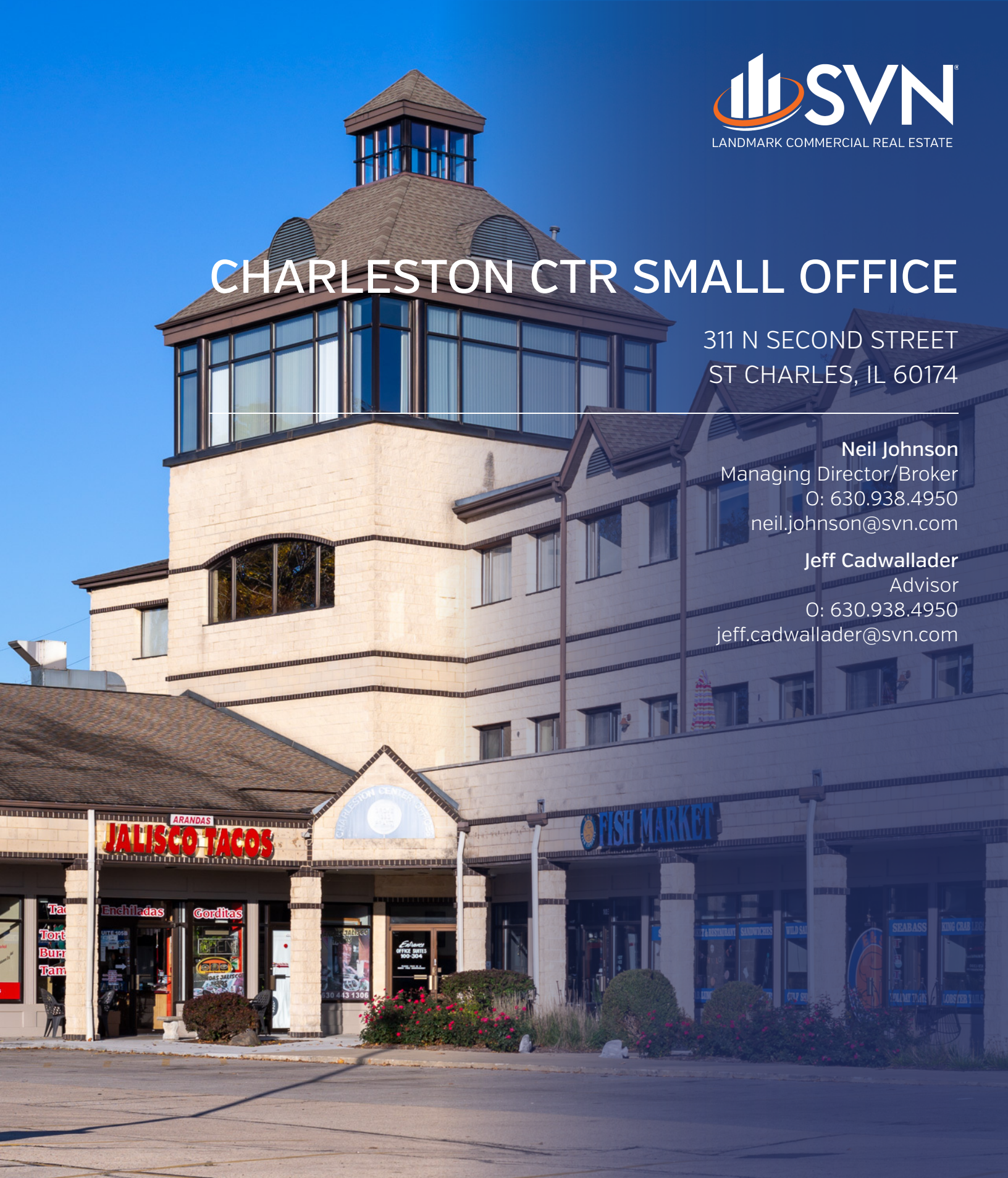


CHARLESTON CTR SMALL OFFICE

311 N SECOND STREET
ST CHARLES, IL 60174

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Property Summary



OFFERING SUMMARY

Available SF:	109 - 208 SF
Lease Rate:	\$525.00 - \$900.00/mo
	Full Service
Year Built:	1990
Zoning:	CBD1
Market:	Chicago - Far West
Sub Market:	Kane County

PROPERTY DESCRIPTION

Small offices in elevator building. Mixed use office/retail/restaurant building. Tenants include E & S Fish Company, Jalisco Tacos, Honey Baked Ham. Management in building. On-site parking. Sizes include additional 20% to account for common area.

