

# CHARLESTON CENTER - RETAIL

311 N SECOND STREET  
ST CHARLES, IL 60174

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# 311 N 2nd St, St Charles IL



## OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Year Built:	1990
Building Size:	28,000 SF
Zoning:	CBD1
Market:	Chicago - far west
Submarket:	Kane County

## PROPERTY OVERVIEW

Busy multi-use Charleston Center building. Tenants include State Farm, E & S Fish Company, Jalisco Tacos. Office tenants on 2nd & 3rd floors. Management in building. On-site parking. Signage on Rt 31.

## LOCATION OVERVIEW

On Rt 31 [Second St] on the west side of the Fox River, just north of Rt 64 [Main St] in St Charles, a western Chicago suburb. Traffic Counts [2015 CoStar]: 16,867 VPD.

## PROPERTY HIGHLIGHTS

- Busy Retail/Office Center
- Other retail tenants include
  - - State Farm Insurance
  - - E & S Fish Company
  - - Jalisco Tacos
- Close to Downtown



# Aerials





# Available Spaces

<b>LEASE RATE:</b>	NEGOTIABLE	<b>TOTAL SPACE:</b>	-
<b>LEASE TYPE:</b>	-	<b>LEASE TERM:</b>	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
107	Strip Center	\$15.00 SF/yr	NNN	1,230 SF	Negotiable	\$2,274/mo rent includes \$7.19/sf in pass thru costs. Utilities additional.

