

# 12 S Riverside Avenue, St Charles IL



## OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Year Built:

1926

Building Size:

25,755 SF

Zoning:

CBD1

Market:

Chicago

Submarket:

Kane County

## PROPERTY OVERVIEW

Office space in landmark Arcada Theater building with elevator. \$4.43/sf estimated pass thru costs.

## LOCATION OVERVIEW

At corner of Main St. [Rt. 64] and Riverside Ave. In the heart of downtown St. Charles. Just east of the Fox River. Near restaurants and shopping.

# Available Spaces

LEASE RATE:	NEGOTIABLE	TOTAL SPACE:	-
LEASE TYPE:	-	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
1st Floor A	Office Building	\$20.00 SF/yr	NNN	569 SF	Negotiable	Unique 3-room, first floor professional office suite. Large windows at street level offer signage opportunity. \$1,158/mo rent includes \$4.43/sf in pass thru costs. 495 usable sq ft.



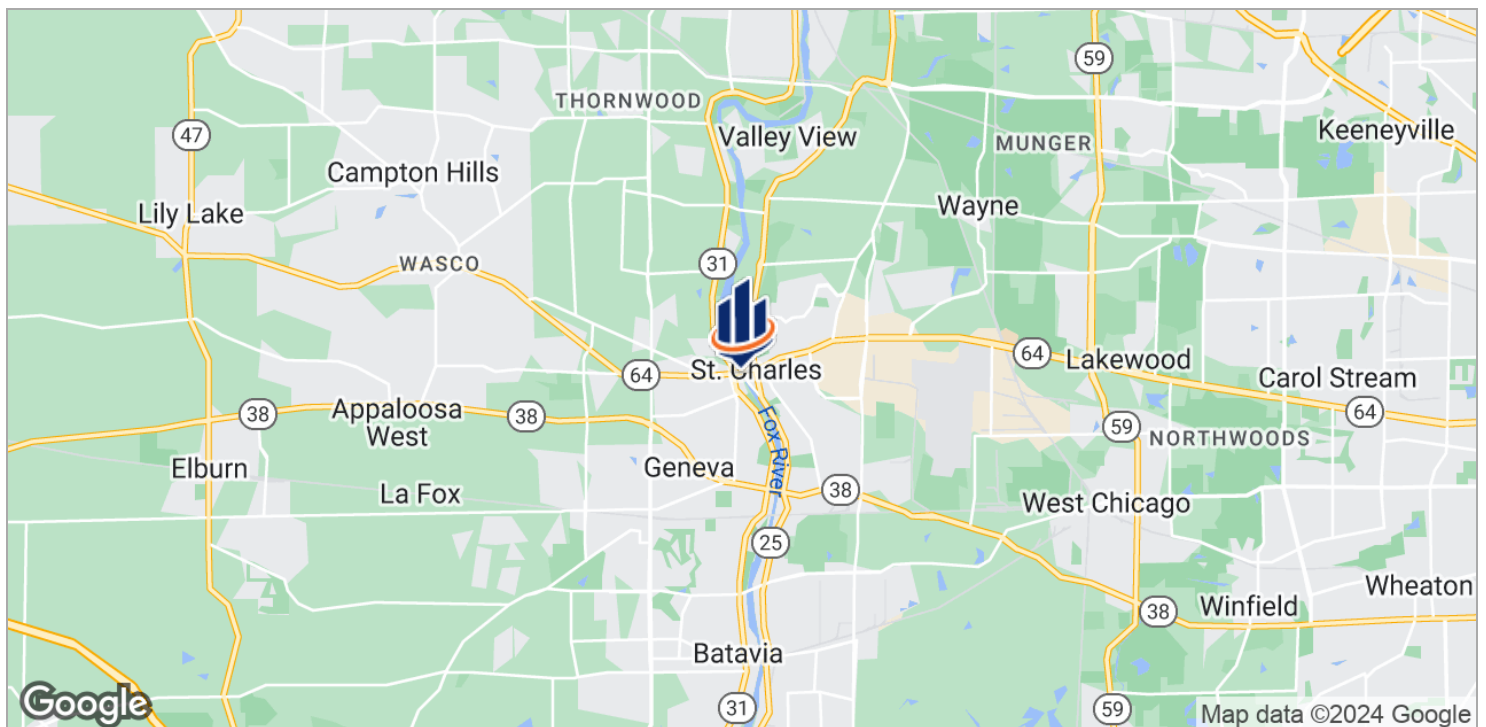
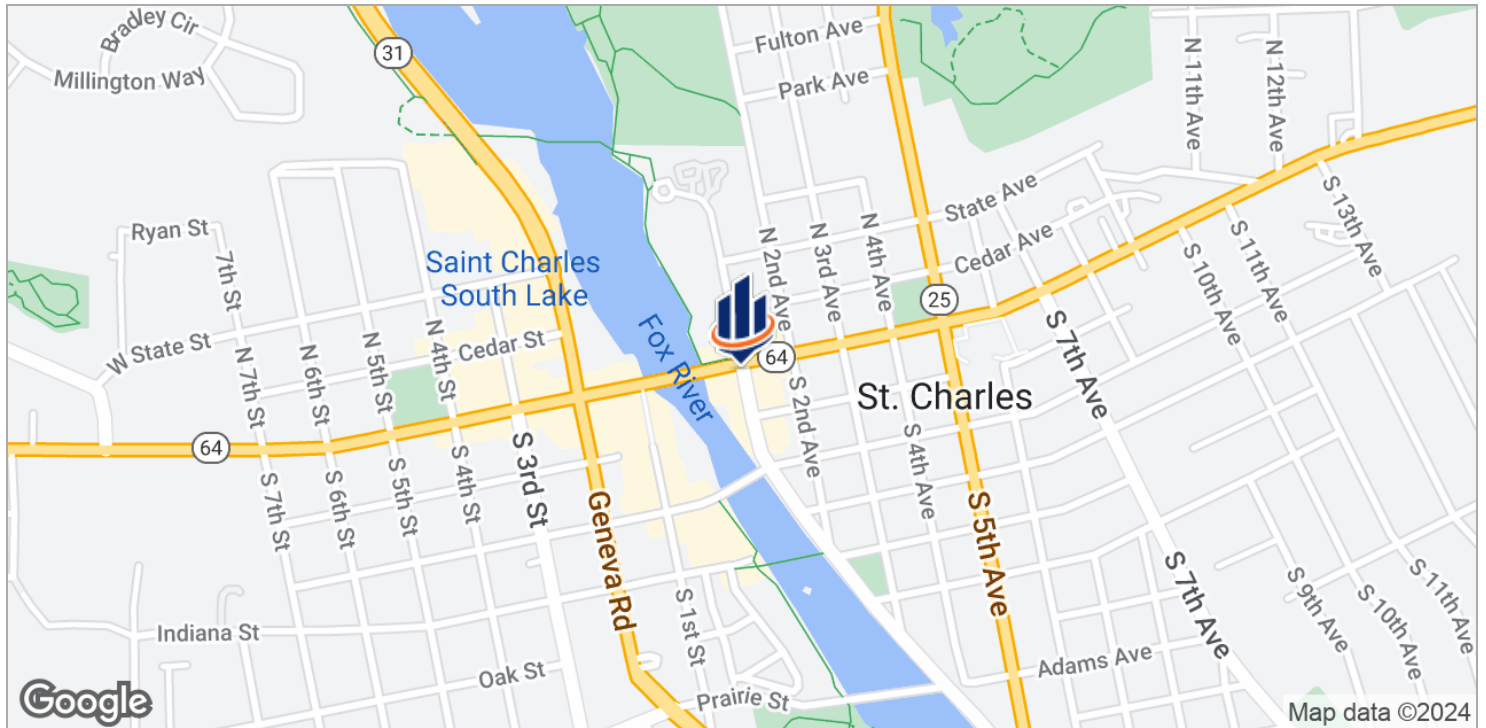




