



**SALE / LEASE**

## FOR SALE OR LEASE: Retail / Office / Flex

**2000 W MAIN ST, UNIT J**

Saint Charles, IL 60174

**PRESENTED BY:**

**NEIL JOHNSON**

Managing Director/Broker

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**JEFF CADWALLADER**

Advisor

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$400,000
<b>LEASE RATE:</b>	\$15.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	33,914 SF
<b>AVAILABLE SF:</b>	1,200 - 3,448 SF
<b>YEAR BUILT:</b>	2000
<b>ZONING:</b>	BC
<b>MARKET:</b>	Chicago - far west
<b>SUBMARKET:</b>	Kane County
<b>APN:</b>	09-28-351-033

### PROPERTY OVERVIEW

Retail / office / flex condo in prominent multi-tenant commercial center, just east of Randall Rd on IL Rt 64 (Main St). The unit currently has 2,448 sf, and is divisible to 1,200 sf OR expandable up to 3,448 sf with the addition of finished loft space. Features three office rooms, two restrooms (one with shower). 19' ceilings. Monthly rent of \$4,386 includes \$6.50/sf in pass thru costs. Association fees \$393.60/mo. 2022 Taxes: \$5,308

Recent occupants were an IT company and insurance office. Excellent layout for showroom/shop. The owner is a contractor/builder and is open to making desired modifications.

Other businesses in Main Street Commerce Center include Physicians Express Urgent Care, FCA Floor Covering, Bill Cho's Taekwondo, Midwest Cabinet, Results Realty, Color Collision, and Kindred Pet Care.

### LOCATION OVERVIEW

On north side of IL Rt 64 (Main St) just east of Randall Road, the major north-south business corridor through Kane County. In a busy mixed-use retail / residential / industrial area. West of the central business district. 2022 traffic counts: 31,492 VPD.

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# AERIAL



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## HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Retail / office space for lease or sale
- 1,200 - 3,448 sf available
- Landlord willing to customize
- Main St (Rt 64) location
- Just east of Randall Rd



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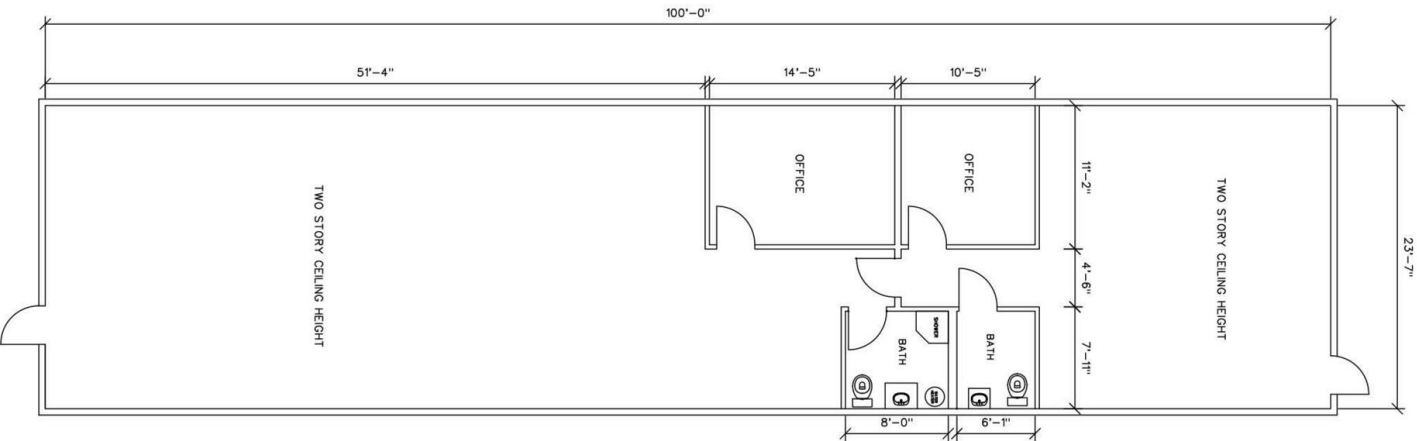
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SUITE J



