



## Land For Sale

1.25 acres available



## 1434 E. Main Street

Saint Charles, IL 60174

**Kevin J. O'Donnell**  
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**Meredith L. Klug**  
Broker  
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## OFFERING SUMMARY

**Sale Price:** \$598,500

**Price / SF:** \$10.99

**Lot Size:** 1.25 Acres

## PROPERTY HIGHLIGHTS

- Currently zoned for business and mixed use
- Land includes one house and barn recently renovated with paying tenants
- Next to dense senior living complex
- Across from multiple car dealerships

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	2,813	19,141	41,489
Total Population:	7,130	50,741	115,970
Average HH Income:	\$116,393	\$110,636	\$111,224

for more information contact:

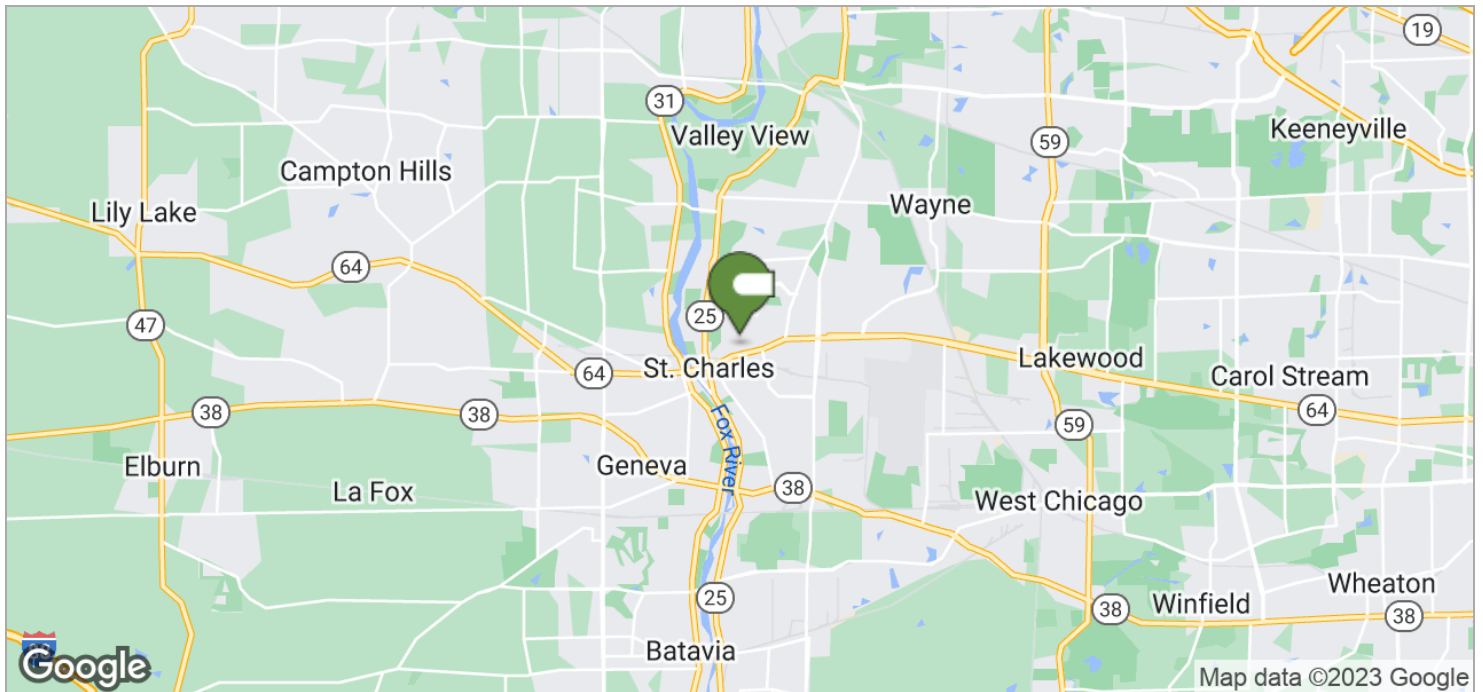
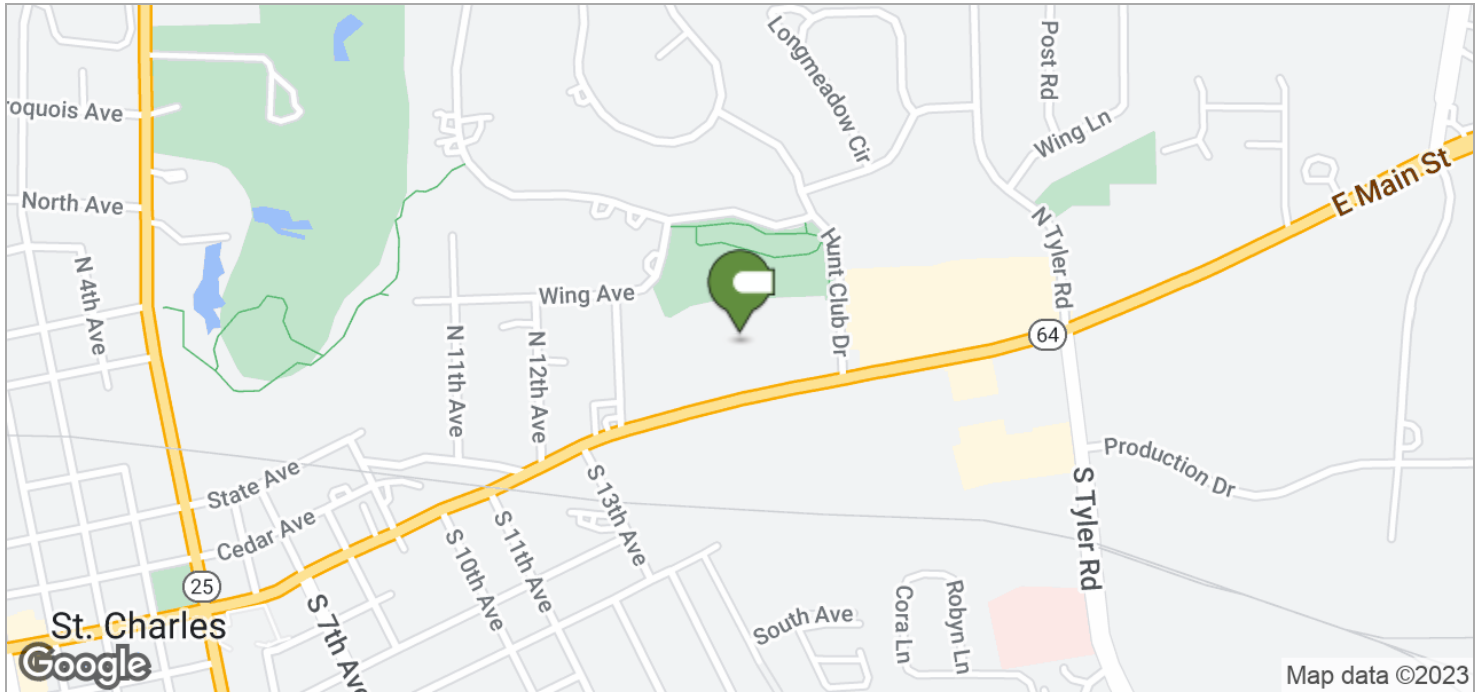
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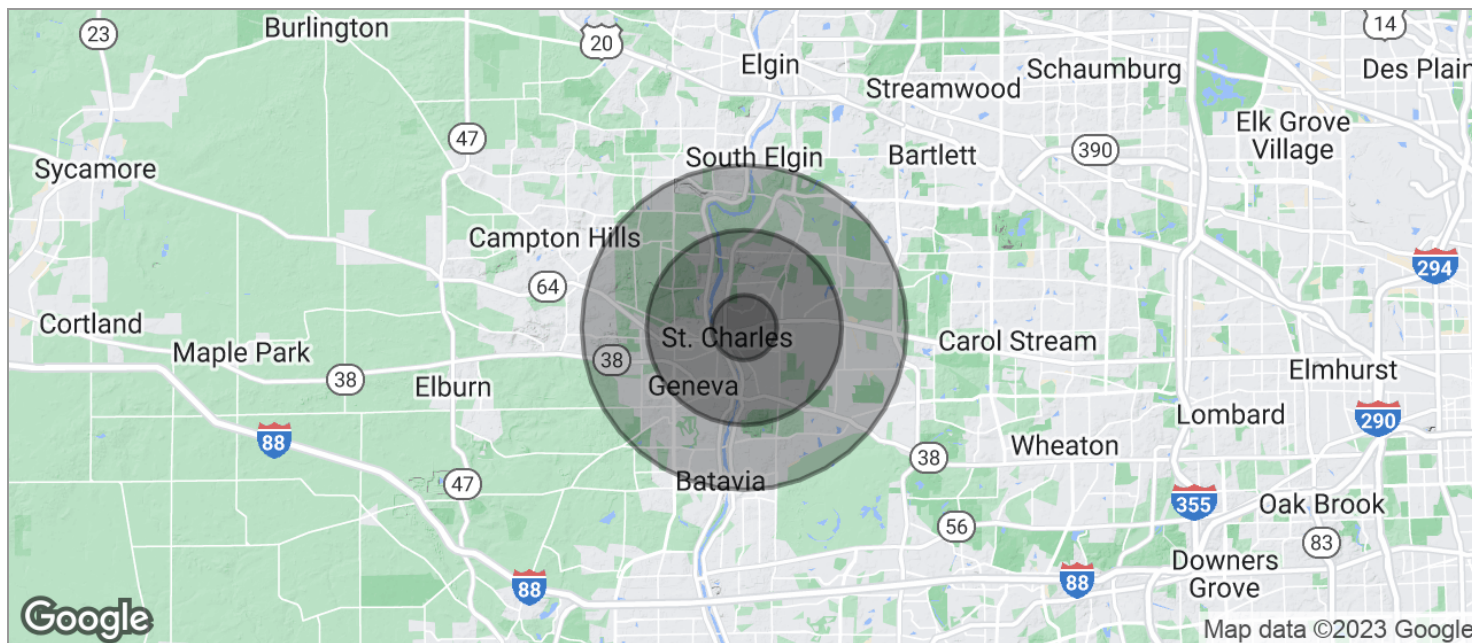
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## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,130	50,741	115,970
MEDIAN AGE	41.6	40.2	39.0
MEDIAN AGE (MALE)	38.1	38.2	38.1
MEDIAN AGE (FEMALE)	45.4	42.6	40.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,813	19,141	41,489
# OF PERSONS PER HH	2.5	2.7	2.8
AVERAGE HH INCOME	\$116,393	\$110,636	\$111,224
AVERAGE HOUSE VALUE	\$422,779	\$388,672	\$388,722

\* Demographic data derived from 2020 ACS - US Census

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