LOCATION DESCRIPTION

Rt. 31 [2nd St] just 3 blocks north of Rt. 64 [Main St.] Near downtown St. Charles and the Fox River

PROPERTY HIGHLIGHTS

- Small Offices
- Office / Retail / Restaurant Building
- Elevator Access
- Management in Building
- On-site Parking

Aerials

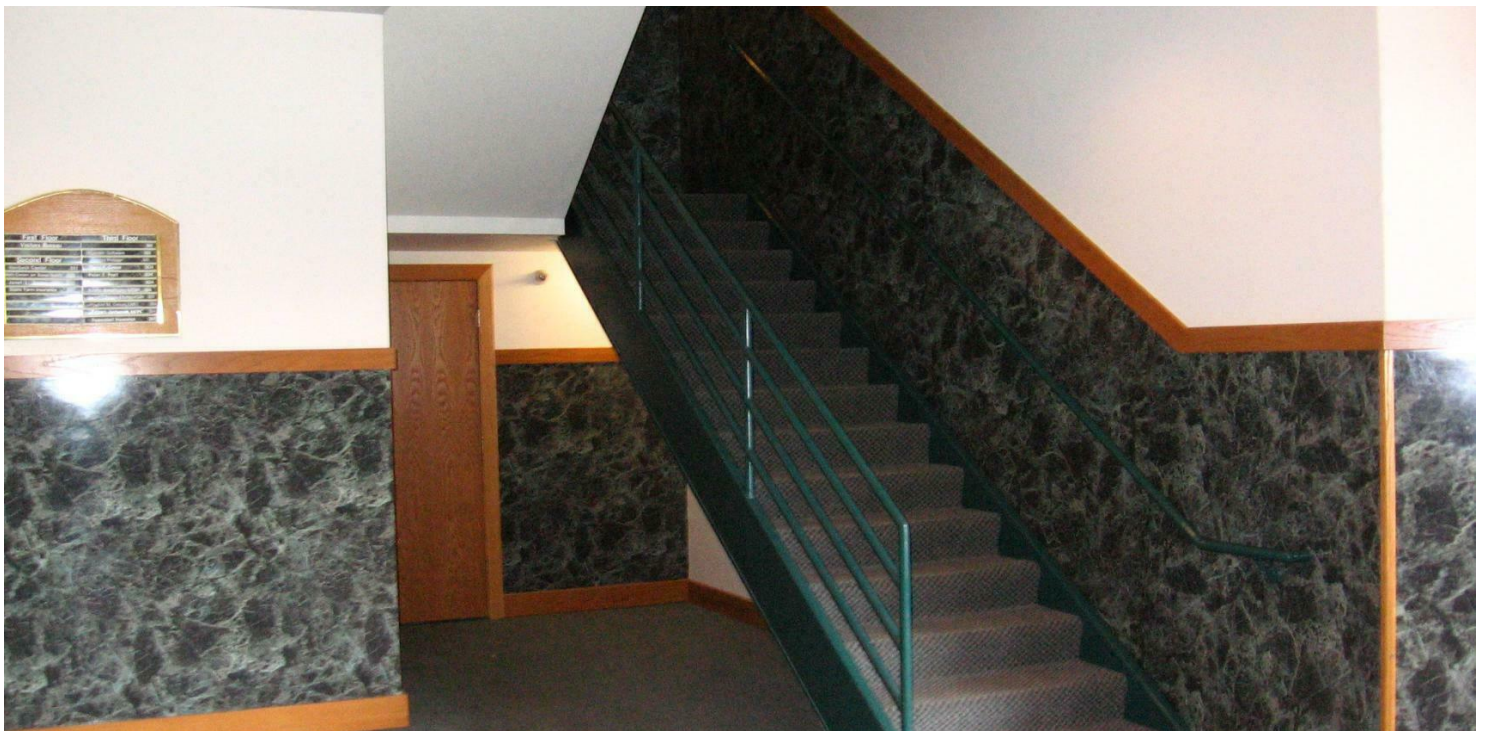


Available Spaces

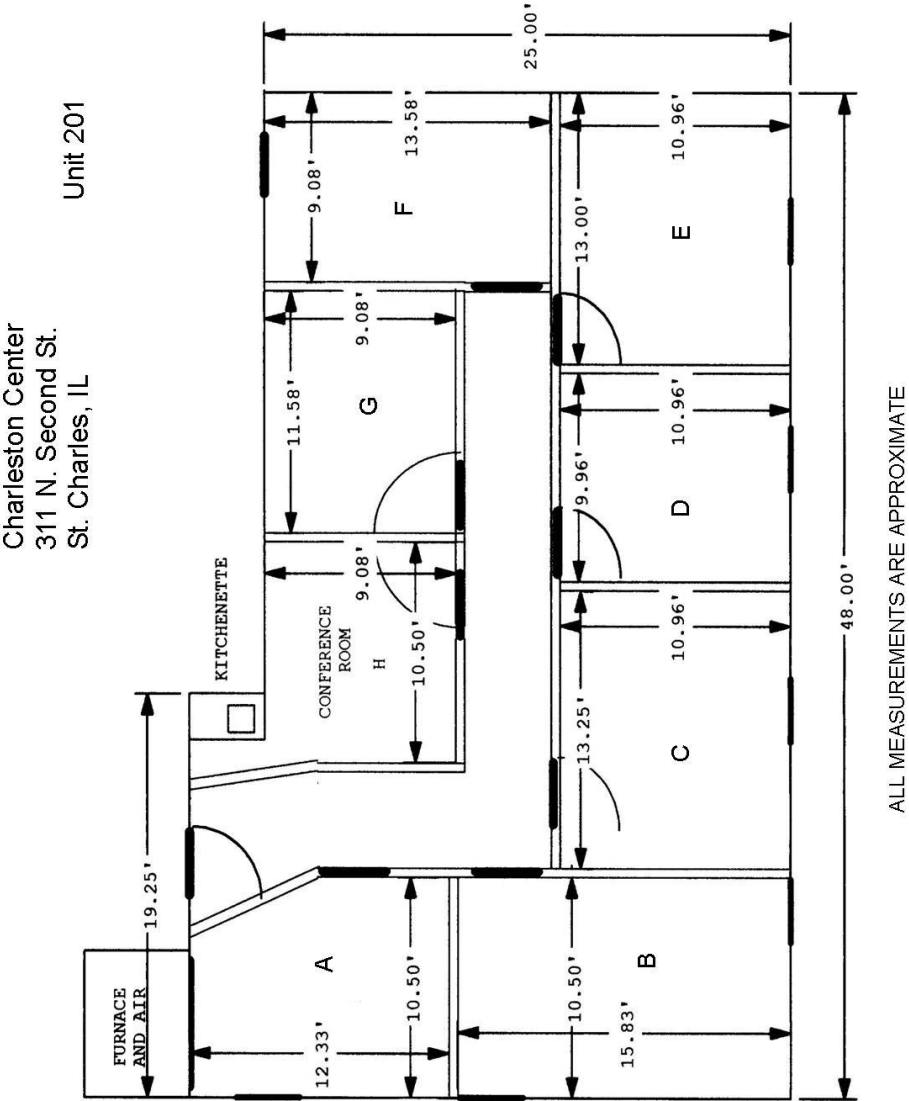
LEASE RATE:	\$525.00 - 900.00 PER MONTH	TOTAL SPACE:	109 - 208 SF
LEASE TYPE:	Full Service	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
201A	Office Building	\$525 per month	Full Service	117 SF	Negotiable	\$525/mo rent includes utilities.
201D	Office Building	\$525 per month	Full Service	109 SF	Negotiable	\$525/mo rent includes utilities. Window.
304C	Office Building	\$750 per month	Full Service	176 SF	Negotiable	\$750/mo total rent. This 1-room office is located within the landlord's suite. It features a shared waiting area, reception window, and access to copier, etc Rent includes use of reception, copy room, kitchen etc.
304D	Office Building	\$650 per month	Full Service	135 SF	Negotiable	\$650/mo total rent. This 1-room office is located within the landlord's suite. It features a shared waiting area, reception window, and access to copier, etc Rent includes use of reception, copy room, kitchen etc.
304F	Office Building	\$900 per month	Full Service	208 SF	Negotiable	\$900/mo total rent. This 1-room office is located within the landlord's suite. It features a shared waiting area, reception window, and access to copier, etc Rent includes use of reception, copy room, kitchen etc.

