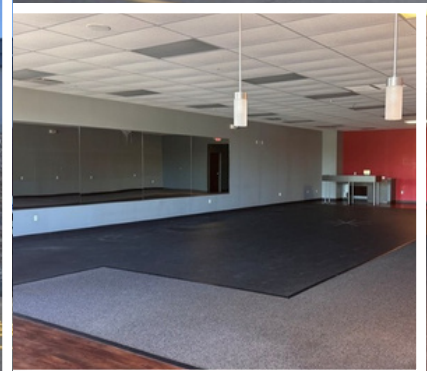


3,500 SF
RETAIL SPACE

FOR LEASE

Former ATI Physical Therapy



Description:

This is an ideal space for a retail or business looking to take advantage of excellent visibility and retail traffic through the center. Both Potbelly's and the new QSR will drive consumers to the property.

Property Features

- Open Floor Plan
- Potbelly's Drive Thru
- Great Parking
- New QSR End Cap
- Convenient Location
- Excellent Visibility



3873 E Main Street
St. Charles, IL60174

Base Rent:

\$36.00 psf

CONTACT RYAN CORCORAN

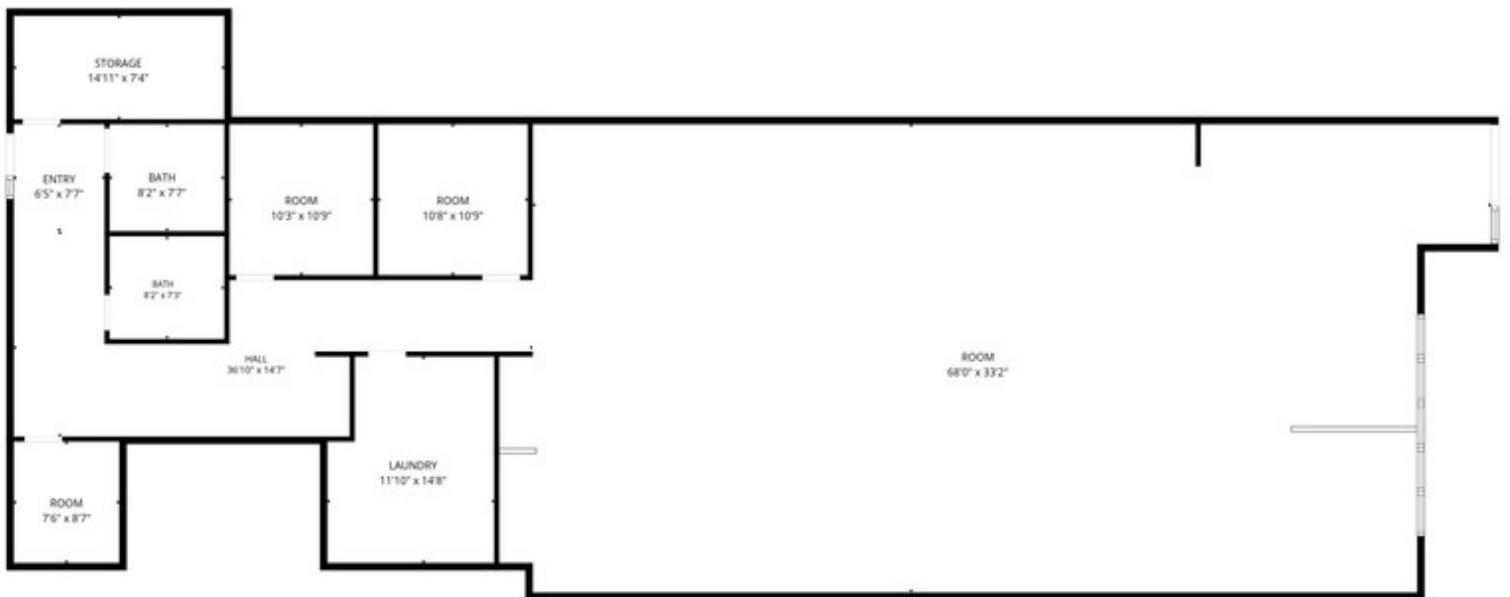
630-301-2999

ryan@complexmgmt.com

3,500 SF

www.ccreil.com

+/- 32,000
TRAFFIC COUNTS

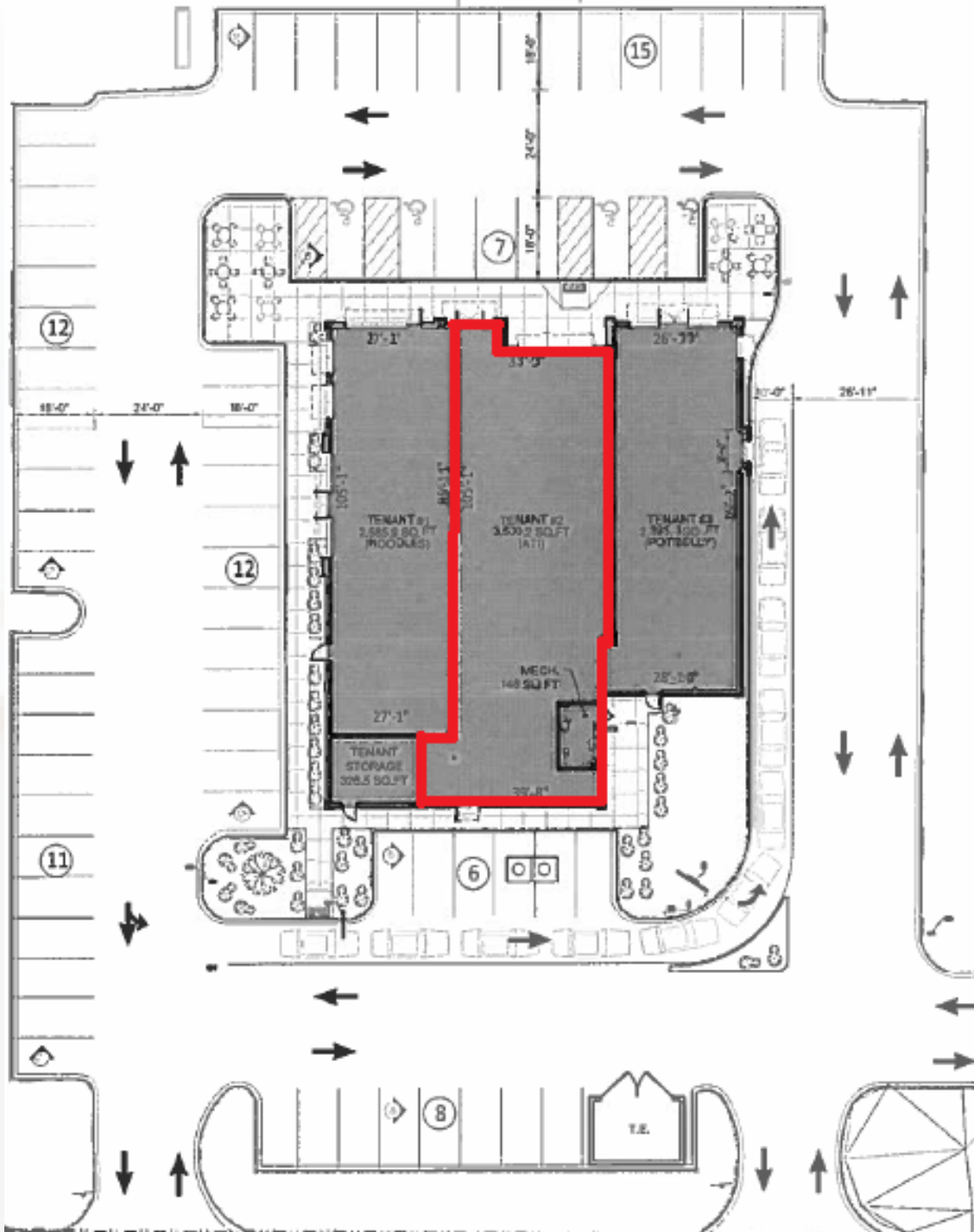


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CORCORAN
COMMERCIAL REAL ESTATE

FOR LEASE



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3,500 SF

www.ccreil.com

Subject Property

3871-3875 E Main St - East Gate Commons



3871-3875 E Main St - East Gate Commons

St Charles, IL 60174 - Western East/West Corr



OWNER

Kit Kat International, Inc.

Purchased 12/15/2018

\$4,910,000 (-/Unit)

TRAFFIC COUNTS

East Main Street/East Main Street	31.7K
Kautz Rd/Illinois Ave	9.1K
East Main Street/W North Ave	32.3K
38th Ave/Illinois Ave	2.1K

LOCATION

Location Score:	Best Location (91)
Pedestrian Friendly	40 - Fairly friendly
Cycling Friendly	30 - Somewhat friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	0 - Not friendly

PROPERTY

Type:	Community Center	Tenancy:	2 Tenants
Center:	Eastgate Shopping Center	Construction:	-
GLA:	8,486 SF	Land AC:	1.66 AC
Year Built/Renov	2002	Building FAR:	0.12
Floors:	1	Total Expenses:	-
Loading Docks:	-		
Parking	-		
Features:	-		
Frontage:	-		

