

LEASE

Foxboro Plaza

2400 E MAIN ST

St Charles, IL 60174

PRESENTED BY:

NEIL JOHNSON

O: 630.938.4950

neil.johnson@svn.com

IL #471.012919

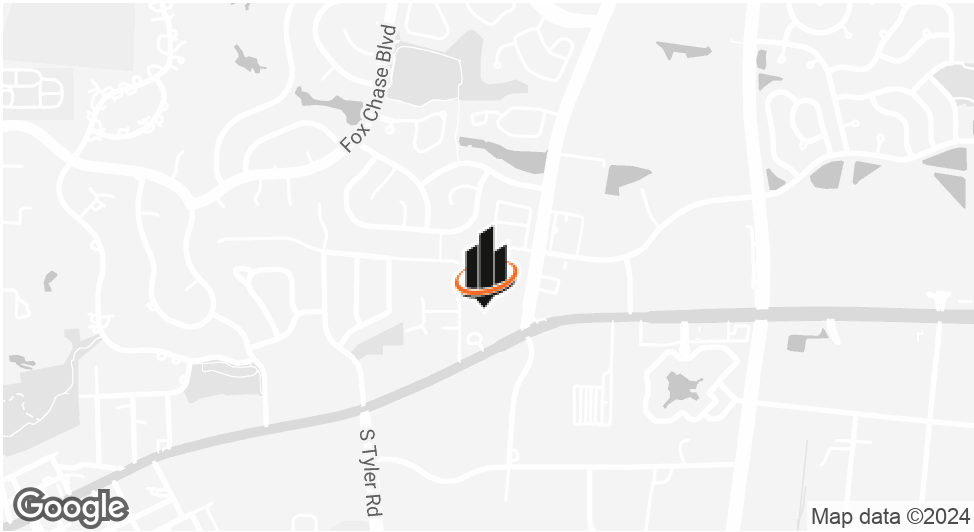
JOEL MILLER, CCIM

O: 630.270.6949

joel.miller@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (NNN)
OPERATING EXPENSES (CAM)	\$7.31/SF
BUILDING SIZE:	42,470 SF
AVAILABLE SF:	1,525 - 3,427 SF
YEAR BUILT:	1990
APN:	09-26-252-088
VIRTUAL TOUR:	View Here

PROPERTY OVERVIEW

Restaurant and Retail spaces available in a busy convenience strip center on the east side of St Charles. Plaza is anchored by 7-Eleven and offers exceptional visibility and parking.

2nd Generation Restaurant spaces available from 2,100 SF to 3,845 SF.

LOCATION OVERVIEW

Located at the signaled corner of Main St (IL Rt 64/North Ave) and Dunham Rd on the east side of St Charles, Foxboro Plaza offers convenient access to the surrounding affluent residential neighbors, and nearby business parks. The Property is less than 1/2 mile from St Charles East High School and Wredling Middle School.

The property is surrounded by new developments with more than 1,000 residential units and more than 1.25 million square feet of commercial space in development on the east side of St Charles including the nearby Foxboro Plaza, Foxboro Plaza, and Foxboro Plaza.

