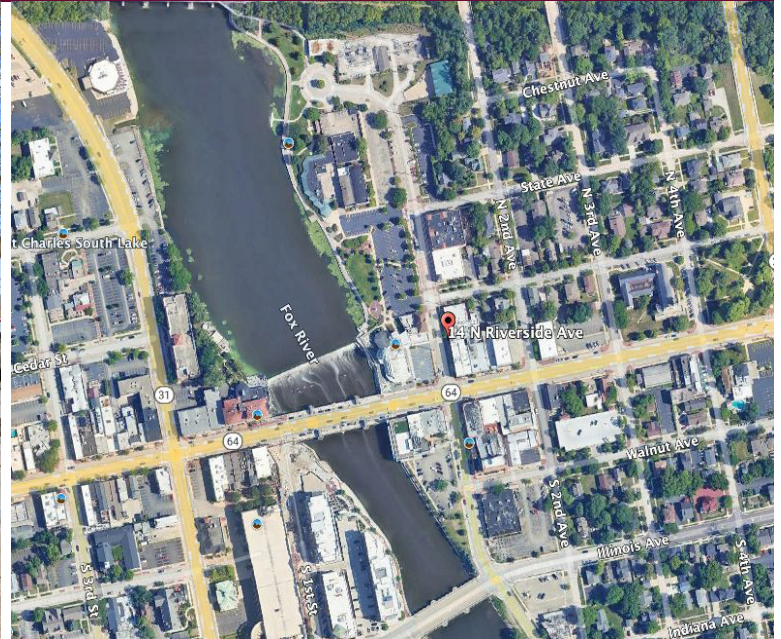


FOR SALE

Professional Office/Retail Building
12-14 N Riverside Ave,
St. Charles, IL 60174



- 7,500 SF
- Multiple Tenant Options
- 20 Offices
- Reception
- Conference Room
- Central Heat / Air
- Restrooms: 4
- Frontage: 51'
- Ample Parking
- Walking Distance to Downtown Core
- Taxes 2024: \$15,084
- PIN: 09-27-386-002

