

Platinum

TEAM REALTY, LLC
Residential • Commercial • Investment



Lot 4 - Retail Signalized Corner

4060 E. MAIN STREET, SAINT CHARLES, IL 60174

Lease/Build to Suit

JIM MAFFIA
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BROKERS are members of Ownership LLC

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OFFERING SUMMARY

Lot Size: 1.42 Acres
Zoning: BR - Regional Business
Traffic Count: 32,900

PROPERTY HIGHLIGHTS

Prime Corner Location when entering St. Charles from the east
Hard Corner Signalized Intersection
Common Drive Access off of Pheasant Run Drive
Located within the Easterly Retail Corridor of St. Charles

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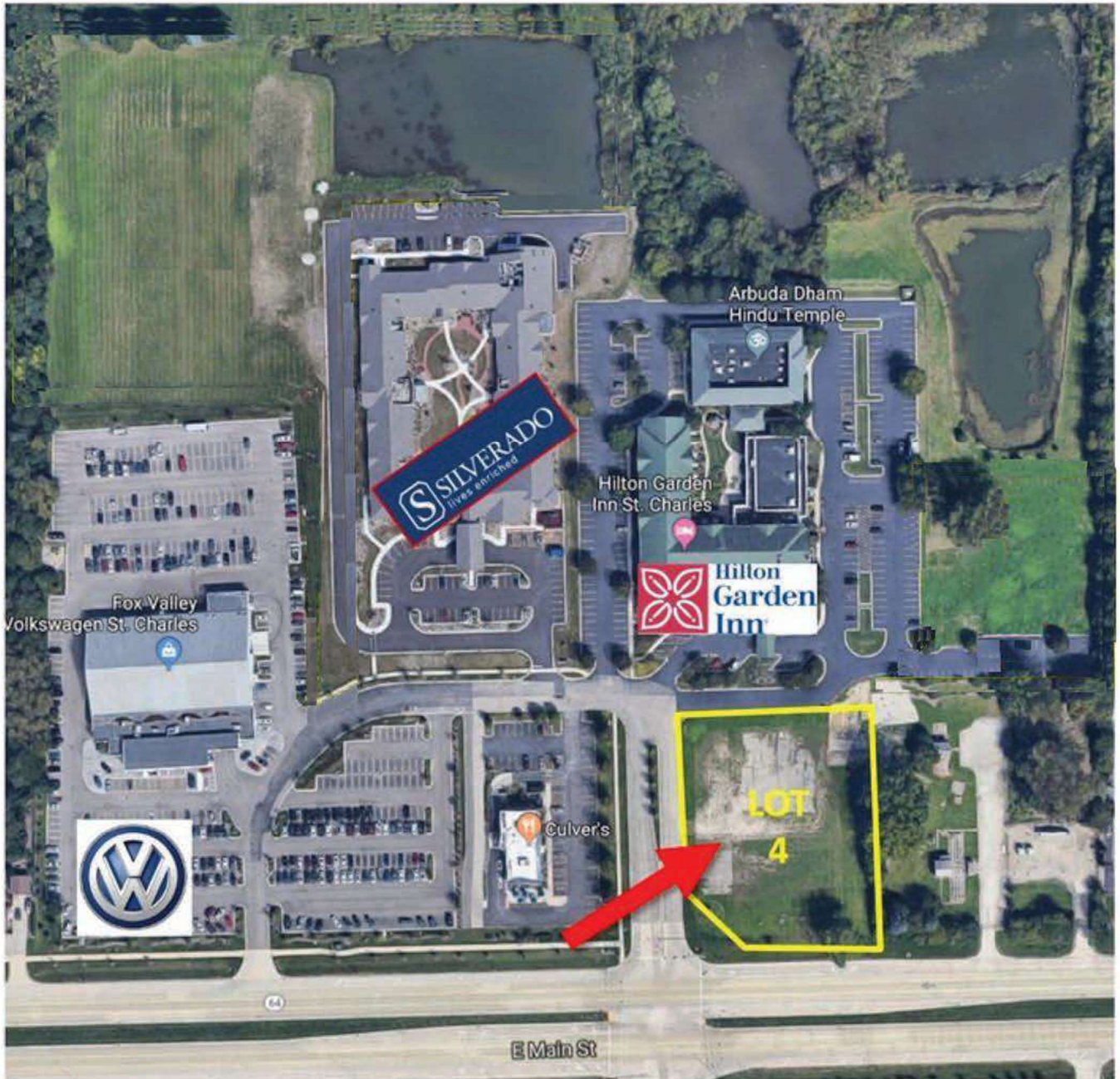