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LEASE SPACES



AVAILABLE SPACES

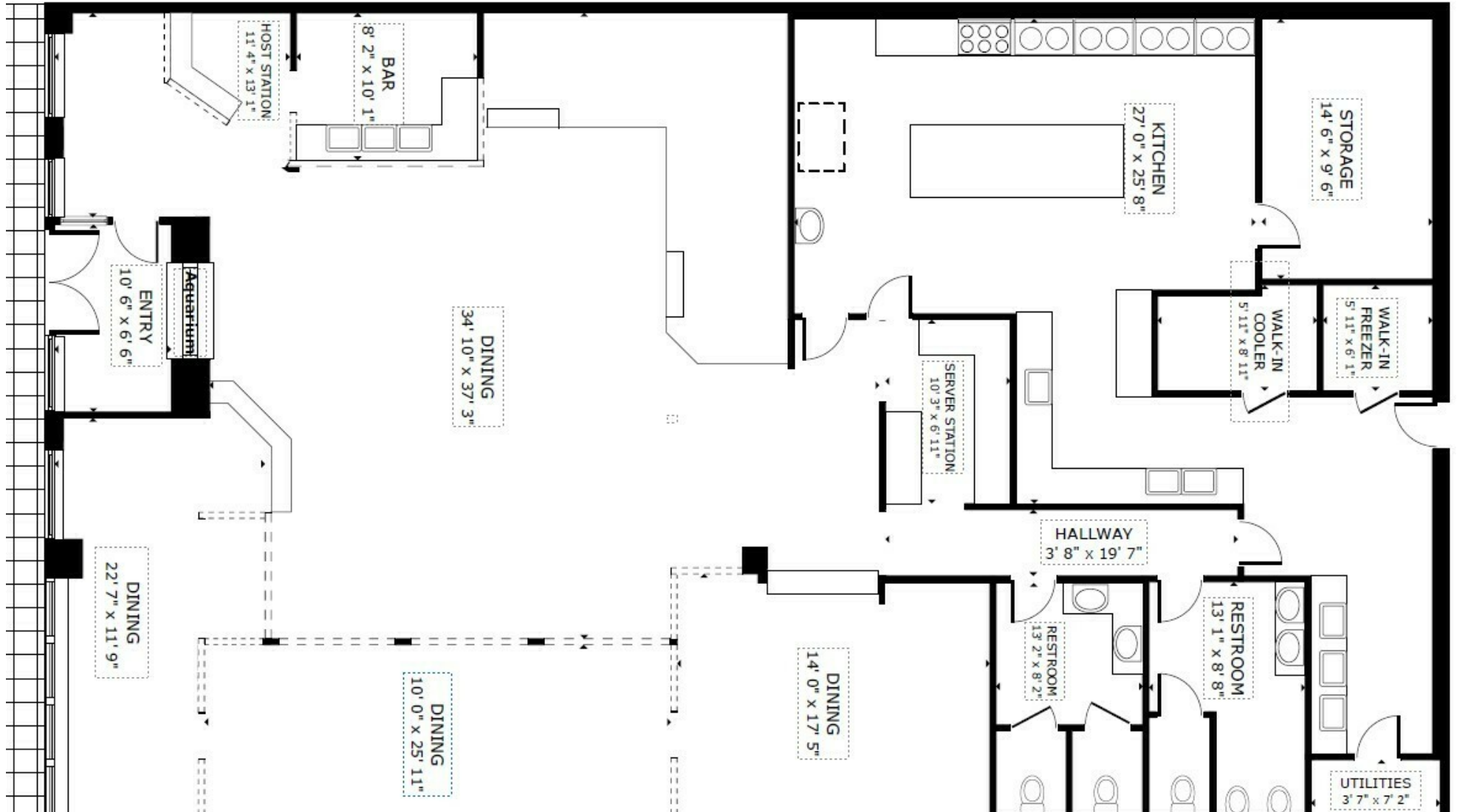
SUITE	AVAILABILITY	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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102	Available	3,427 SF	NNN	\$22.00 SF/yr	Second generation restaurant space last occupied by Lin's Garden with 24' Hood, Grease Trap, ADA Restrooms and walk-in coolers.
114	Available	1,525 SF	NNN	\$22.00 SF/yr	Vanilla box retail space with one restroom. Approx 20' x 76'
104	Available	2,633 SF	NNN	\$22.00 SF/yr	Retail space between UPS Store and MED Fitness.

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FLOOR PLAN (SUITE 102 - FORMER LIN'S GARDEN) - 3,427 SF



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PHOTOS - #102 RESTAURANT



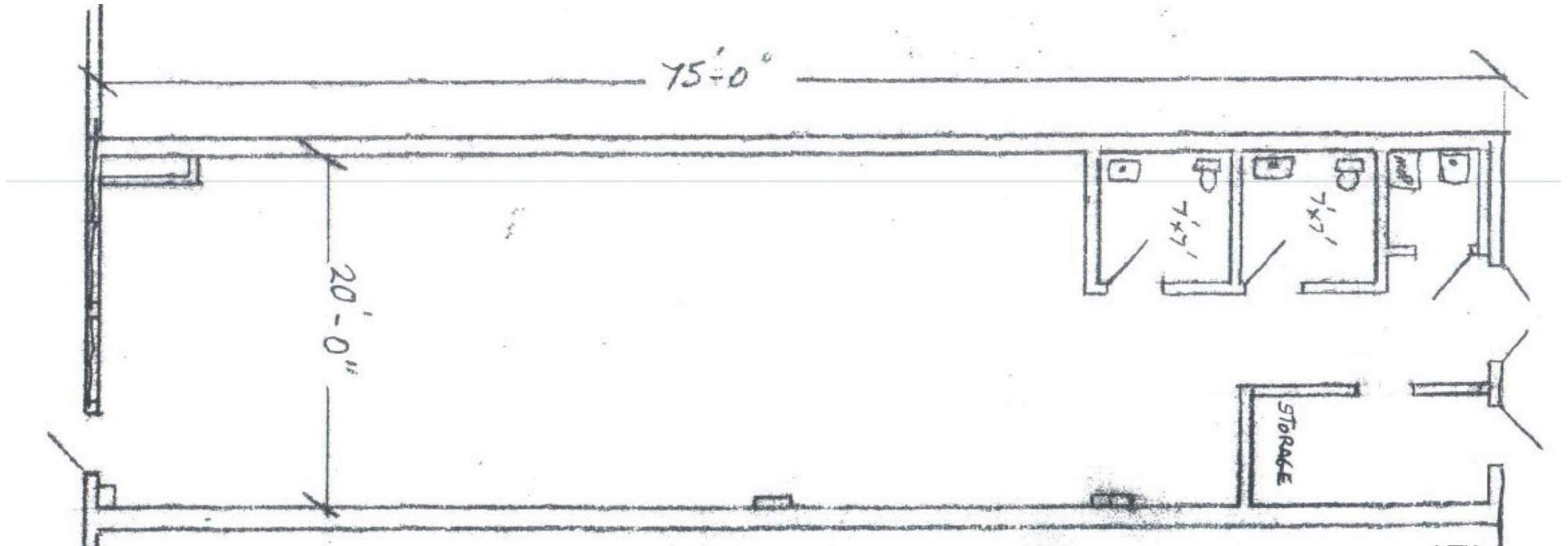
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FLOOR PLAN - UNIT 114



