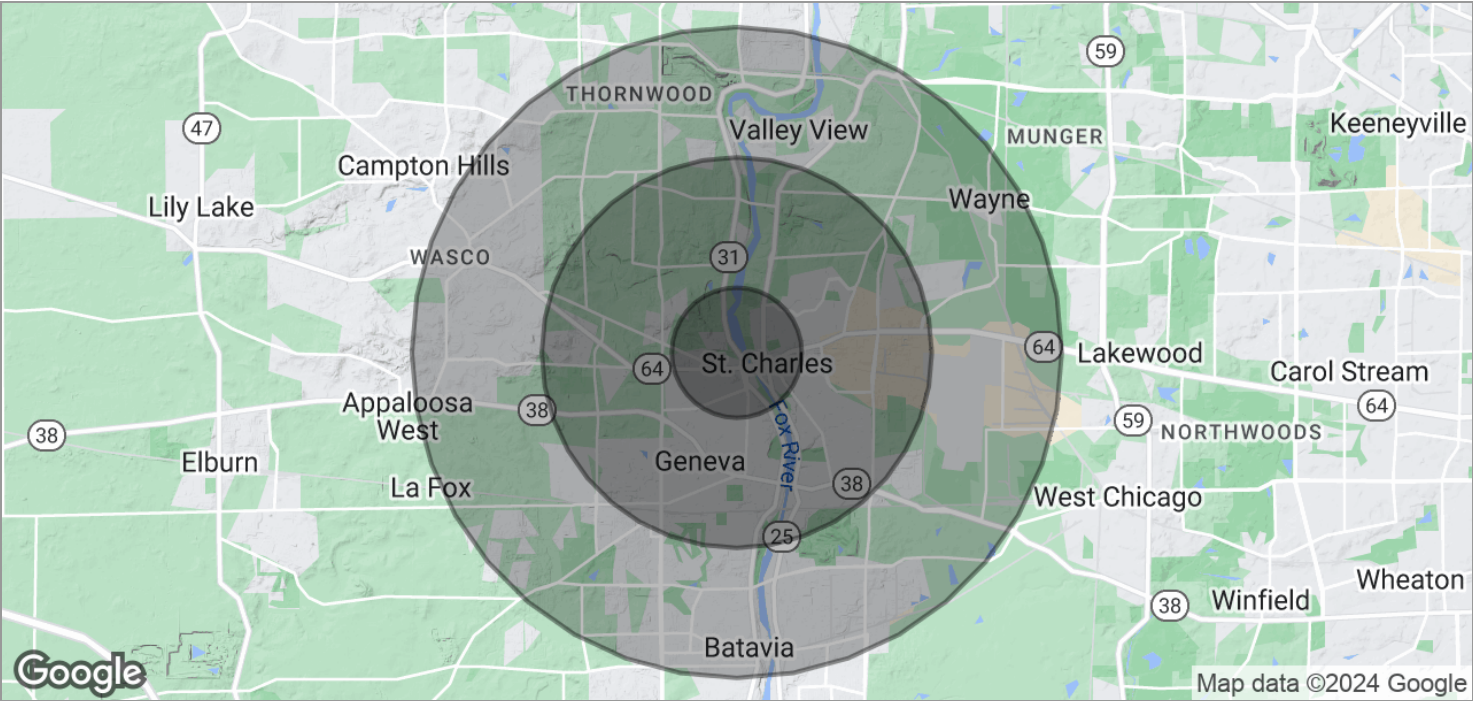
Photos - Suite 104 Interior



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,227	52,348	119,312
MEDIAN AGE	40.4	40.1	39.2
MEDIAN AGE (MALE)	38.2	38.6	38.3
MEDIAN AGE (FEMALE)	43.1	41.8	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,995	19,479	42,835
# OF PERSONS PER HH	2.4	2.7	2.8
AVERAGE HH INCOME	\$95,756	\$111,168	\$113,003
AVERAGE HOUSE VALUE	\$375,343	\$385,241	\$387,780



City Information



City Highlights

Festivals
Dining
Arts
Recreation

Airports: O'Hare, Midway, DuPage

Interstates Serving Community:
I-90, I-88, I-39, I-355

State Highways: IL 25, IL 31, IL 64, IL 38

County Thoroughfares: Randall Rd, Kirk Rd

Rail: Geneva Metra Station, Union Pacific West Line

Pace Bus Routes: 529, 801, 802

St Charles, IL

Friendly neighborhoods, diverse retailers, international employers, innovative schools, beautiful parks, unique architecture, varied cultural amenities.

Located in Kane and DuPage counties, 35 miles west of downtown Chicago. It has a land area of 15 square miles. Over 2,100 businesses employ over 34,200 people. They consist of a balanced mix of retailers, restaurants, offices and manufacturing facilities. They are assisted by the Chamber of Commerce, a full service Convention and Visitors Bureau, and the Downtown St Charles Partnership.

St Charles is intersected by the Fox River which enhances the town's beauty and provides recreational activities. There are bike paths and walking paths. The St Charles Park District is a noticeable presence. It is their mission to enrich the quality of life of Park District residents through excellence in programs, parks, facilities and services - swimming pools, golf courses, natural areas, and a wide variety of instructional and recreational opportunities for all ages.

There are many arts and culture resources.



County Information



Kane County

Population 2013: 523,643 - 94% urban, 6% rural

Land Area: 524 square miles

Most notable natural feature is the Fox River. The largest cities are situated along the river - Aurora, Elgin, St Charles, Geneva, Batavia

The 2030 Land Resource Management Plan divides the county into three areas:

Urban Corridor - eastern portion of county

Critical Growth Corridor - middle portion of county

Agricultural/Rural Corridor - western portion of county

The county seat is Geneva.

Comprised of 16 townships

Thriving commercial base. Farming has long been a way of life and an important economic activity in Kane County. Some farmland has been converted to accommodate increased growth. However, official efforts are being made to preserve and protect farmland.

The Forest Preserve District serves to preserve and protect the natural heritage of Kane County. 2012 - approximately 19,932 acres.

Extensive biking and hiking trail system

Accessible Airports:

O'Hare - Chicago

Midway - Chicago

DuPage - West Chicago

Aurora Municipal - Sugar Grove

Rail: Metra stops in Elgin, Aurora, Geneva, LaFox, Elburn

Pace Bus Routes

Interstates: I-88, I-90

US Highways: 20, 30, 34

Higher Education:

Aurora University

Judson University

Elgin Community College

Waubonsee Community College



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