ASKING PRICE: \$850,000



**BERKSHIRE
HATHAWAY**
HOMESERVICES

STARCK
REAL ESTATE

COMMERCIAL DIVISION

StarckRE.com

330 W. Virginia Street,
Crystal Lake, IL 60014

Jack Minero, Broker
JMinero@StarckRE.com
815.382.9728

Marvin Ferguson, Broker
MFerguson@StarckRE.com
630.768.4650

Bill Brooks, Broker
BBrooks@StarckRE.com
630.826.4190

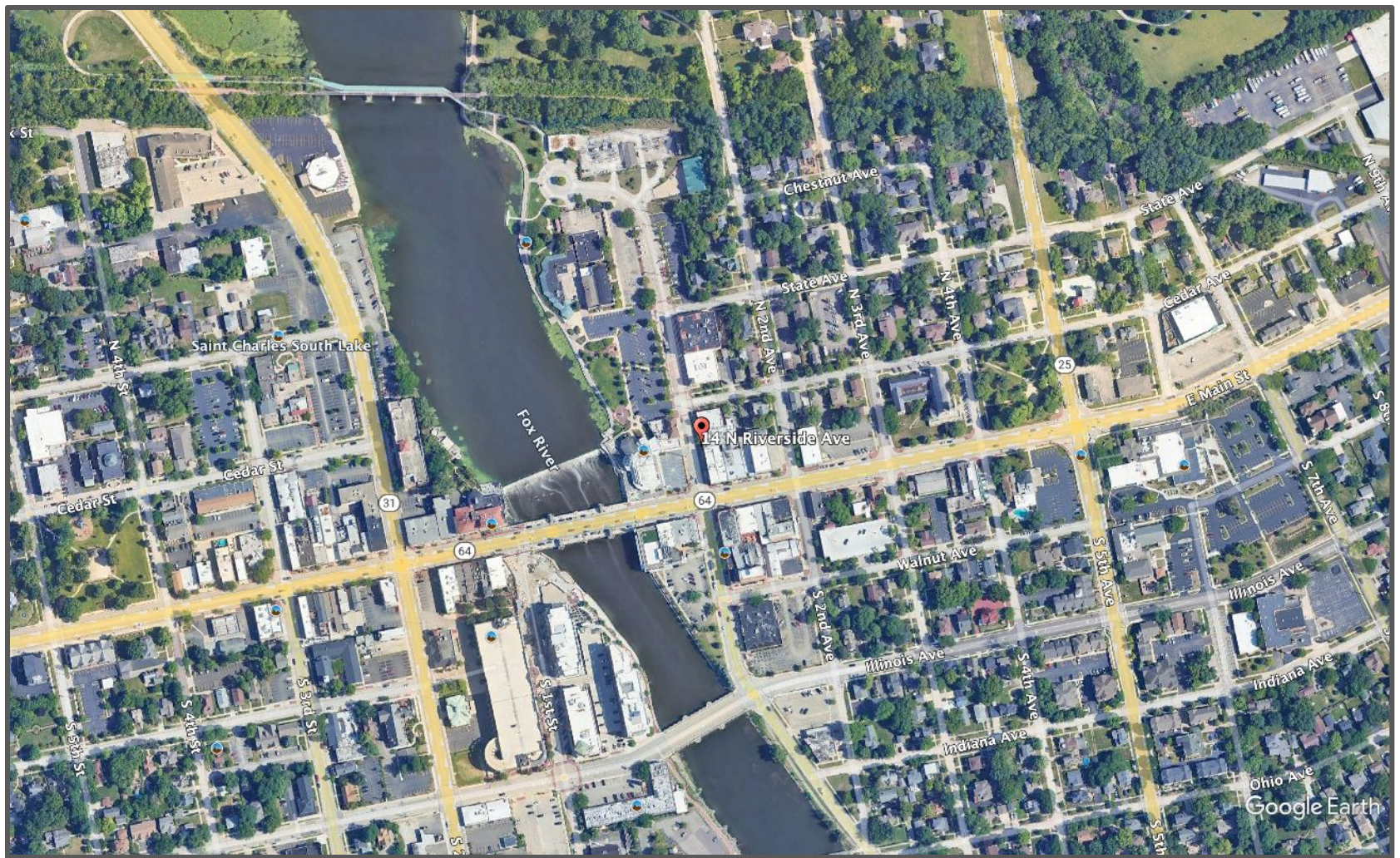
Rick Virgl, Broker
RVirgl@StarckRE.com
224.629.9594