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UNIT 114



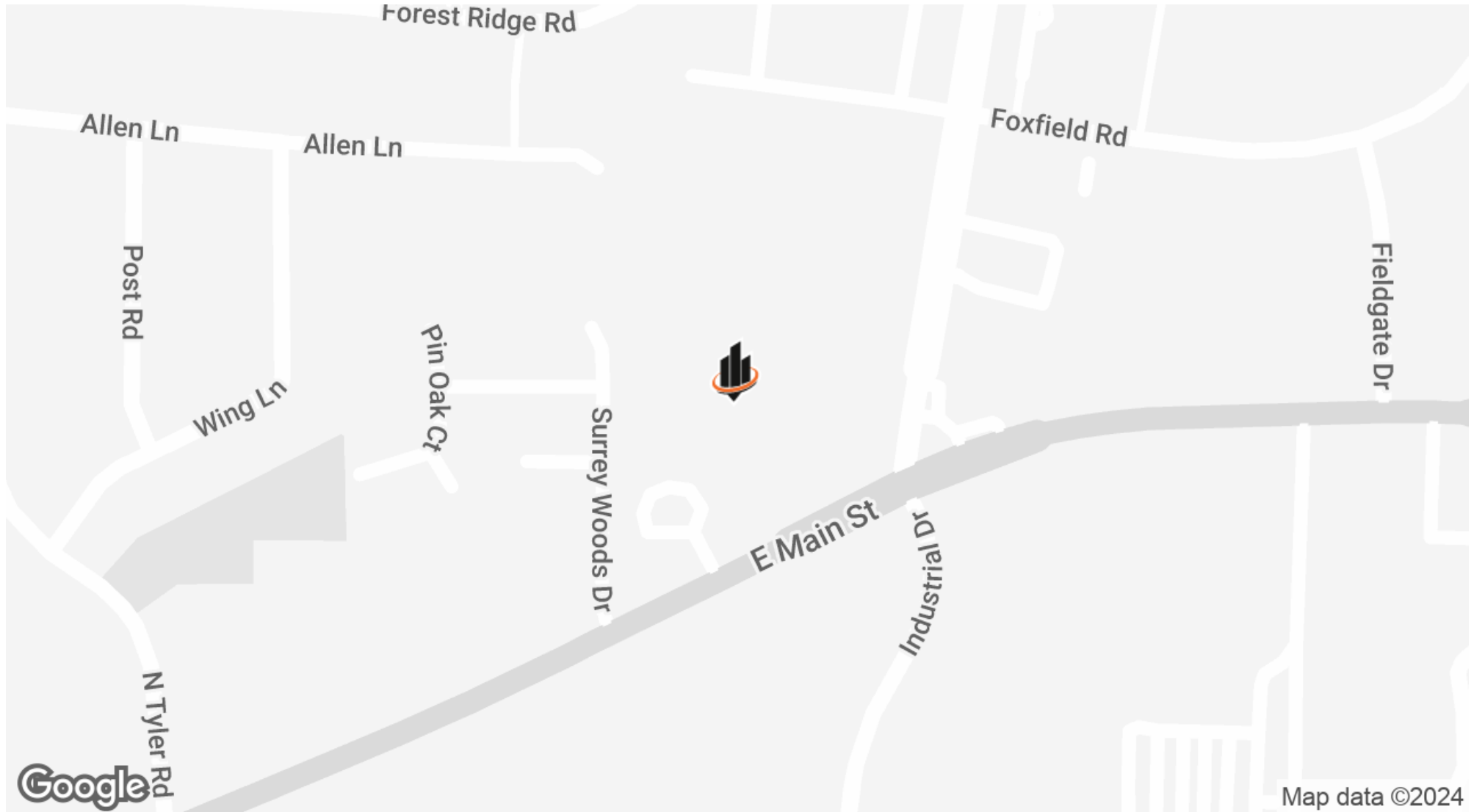
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LOCATION MAP