VACANCY

Current:	0%
Last Quarter:	0%
Year Ago:	0%
Peers:	16.9%
Submarket:	6.0%

NNN ASKING RENTS PER SF

Current:	\$40-48 (Est)
Last Quarter:	-
Year Ago:	-
Peers (Market Rent):	\$22.35
Submarket (Market Rent):	\$22.21

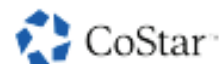
12 MO. LEASING SF ACTIVITY

Property:	-
Peers Total:	-
Peers Count:	17
Peers Avg:	-
Submarket:	983,218



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The information contained in this report has been obtained from sources we believe to be reliable. We have not verified it and make no guarantee, warranty or representation about it.



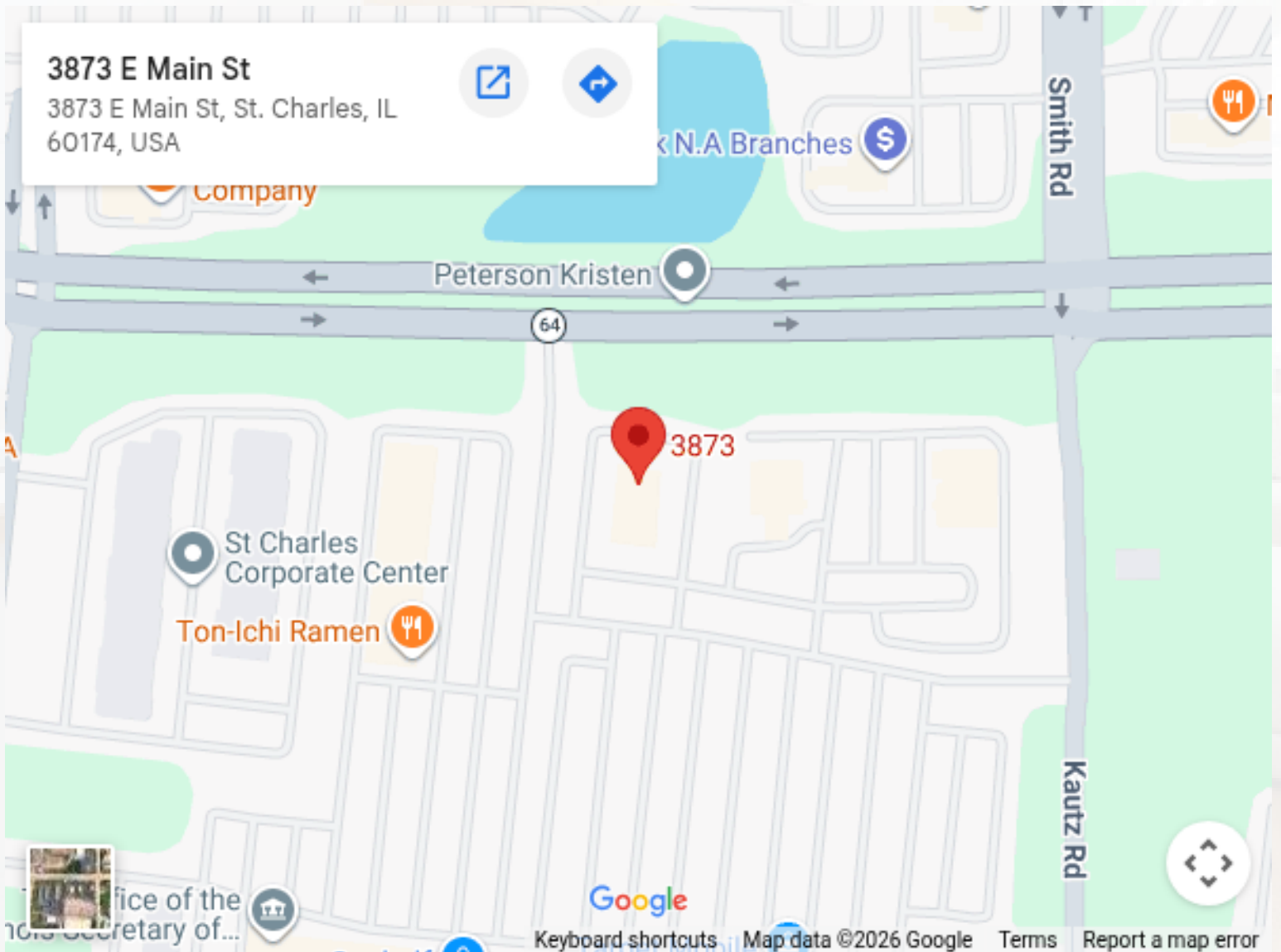
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