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Google Earth





**BERKSHIRE
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HOMESERVICES

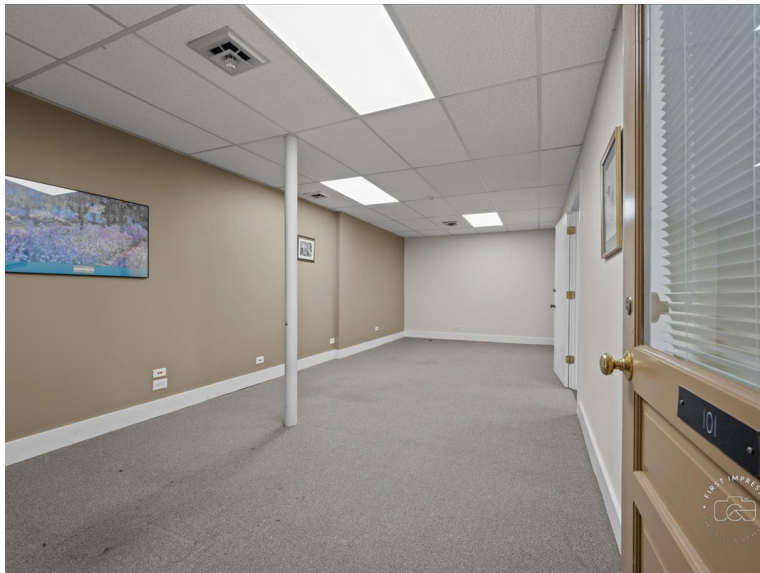
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**BERKSHIRE
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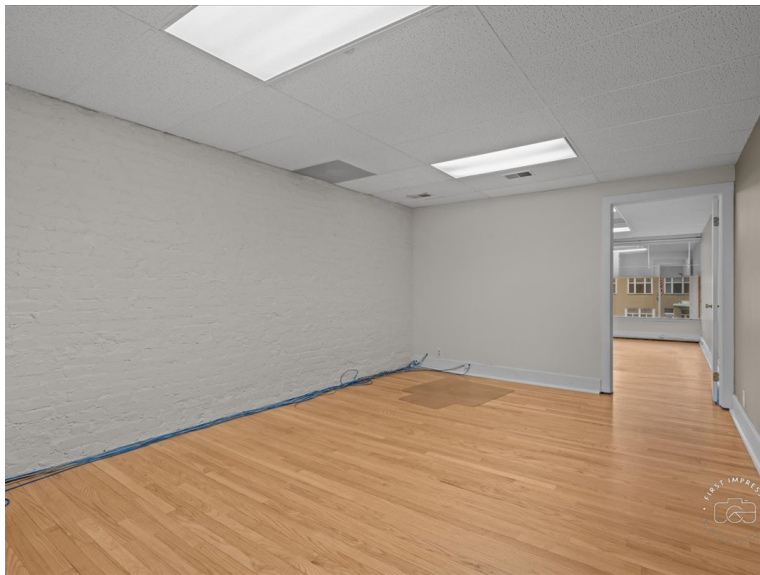
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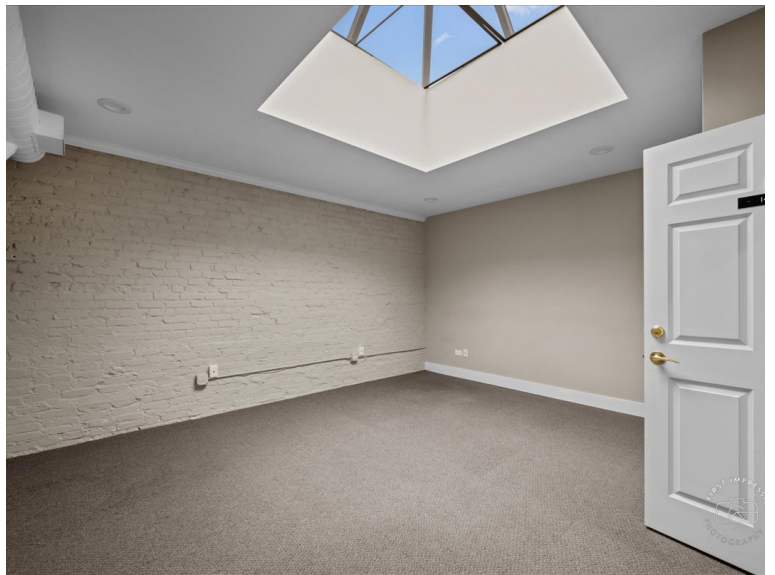
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ADDITIONAL SPECIFICATIONS

Professional Office/Retail Building
12-14 N Riverside Ave,
St. Charles, IL 60174



- Two Story Building With High Visibility
- First level features interior brick paved walkway
- Second level features include raised ceilings, exposed timbers and pyramid style skylights
- Updated Electric Service: 200 Amp 120/240 V 3 Phase
- Roof: Approximately 10 years old, recently recoated/sealed
- HVAC: Central Heat. New Rooftop Heat/A/C Unit
- Automated Fresh Air System
- High End Fire/Smoke Alarm System
- 2 Public Parking Lots across the street
- Listing "As Is"