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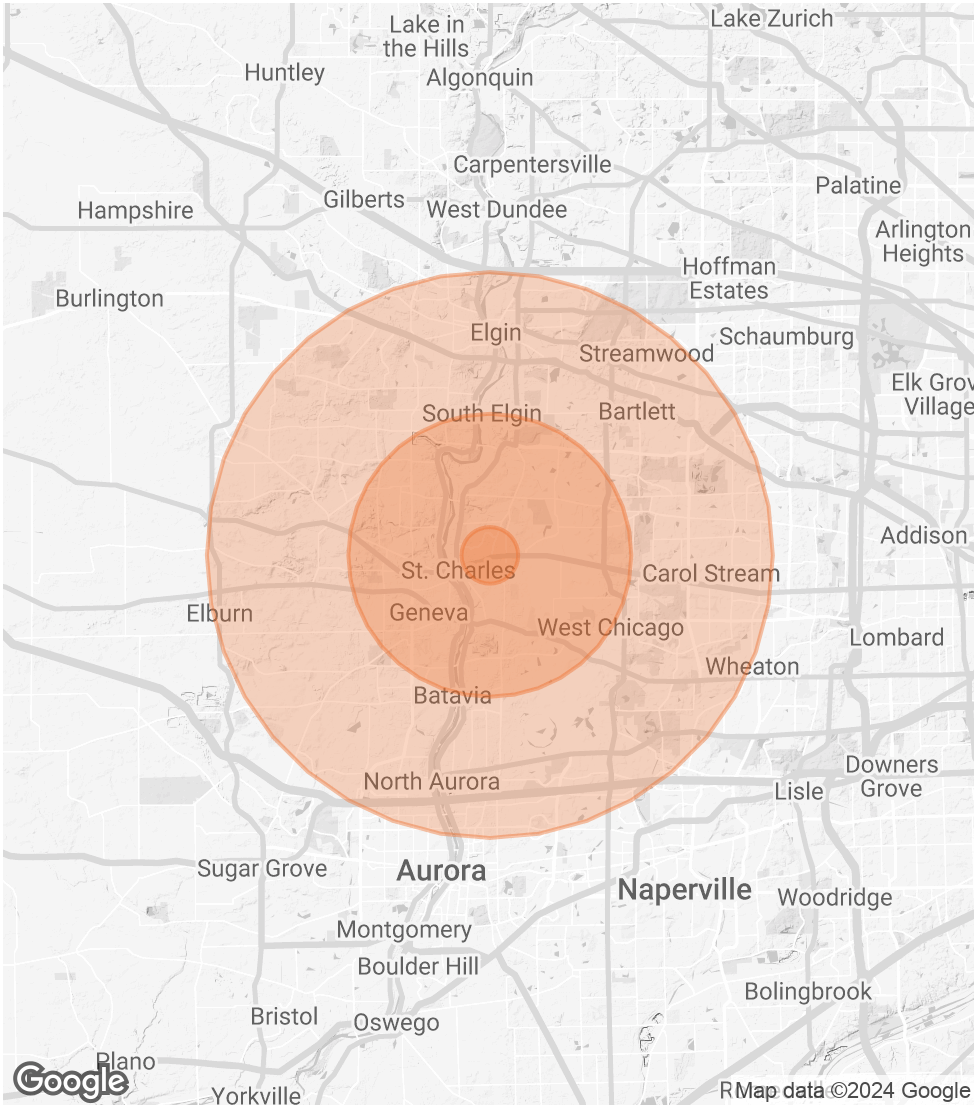


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,807	104,322	571,309
AVERAGE AGE	44.4	41.0	39.4
AVERAGE AGE (MALE)	43.7	40.0	38.4
AVERAGE AGE (FEMALE)	44.7	41.8	40.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,319	38,811	204,565
# OF PERSONS PER HH	2.5	2.7	2.8
AVERAGE HH INCOME	\$148,022	\$126,839	\$110,989
AVERAGE HOUSE VALUE	\$374,357	\$329,525	\$273,370

RACE	1 MILE	5 MILES	10 MILES
% WHITE	84.6%	83.3%	71.8%
% BLACK	5.5%	2.7%	4.6%
% ASIAN	5.1%	5.8%	8.9%
% AMERICAN INDIAN	0.0%	0.2%	0.3%
% OTHER	1.3%	4.2%	9.5%



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