# Suite 107



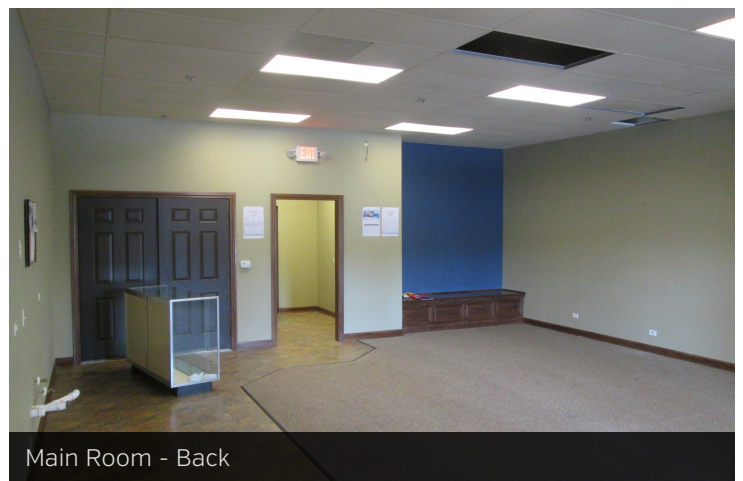
Storefront



Window Line



Front Room



Main Room - Back