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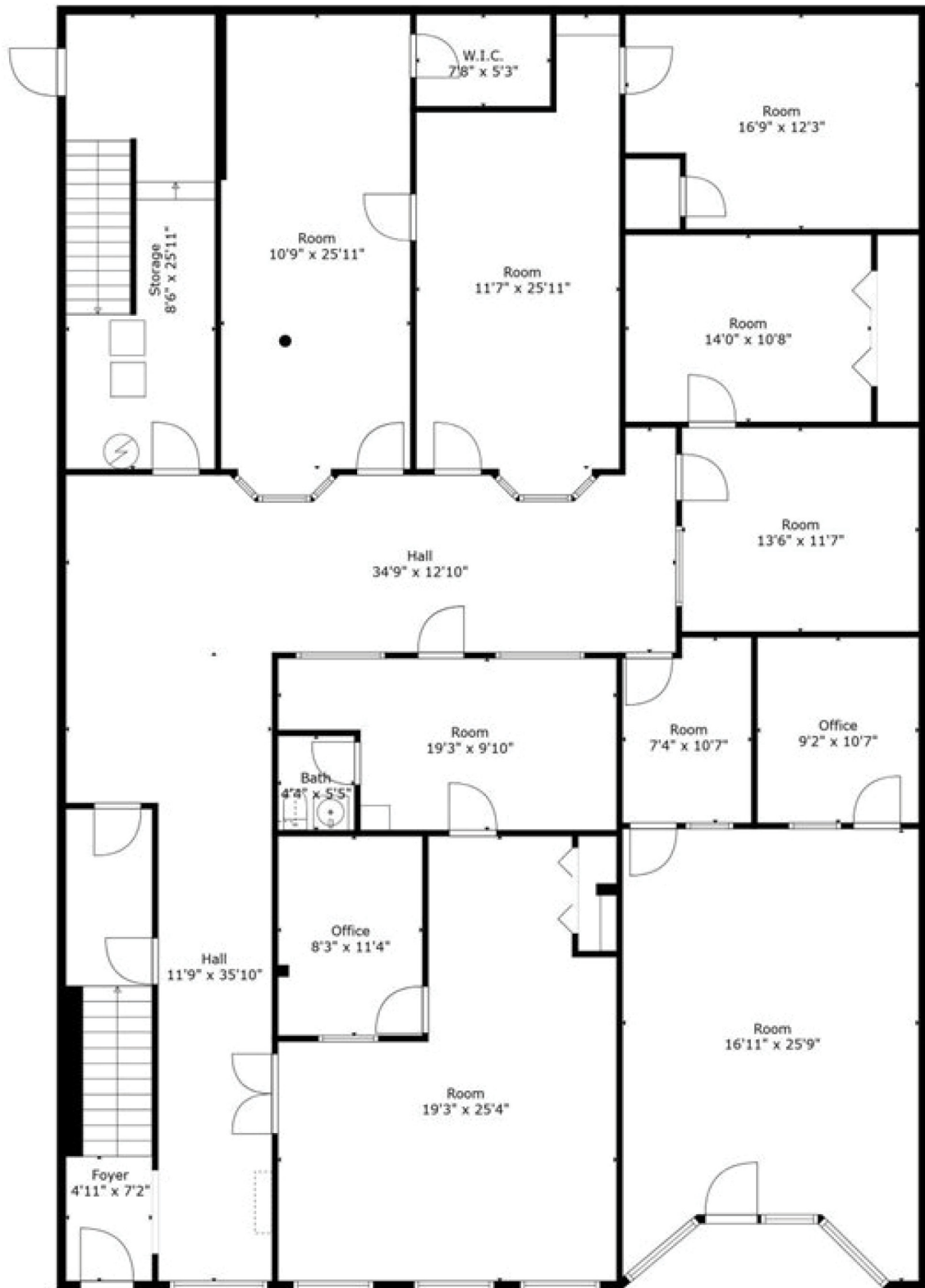
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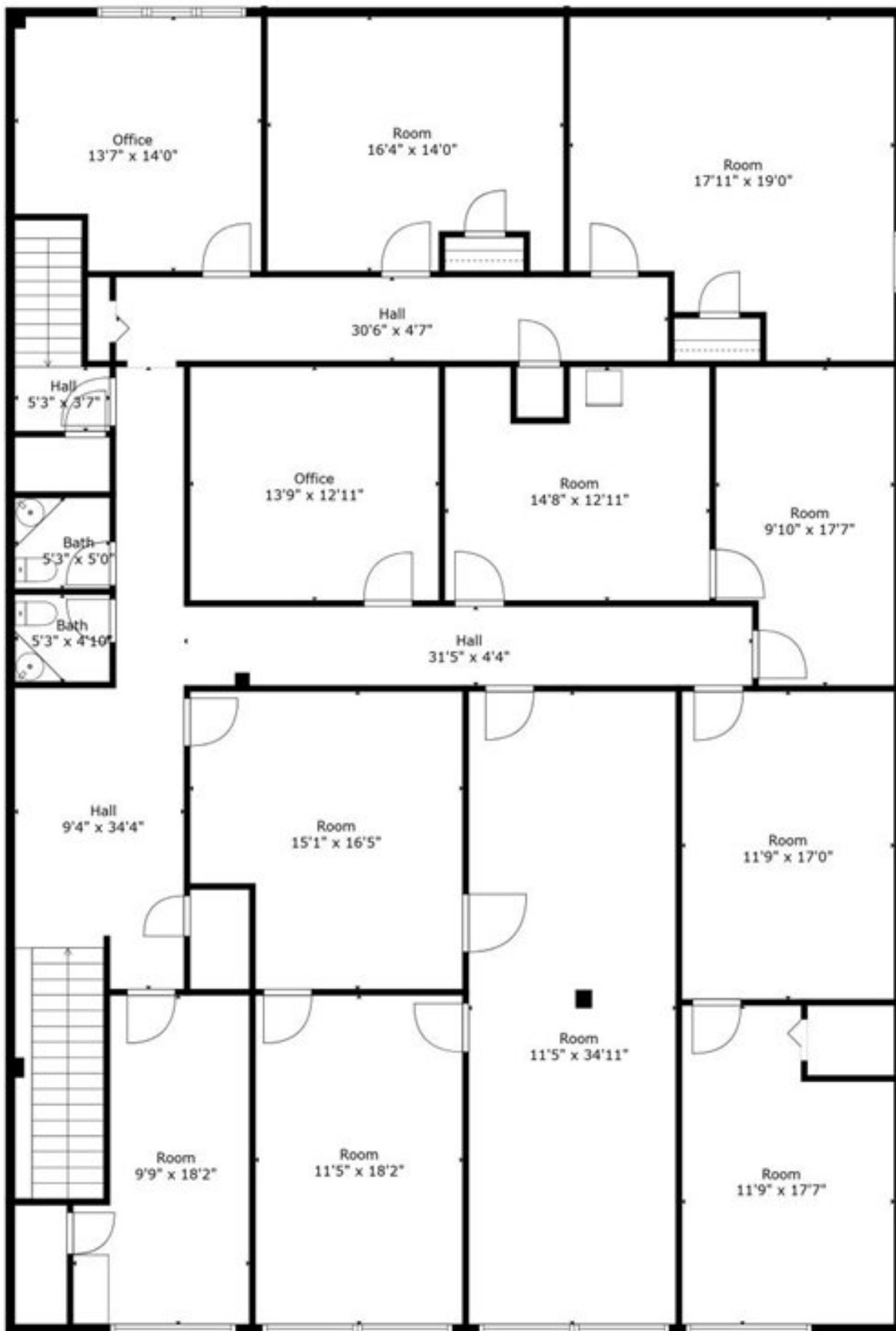
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Demographic Detail Report