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Unit J	Available	1,200 - 3,448 SF	NNN	\$15.00 SF/yr	Retail / office condo in prominent multi-tenant commercial center, just east of Randall Rd on IL Rt 64 (Main St). The unit currently has 2,448 sf, and is divisible to 1,200 sf OR expandable up to 3,448 sf with the addition of finished loft space. Features three office rooms, two restrooms (one with shower). 19' ceilings. Monthly rent of \$4,386 includes est. \$6.50/sf in pass thru costs.
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## UNIT J



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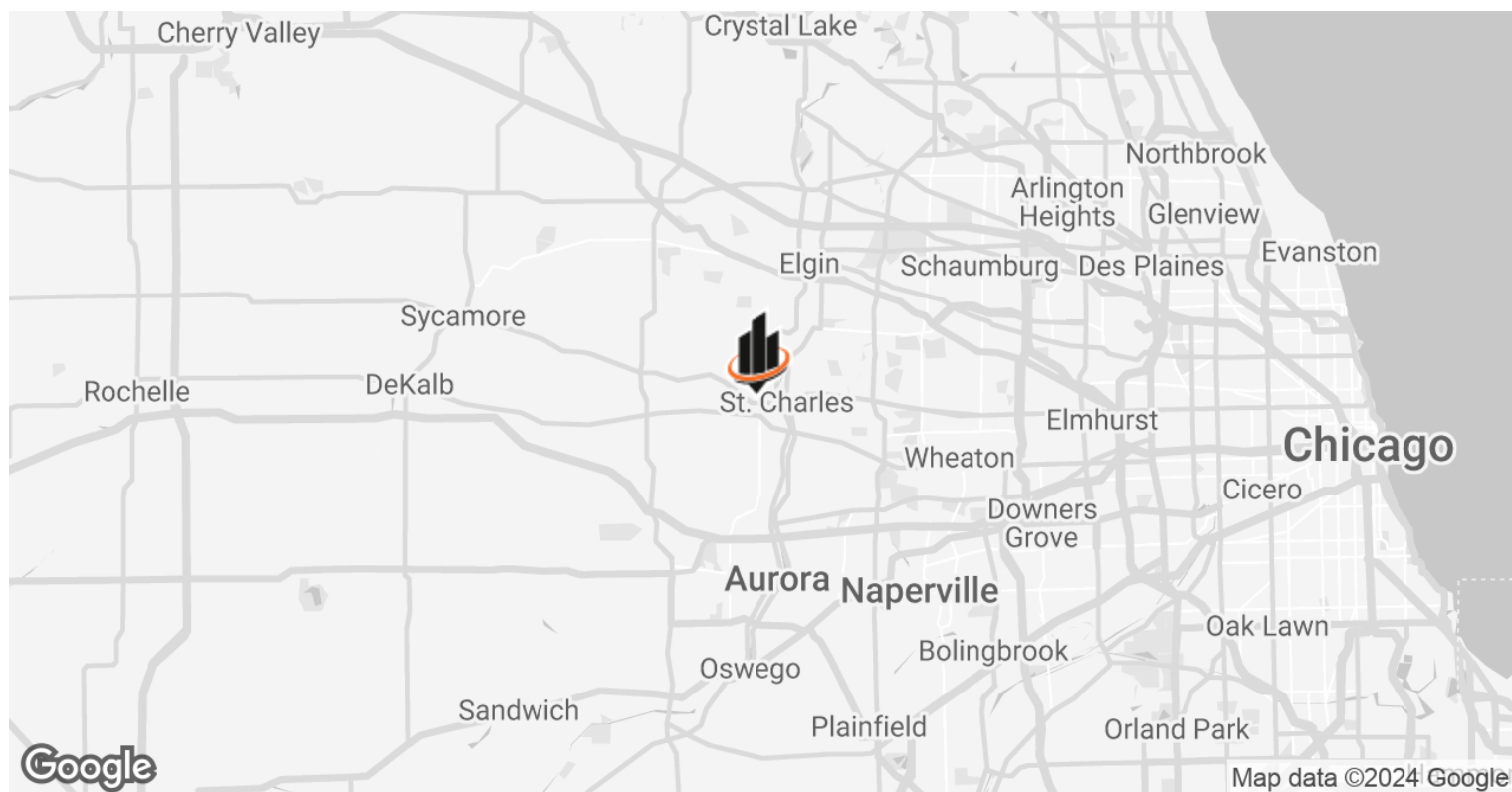
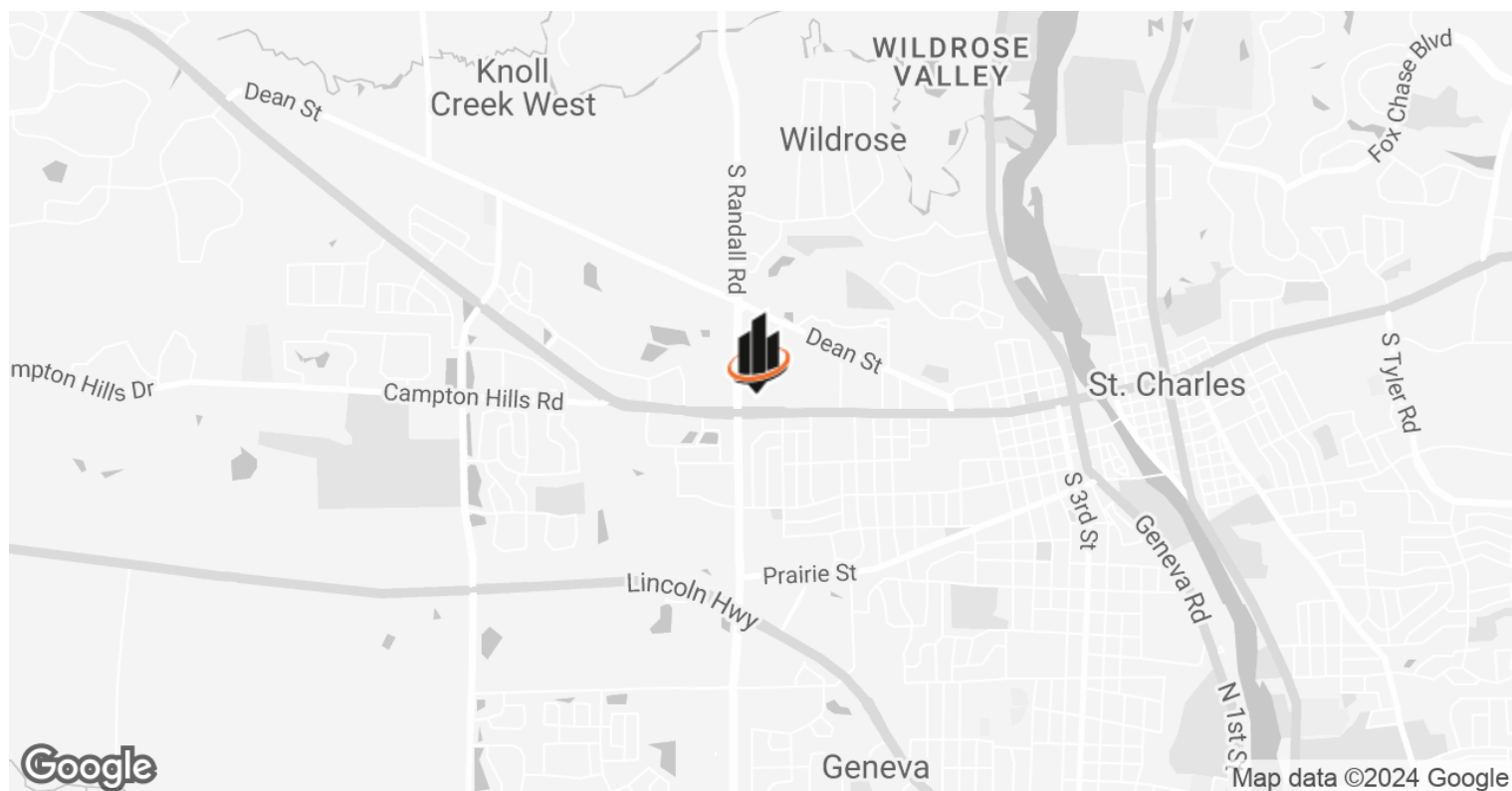
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## LOCATION MAP