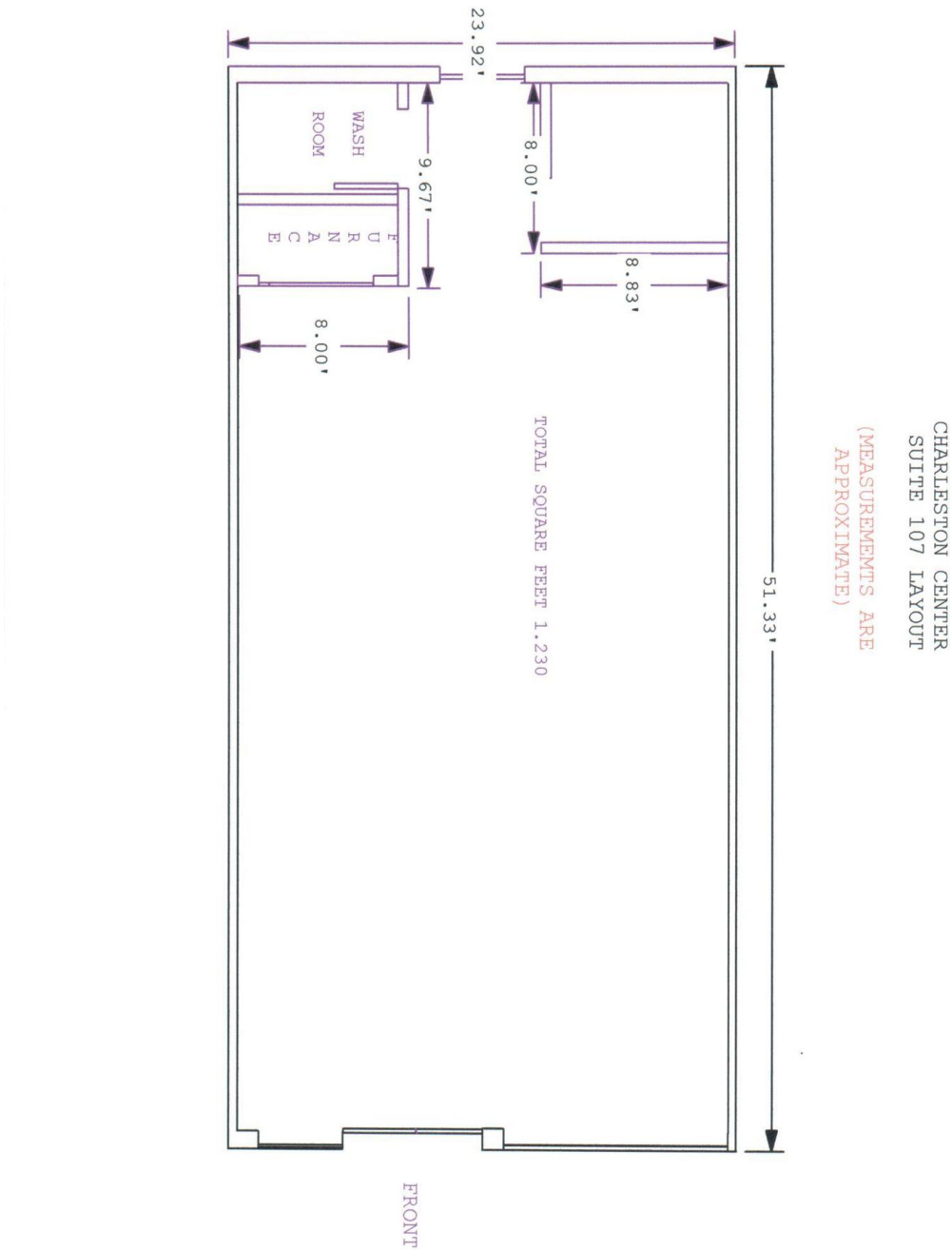


Main Room - Front



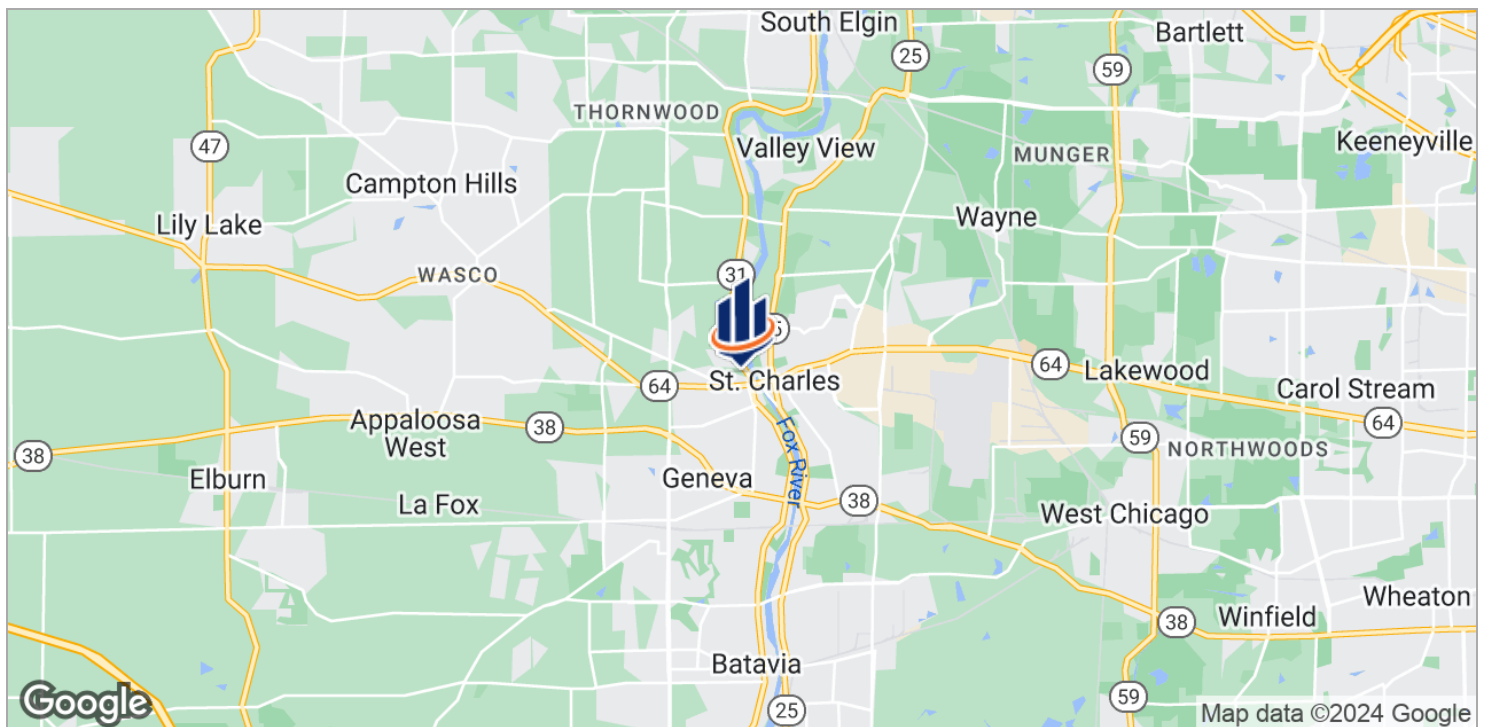
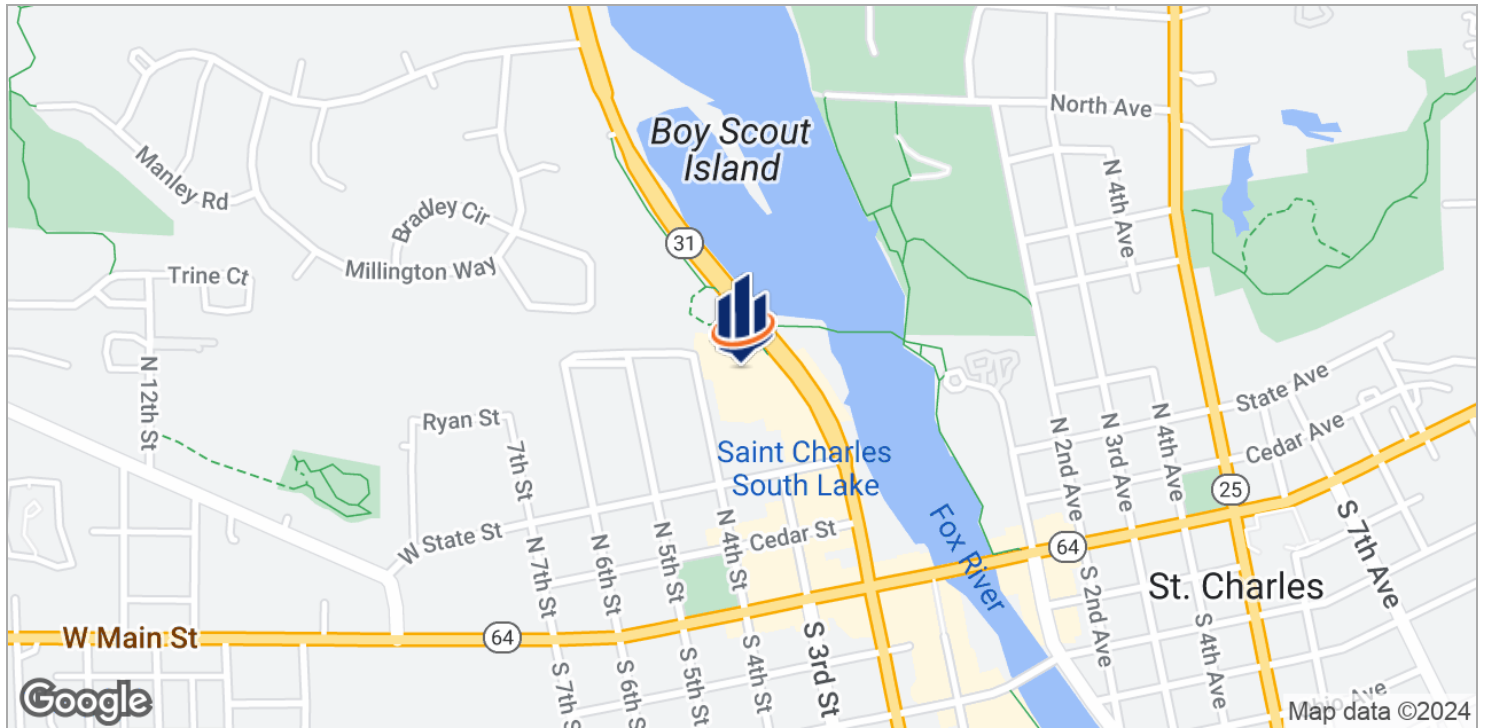
Office