12 N Riverside Ave, St Charles, IL 60174

Building Type: **Office**
 Class: -
 RBA: **7,500 SF**
 Typical Floor: **3,750 SF**

Total Available: **7,500 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	9,637		54,028		101,808	
2024 Estimate	9,669		54,215		102,498	
2020 Census	9,748		54,672		104,586	
Growth 2024 - 2029	-0.33%		-0.34%		-0.67%	
Growth 2020 - 2024	-0.81%		-0.84%		-2.00%	
2024 Population by Age	9,669		54,215		102,498	
Age 0 - 4	481	4.97%	2,682	4.95%	5,072	4.95%
Age 5 - 9	491	5.08%	2,866	5.29%	5,629	5.49%
Age 10 - 14	495	5.12%	3,059	5.64%	6,169	6.02%
Age 15 - 19	542	5.61%	3,414	6.30%	6,918	6.75%
Age 20 - 24	536	5.54%	3,352	6.18%	6,671	6.51%
Age 25 - 29	545	5.64%	3,044	5.61%	5,715	5.58%
Age 30 - 34	592	6.12%	2,984	5.50%	5,308	5.18%
Age 35 - 39	631	6.53%	3,198	5.90%	5,747	5.61%
Age 40 - 44	615	6.36%	3,322	6.13%	6,214	6.06%
Age 45 - 49	590	6.10%	3,342	6.16%	6,443	6.29%
Age 50 - 54	616	6.37%	3,596	6.63%	7,043	6.87%
Age 55 - 59	641	6.63%	3,814	7.03%	7,420	7.24%
Age 60 - 64	687	7.11%	3,946	7.28%	7,487	7.30%
Age 65 - 69	641	6.63%	3,570	6.58%	6,551	6.39%
Age 70 - 74	579	5.99%	3,053	5.63%	5,426	5.29%
Age 75 - 79	452	4.67%	2,286	4.22%	3,985	3.89%
Age 80 - 84	286	2.96%	1,427	2.63%	2,476	2.42%
Age 85+	249	2.58%	1,261	2.33%	2,224	2.17%
Age 65+	2,207	22.83%	11,597	21.39%	20,662	20.16%
Median Age	44.20		43.80		43.20	
Average Age	43.20		42.40		41.80	



