



202 South 13th Avenue

ST. CHARLES, IL 60174

OFFICE/WAREHOUSE SPACE FOR LEASE

Your Vision. Our Dedication. Your Partner.

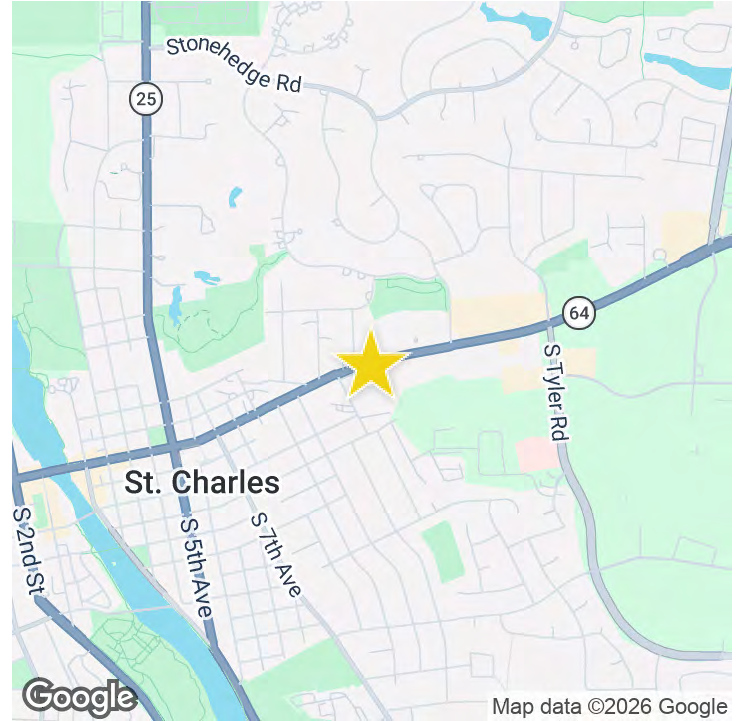
MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203
St. Charles, IL 60174
630.513.0173 | murraycommercial.com

THIJS DENNISON

Broker
630.251.2144
thijs@murraycommercial.com

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OFFERING SUMMARY

Available SF:	1,440 SF
Lease Rate:	\$1,200 per month (Gross)
Tenancy:	Single

PROPERTY OVERVIEW

Perfect for a variety of small businesses, this 1,440+/- SF single-tenant office and warehouse space features one private office, one restroom, and warehouse space with a 7' high garage door. Located on a quiet street one block south of Main Street (Route 64), near Downtown St. Charles.

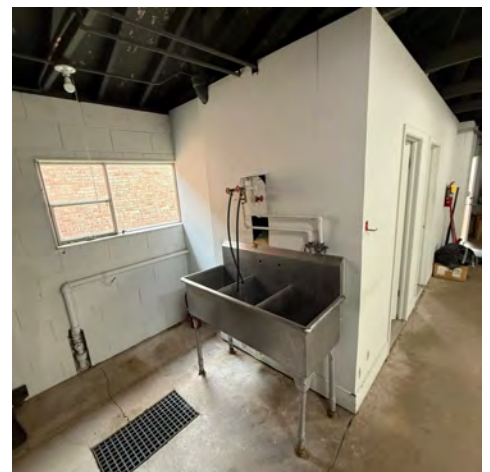
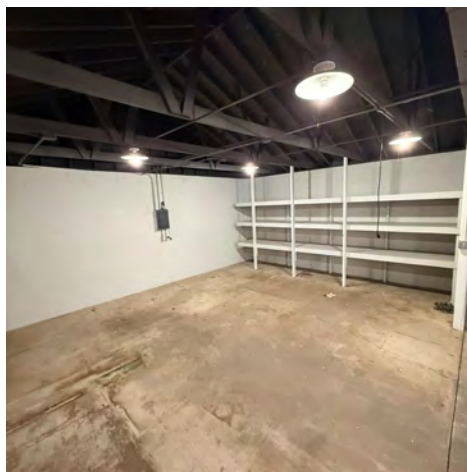
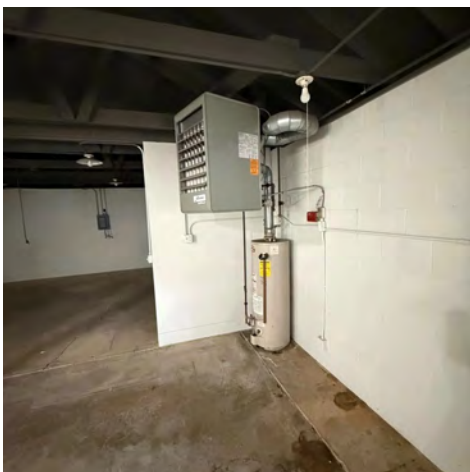
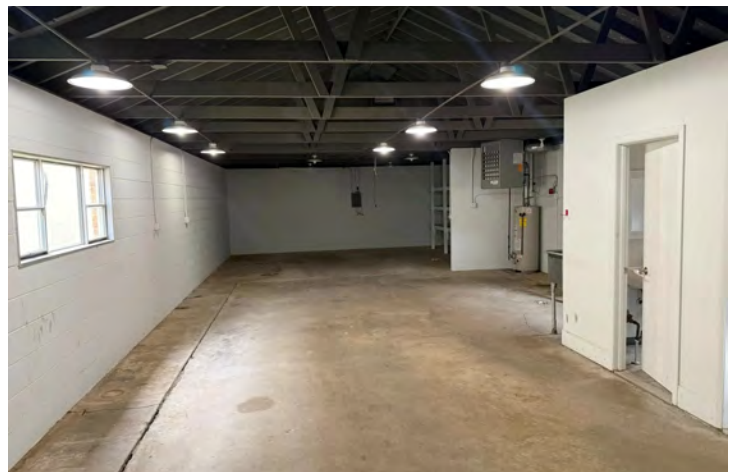
PROPERTY HIGHLIGHTS