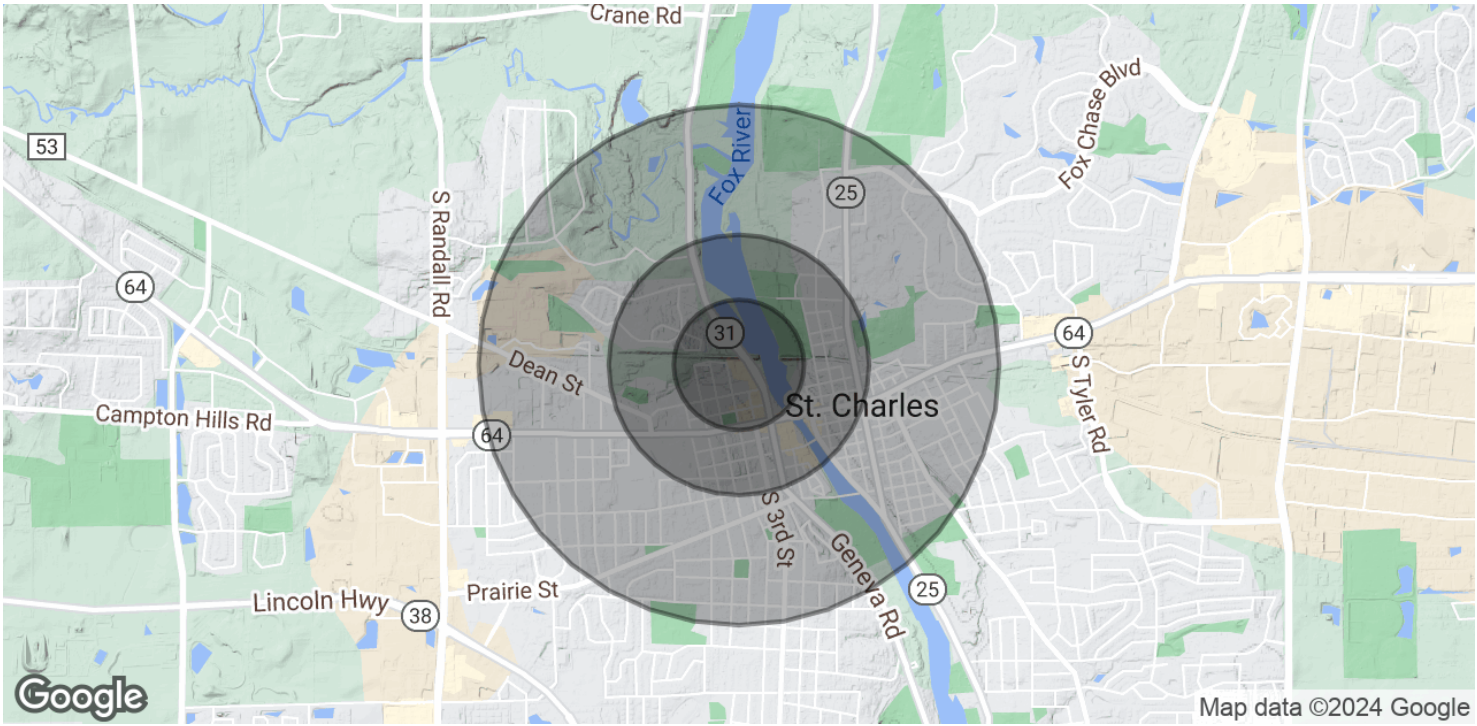
Entryway



Suite 201



Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	486	2,075	8,333
Average Age	43.8	40.7	41.4
Average Age (Male)	43.1	40.2	41.1
Average Age (Female)	45.4	42.3	41.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	254	993	3,698
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$78,016	\$93,221	\$111,352
Average House Value	\$304,145	\$309,209	\$313,185

2020 American Community Survey (ACS)

Location Maps