Demographic Detail Report

12 N Riverside Ave, St Charles, IL 60174

Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	9,669	54,215	102,498
White	7,885 81.55%	43,822 80.83%	81,937 79.94%
Black	127 1.31%	784 1.45%	1,676 1.64%
Am. Indian & Alaskan	31 0.32%	229 0.42%	360 0.35%
Asian	218 2.25%	1,967 3.63%	4,624 4.51%
Hawaiian & Pacific Island	9 0.09%	26 0.05%	38 0.04%
Other	1,400 14.48%	7,388 13.63%	13,863 13.53%
Population by Hispanic Origin	9,669	54,215	102,498
Non-Hispanic Origin	8,613 89.08%	48,468 89.40%	91,912 89.67%
Hispanic Origin	1,057 10.93%	5,747 10.60%	10,586 10.33%
2024 Median Age, Male	43.10	42.30	41.80
2024 Average Age, Male	42.30	41.40	40.70
2024 Median Age, Female	45.50	45.30	44.70
2024 Average Age, Female	44.20	43.50	42.80
2024 Population by Occupation Classification	8,096	44,930	84,252
Civilian Employed	5,473 67.60%	29,845 66.43%	56,378 66.92%
Civilian Unemployed	225 2.78%	1,302 2.90%	2,774 3.29%
Civilian Non-Labor Force	2,398 29.62%	13,783 30.68%	25,100 29.79%
Armed Forces	0 0.00%	0 0.00%	0 0.00%
Households by Marital Status			
Married	1,950	11,879	22,814
Married No Children	1,244	7,191	13,185
Married w/Children	706	4,688	9,629
2024 Population by Education	7,802	41,675	76,568
Some High School, No Diploma	453 5.81%	1,709 4.10%	2,581 3.37%
High School Grad (Incl Equivalency)	1,301 16.68%	6,528 15.66%	11,525 15.05%
Some College, No Degree	1,622 20.79%	9,787 23.48%	18,524 24.19%
Associate Degree	677 8.68%	2,832 6.80%	4,530 5.92%
Bachelor Degree	2,172 27.84%	12,468 29.92%	23,726 30.99%
Advanced Degree	1,577 20.21%	8,351 20.04%	15,682 20.48%