- Private Office, Warehouse Space, & Restroom
- Office and Restroom Recently Renovated
- New Roof
- Overhead Garage Door - 7'
- Power: 120v
- Heater in Warehouse
- No AC
- 2 Parking Spots
- Available Immediately

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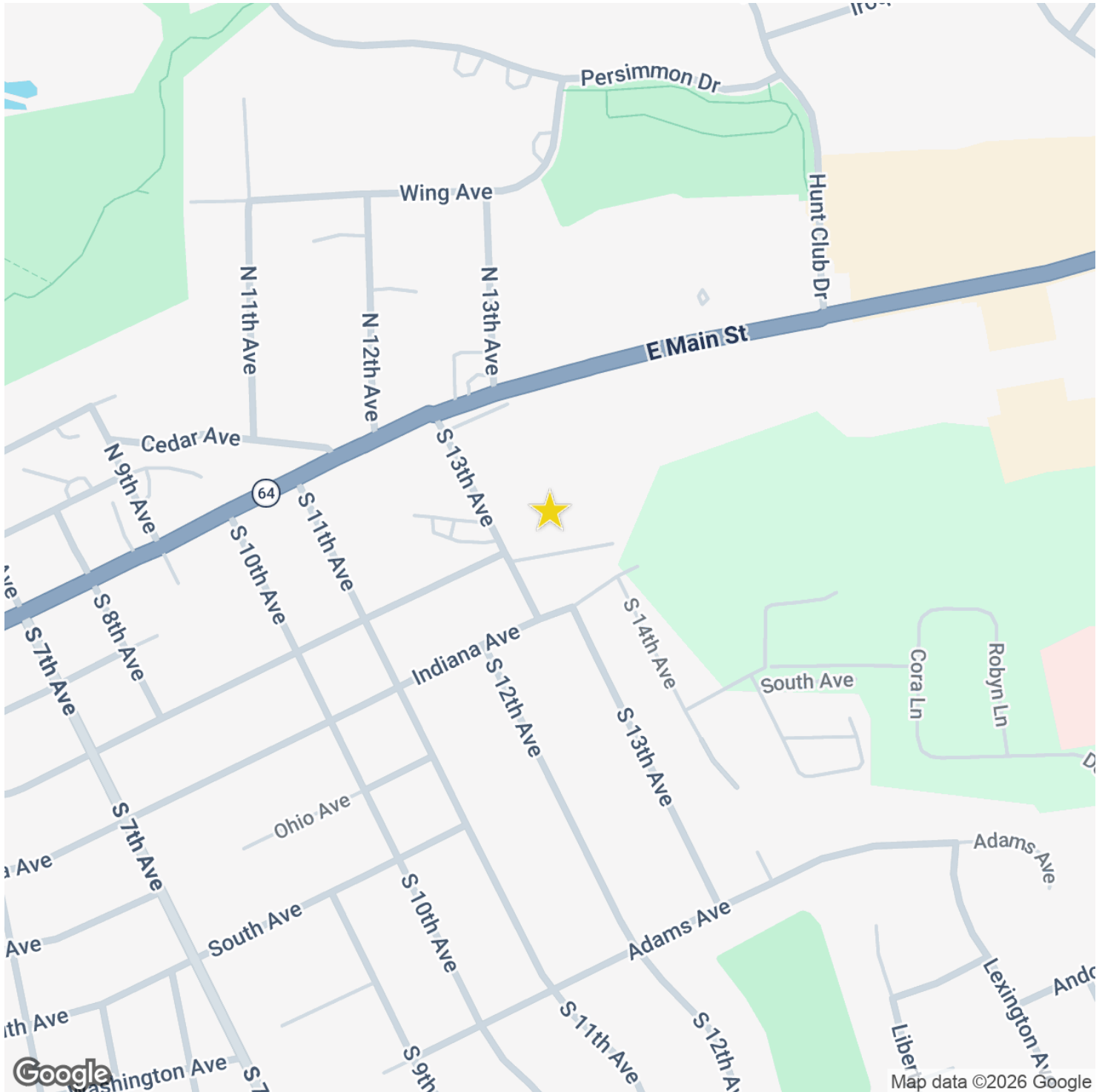
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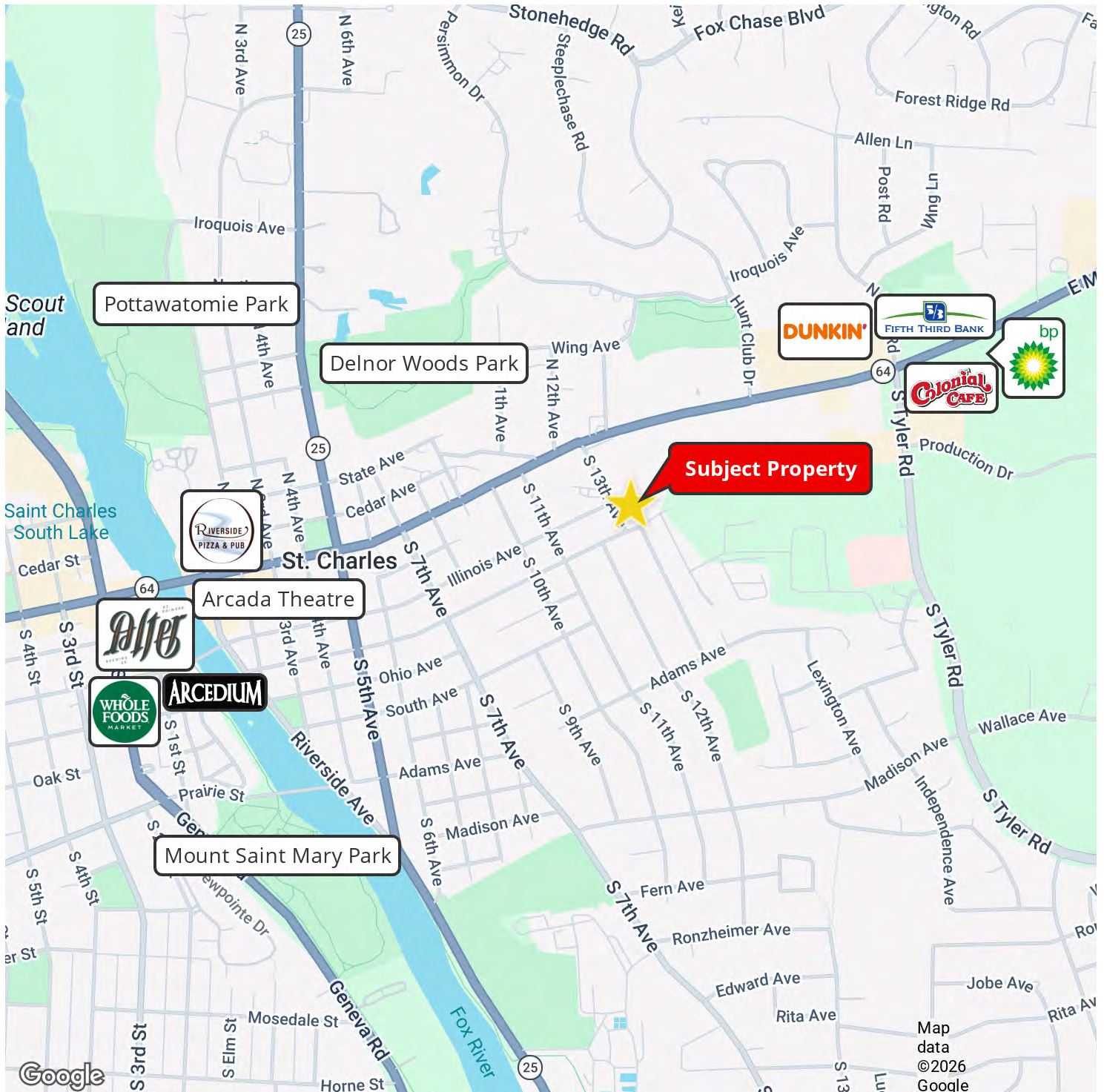
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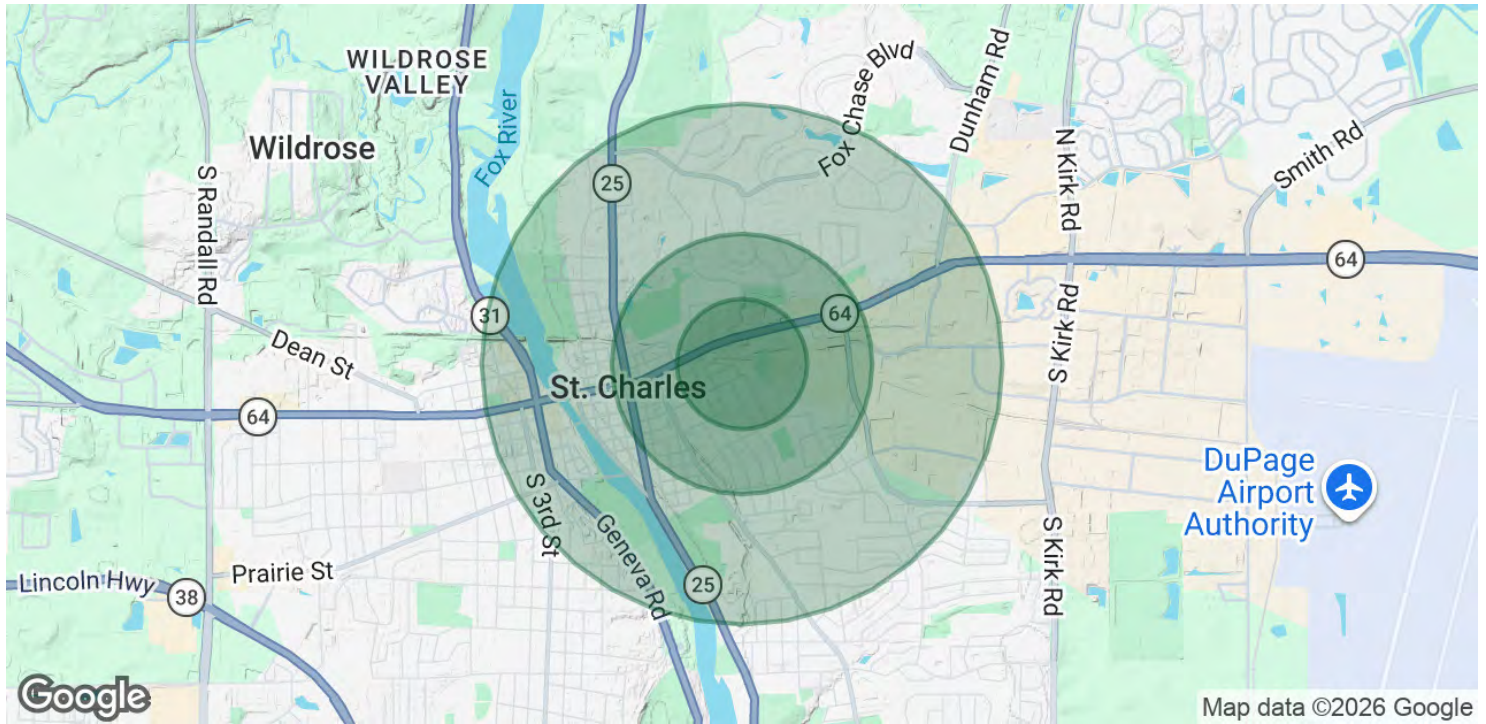
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	336	1,485	7,277
Average Age	41.4	43.9	47.2
Average Age (Male)	39.7	41.3	45.2
Average Age (Female)	42.6	46.0	48.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	143	647	3,322
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$150,498	\$150,217	\$138,287
Average House Value	\$441,347	\$439,830	\$415,568