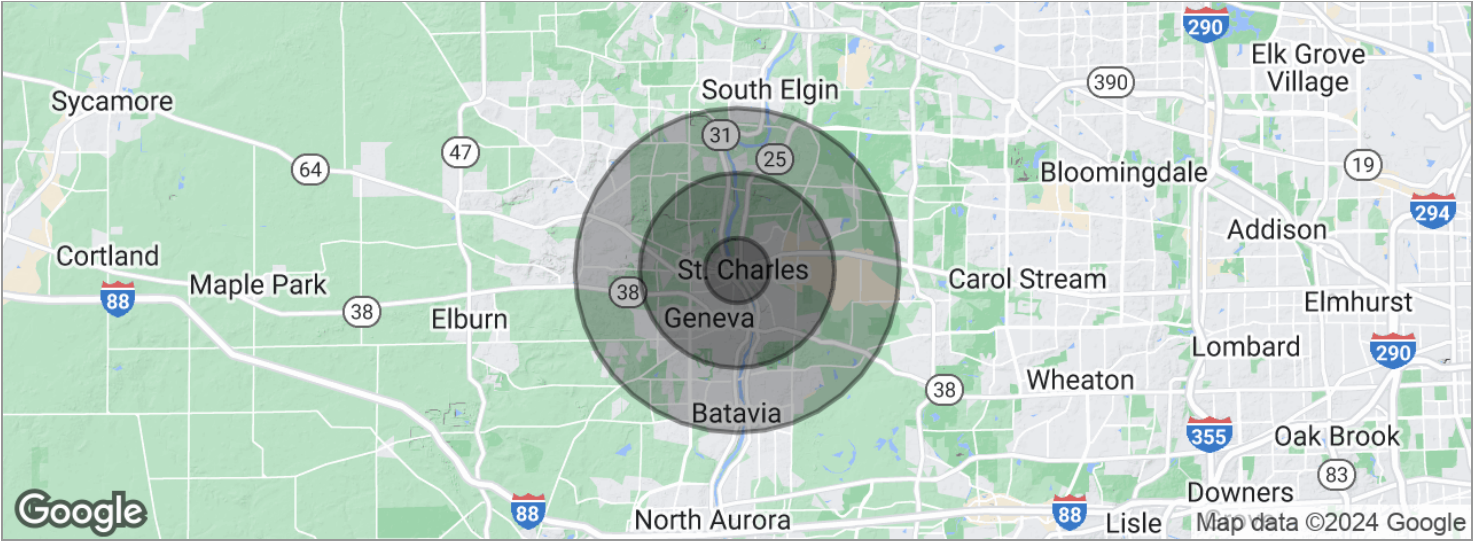




# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,189	53,089	120,512
Median age	40.8	40.2	39.1
Median age [Male]	38.0	38.5	38.3
Median age [Female]	44.2	42.1	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,450	19,860	43,305
# of persons per HH	2.4	2.7	2.8
Average HH income	\$93,582	\$110,537	\$111,958
Average house value	\$362,634	\$383,529	\$384,892

\* 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.