



FOR SALE OR LEASE: OFFICE CONDO

1750 E MAIN STREET, SUITE 100
SAINT CHARLES, IL 60174

Neil Johnson

Executive Summary



SALE OVERVIEW

SALE PRICE: \$322,119

BUILDING SIZE: 3,146 SF

PRICE PER SF \$102.39

BUILDING CLASS: B

ZONING: BC-PUD

MARKET: Chicago - Far West

SUB MARKET: Kane County

PROPERTY DESCRIPTION

For sale or lease: Office condo in masonry, elevator building. Entrance level condo features waiting room, multiple private offices, open admin area with workstations, break room with kitchenette. Bank owned. 2017 taxes: \$9,467. Condo fees: \$904.48/mo. Also for lease at \$12/sf net.

LOCATION OVERVIEW

On east Main St (IL Rt 64), just west of Dunham Rd. 0.8 miles west of Kirk Rd, and east of downtown St Charles. In busy office campus setting with good signage and visibility. Ample parking. Close to shopping, restaurants, and business services.



DISCLAIMER

FOR SALE OR LEASE: OFFICE CONDO | 3,146 SF | SAINT CHARLES, IL

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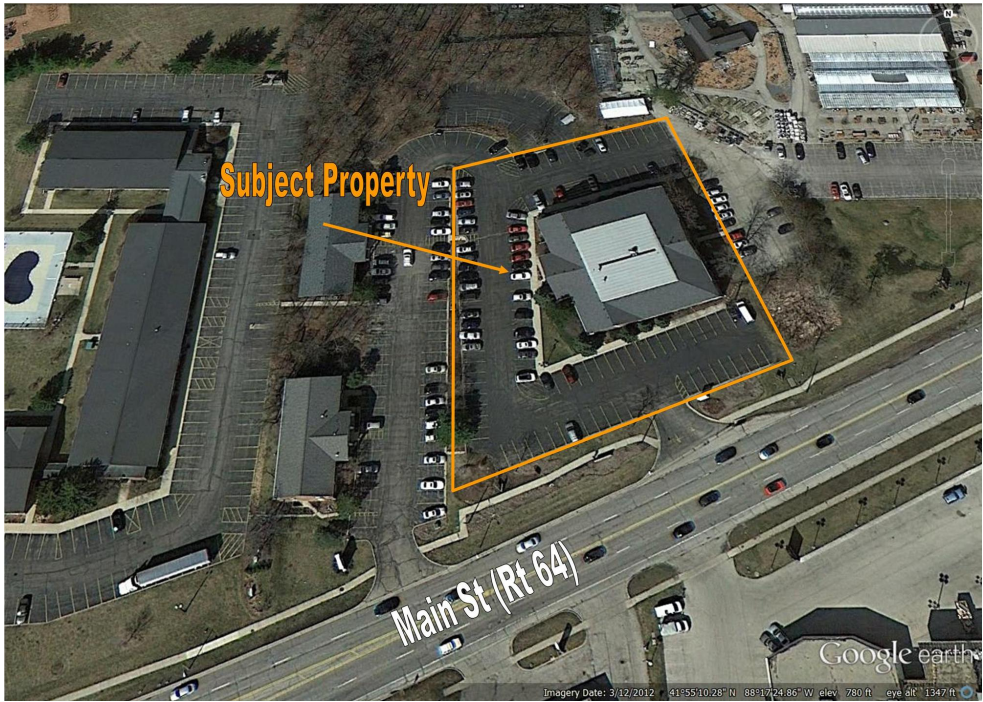
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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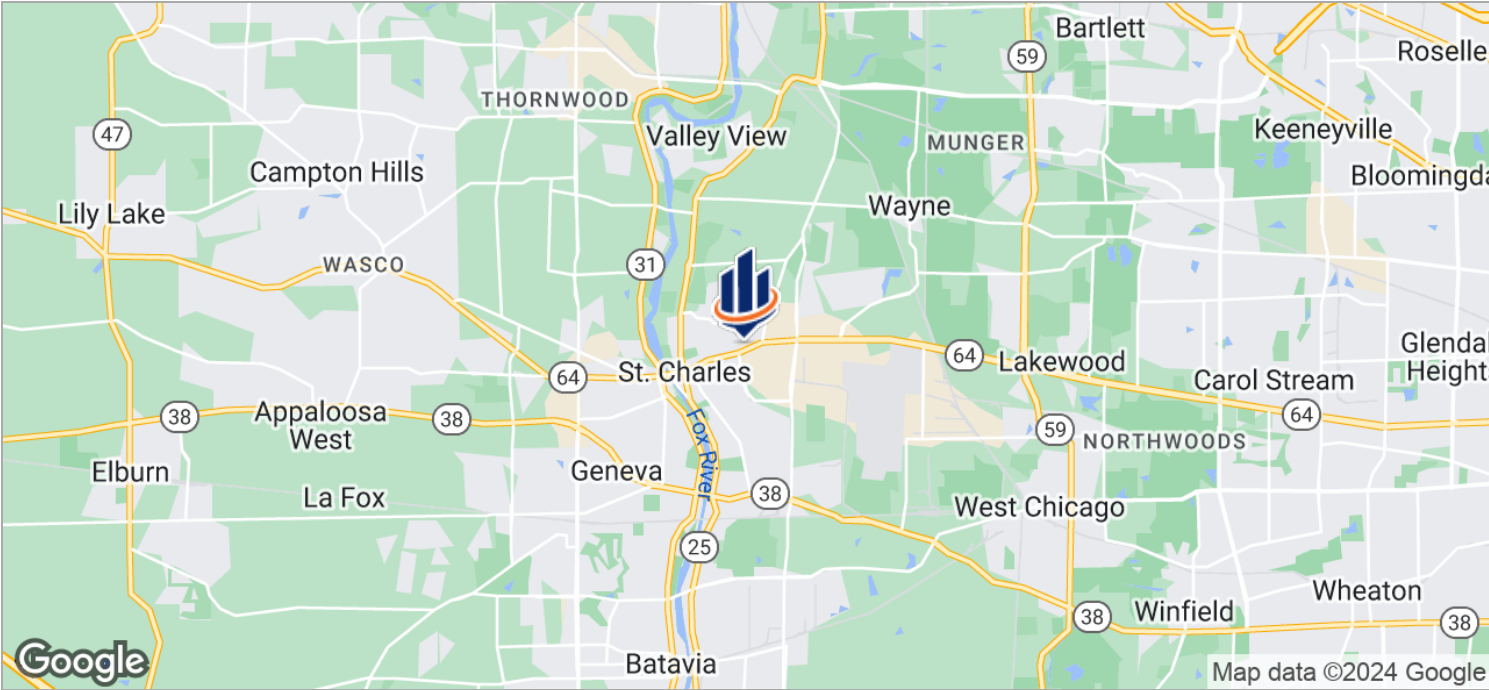
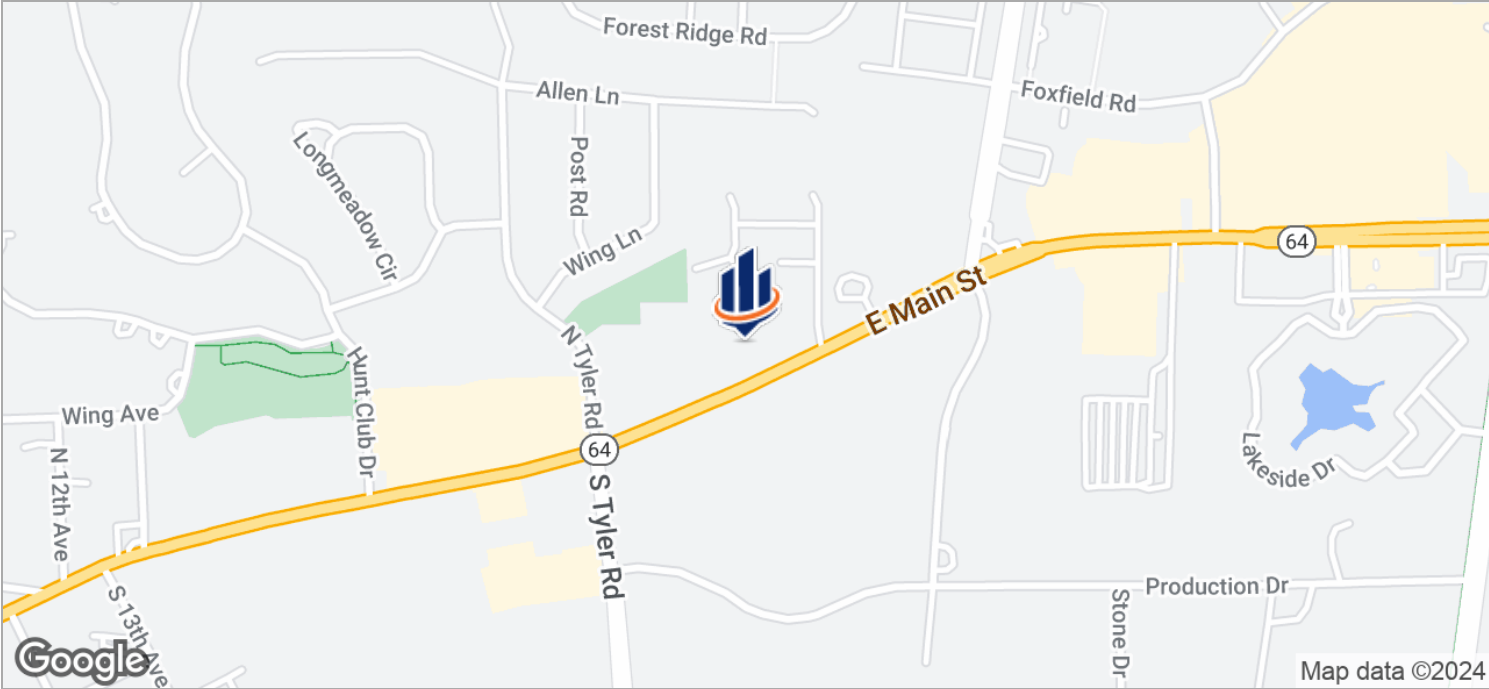
Aerials