2023 American Community Survey (ACS)

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AGENCY DISCLOSURE

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PROFESSIONAL BACKGROUND

Thijs joined Murray Commercial in 2022. He values building strong relationships with clients and tenants through his strong communication skills and results-driven approach. Thijs left the education field, where he was a High School math teacher, to pursue his interests in commercial real estate.

The Murray Team relies on Thijs as a Property Manager and Commercial Broker. As a Commercial Broker, Thijs focuses on details and communication with his clients to meet their needs and Murray's high standards of business. With his finance and math background and through proformas and analytical data, he assists his clients into making informed decisions. As a Property Manager, Thijs uses his analytical skills to create annual operating budgets to ensure the asset is performing at a maximum capacity. His clear communication and passion to work with others makes overseeing day-to-day operations on commercial properties simple and efficient for property ownership.

Thijs attended Purdue University where he earned a degree in Financial Counseling and Planning. He also attended North Central College where he earned a Secondary Ed. mathematics degree and a masters in curriculum and instruction. In his spare time he enjoys coaching softball at St. Charles North High School and for the Dennison Silver Hawks Organization.

EDUCATION

Purdue University- BA in Financial Counseling and Planning

North Central College- BA in Secondary Ed. Mathematics

American College of Education- Masters in Instructional Design

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