# Floor Plan - Suite 107

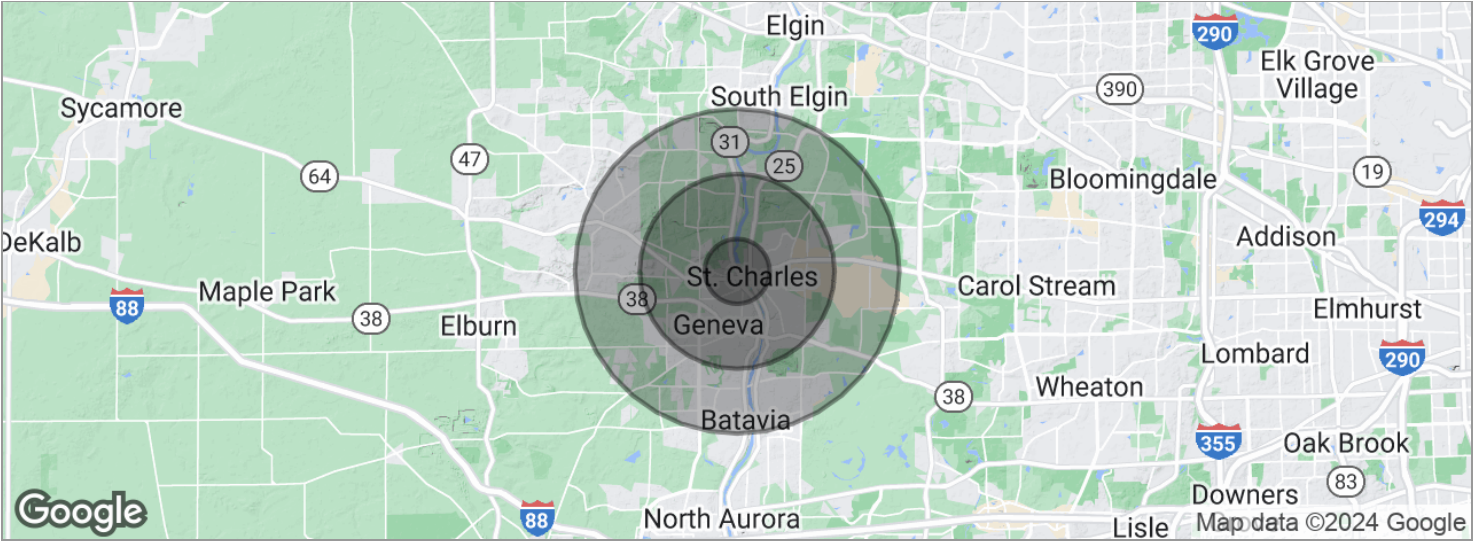




# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,227	52,348	119,312
Median age	40.4	40.1	39.2
Median age [Male]	38.2	38.6	38.3
Median age [Female]	43.1	41.8	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,995	19,479	42,835
# of persons per HH	2.4	2.7	2.8
Average HH income	\$95,756	\$111,168	\$113,003
Average house value	\$375,343	\$385,241	\$387,780

\* Demographic data derived from 2020 ACS - US Census



# St Charles Info



## HIGHLIGHTS

Festivals  
Dining  
Arts and Culture Resources  
Recreation - Bike and Walking Paths

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

## ST CHARLES, IL

Friendly neighborhoods, diverse retailers, international employers, innovative schools, beautiful parks, unique architecture, varied cultural amenities.

Located in Kane & DuPage counties, 35 miles west of downtown Chicago. 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.

Intersected by the Fox River which enhances the town's beauty and provides recreational activities. 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.

# Kane County Info



## HIGHLIGHTS

County seat is Geneva

Comprised of 16 townships

Accessible Airports: O'Hare, Midway, DuPage, Aurora Municipal

Rail: Metra stops in Elgin, Aurora, Geneva, LaFox, Elburn

Pace Bus Routes

Extensive biking and hiking trail system

Interstates: I-88, I-90  
US Highways: 20, 30, 34

Higher Education: Aurora University, Judson University, Elgin Community College, Waubesa Community College

## KANE COUNTY, IL

2016 Population: Over 526,000

Land Area: 524 square miles

Notable feature is the Fox River. Largest cities are situated along the river - Aurora, Elgin, St Charles, Geneva, Batavia.

The 2030 Land Resource Management Plan divides the county into 3 areas: Urban Corridor - eastern portion, Critical Growth Corridor - middle portion, Agricultural Corridor - western portion.

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. Official efforts are being made to preserve & protect farmland.

Forest Preserves: Approximately 20,000 acres.