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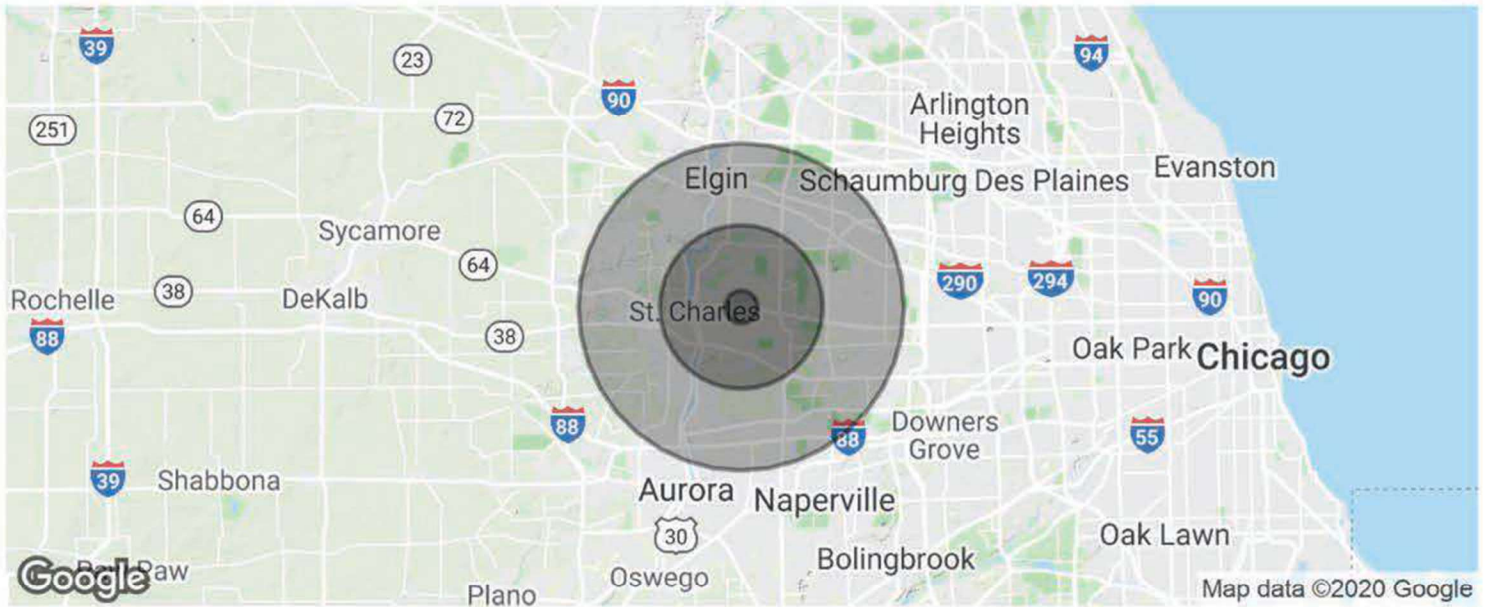
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DEMOGRAPHICS



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,891	96,048	635,963
Median age	37.5	38.0	35.7
Median age (Male)	35.8	36.9	35.0
Median age (Female)	39.6	39.5	36.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,310	33,250	218,462
# of persons per HH	3.0	2.9	2.9
Average HH income	\$108,869	\$105,282	\$91,984
Average house value	\$427,031	\$386,316	\$323,165

TRAFFIC COUNTS

32,900/day

* Demographic data derived from 2010 US Census

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