Demographic Detail Report

12 N Riverside Ave, St Charles, IL 60174

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	10,159		57,066		108,241	
Real Estate & Finance	380	3.74%	2,402	4.21%	5,081	4.69%
Professional & Management	3,165	31.15%	18,818	32.98%	36,857	34.05%
Public Administration	197	1.94%	1,191	2.09%	1,914	1.77%
Education & Health	1,401	13.79%	6,683	11.71%	12,879	11.90%
Services	1,058	10.41%	4,403	7.72%	7,301	6.75%
Information	69	0.68%	521	0.91%	949	0.88%
Sales	1,293	12.73%	6,925	12.14%	13,087	12.09%
Transportation	173	1.70%	1,468	2.57%	2,377	2.20%
Retail	499	4.91%	3,025	5.30%	5,833	5.39%
Wholesale	146	1.44%	1,047	1.83%	2,261	2.09%
Manufacturing	464	4.57%	3,664	6.42%	7,289	6.73%
Production	403	3.97%	2,457	4.31%	4,817	4.45%
Construction	284	2.80%	1,358	2.38%	2,176	2.01%
Utilities	307	3.02%	1,606	2.81%	2,803	2.59%
Agriculture & Mining	9	0.09%	57	0.10%	144	0.13%
Farming, Fishing, Forestry	1	0.01%	13	0.02%	75	0.07%
Other Services	310	3.05%	1,428	2.50%	2,398	2.22%
2024 Worker Travel Time to Job	4,830		25,771		48,038	
<30 Minutes	3,033	62.80%	14,521	56.35%	26,295	54.74%
30-60 Minutes	1,354	28.03%	7,719	29.95%	15,217	31.68%
60+ Minutes	443	9.17%	3,531	13.70%	6,526	13.59%
2020 Households by HH Size	4,221		21,297		38,944	
1-Person Households	1,413	33.48%	5,361	25.17%	8,819	22.65%
2-Person Households	1,409	33.38%	7,448	34.97%	12,903	33.13%
3-Person Households	599	14.19%	3,283	15.42%	6,273	16.11%
4-Person Households	479	11.35%	3,182	14.94%	6,600	16.95%
5-Person Households	217	5.14%	1,404	6.59%	2,996	7.69%
6-Person Households	76	1.80%	437	2.05%	950	2.44%
7 or more Person Households	28	0.66%	182	0.85%	403	1.03%
2024 Average Household Size	2.30		2.50		2.60	
Households						
2029 Projection	4,156		20,980		37,840	
2024 Estimate	4,172		21,065		38,112	
2020 Census	4,220		21,295		38,943	
Growth 2024 - 2029	-0.38%		-0.40%		-0.71%	
Growth 2020 - 2024	-1.14%		-1.08%		-2.13%	



Demographic Detail Report

12 N Riverside Ave, St Charles, IL 60174				
Radius	1 Mile		3 Mile	
2024 Households by HH Income	4,172		21,063	
<\$25,000	421	10.09%	1,478	7.02%
\$25,000 - \$50,000	699	16.75%	2,581	12.25%
\$50,000 - \$75,000	514	12.32%	2,247	10.67%
\$75,000 - \$100,000	483	11.58%	2,384	11.32%
\$100,000 - \$125,000	421	10.09%	2,279	10.82%
\$125,000 - \$150,000	408	9.78%	2,029	9.63%
\$150,000 - \$200,000	483	11.58%	3,478	16.51%
\$200,000+	743	17.81%	4,587	21.78%
2024 Avg Household Income	\$125,633		\$144,123	
2024 Med Household Income	\$98,395		\$120,200	
2024 Occupied Housing	4,173		21,064	
Owner Occupied	2,688	64.41%	15,716	74.61%
Renter Occupied	1,485	35.59%	5,348	25.39%
2020 Housing Units	4,459		22,545	
1 Unit	2,769	62.10%	17,451	77.41%
2 - 4 Units	570	12.78%	1,713	7.60%
5 - 19 Units	694	15.56%	1,840	8.16%
20+ Units	426	9.55%	1,541	6.84%
2024 Housing Value	2,688		15,716	
<\$100,000	74	2.75%	253	1.61%
\$100,000 - \$200,000	123	4.58%	665	4.23%
\$200,000 - \$300,000	899	33.44%	3,967	25.24%
\$300,000 - \$400,000	650	24.18%	4,731	30.10%
\$400,000 - \$500,000	363	13.50%	3,056	19.45%
\$500,000 - \$1,000,000	560	20.83%	2,828	17.99%
\$1,000,000+	19	0.71%	216	1.37%
2024 Median Home Value	\$338,153		\$362,840	
2024 Housing Units by Yr Built	4,459		22,558	
Built 2010+	161	3.61%	1,576	6.99%
Built 2000 - 2010	444	9.96%	3,646	16.16%
Built 1990 - 1999	480	10.76%	4,226	18.73%
Built 1980 - 1989	699	15.68%	3,177	14.08%
Built 1970 - 1979	775	17.38%	3,548	15.73%
Built 1960 - 1969	488	10.94%	1,928	8.55%
Built 1950 - 1959	469	10.52%	1,824	8.09%
Built <1949	943	21.15%	2,633	11.67%
2024 Median Year Built	1973		1983	