Additional Photos

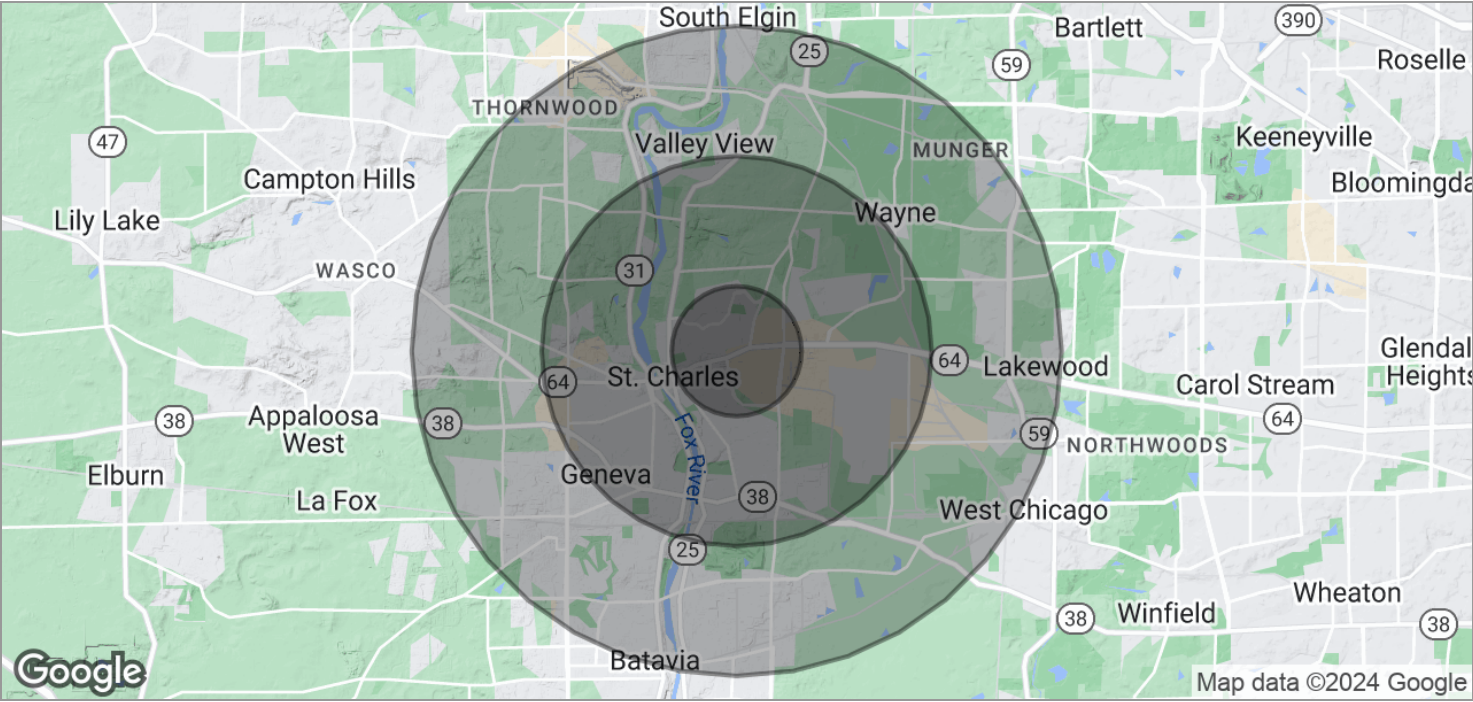


Location Maps



A map of Illinois showing the location of 1750 E Main Street, Suite 100 in Charles, IL. The map includes major cities like Rockford, Chicago, and Aurora, and shows the surrounding road network. The location is marked with a blue pin and a label. The map also shows the state border with Indiana to the east and Wisconsin to the west. The Great Lakes are visible to the northeast. The map is sourced from Google Maps, with data from 2024.

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,842	46,802	111,659
MEDIAN AGE	41.1	39.9	39.0
MEDIAN AGE (MALE)	37.7	37.9	38.0
MEDIAN AGE (FEMALE)	44.7	42.5	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,553	17,516	39,740
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$123,129	\$111,121	\$111,053
AVERAGE HOUSE VALUE	\$410,285	\$397,986	\$391,101



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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