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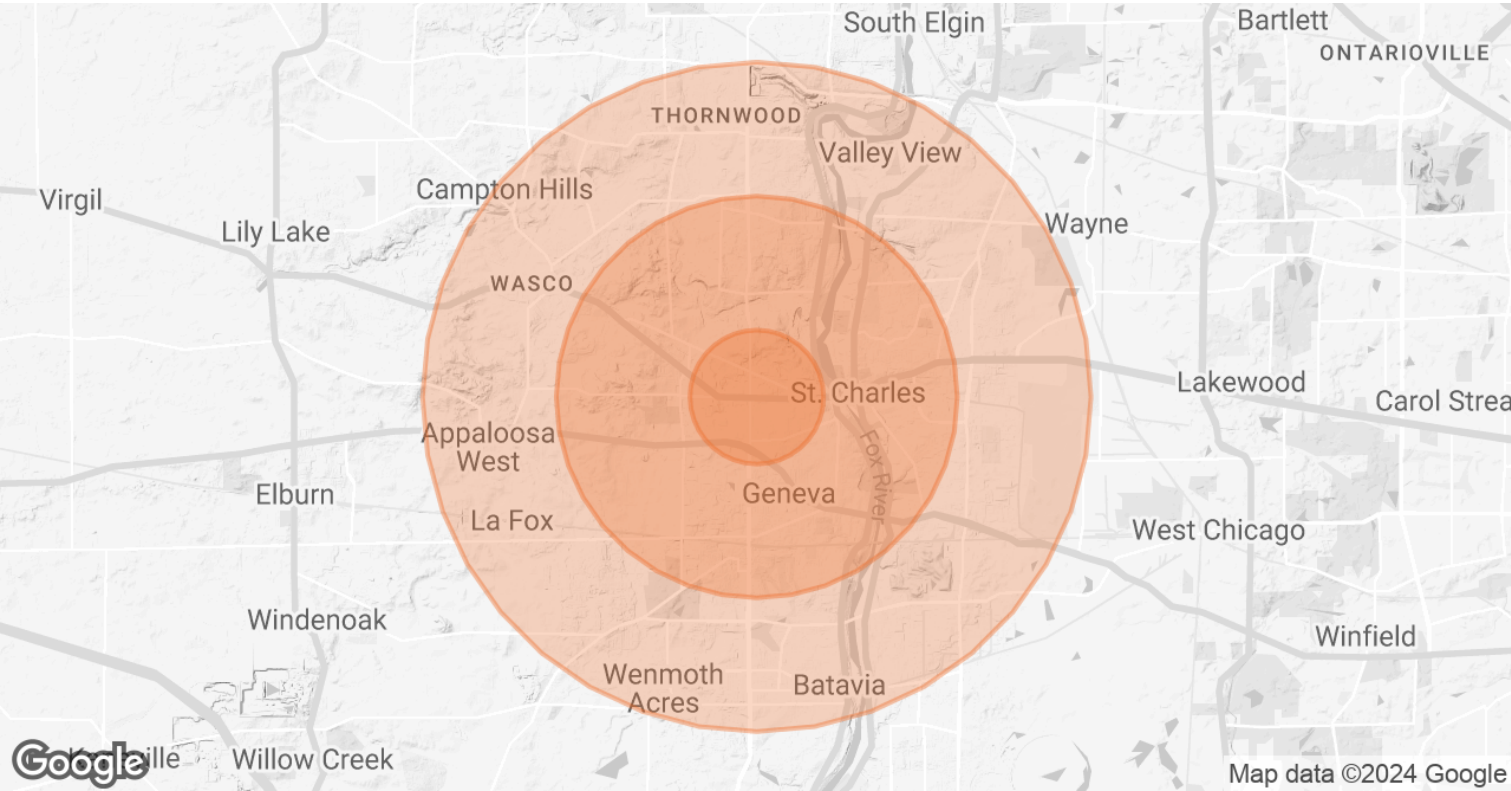
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,290	50,778	112,030
AVERAGE AGE	36.2	39.4	39.5
AVERAGE AGE (MALE)	35.7	38.5	38.5
AVERAGE AGE (FEMALE)	36.8	40.3	40.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,222	18,424	40,109
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$94,585	\$110,838	\$115,952
AVERAGE HOUSE VALUE	\$340,600	\$383,179	\$387,316

2020 American Community Survey (ACS)

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