



FOR LEASE

Leroy Oakes Professional Center

2455 Dean Street

St. Charles, IL 60175

1,716 SF | **\$19.00**

AVAILABLE | SF/YR

CORCORAN
COMMERCIAL REAL ESTATE

Corcoran Commercial Real Estate

423 S 2nd Street

St. Charles, IL

6305875555

www.ccreil.com

Property Overview

 **1,716 SF**
AVAILABLE SF

 **\$19**
ASKING RATE SF/YR

 **2008**
YEAR BUILT

 **1,716 SF**
SPACE SQFT

 **Office Research**
ZONING

 **Kane**
COUNTY

 **2022**
SPACE RENOVATION

 **Medical or Professional**
SPACE USE

 **HVAC and Utilities**
DEDICATED SERVICES

EXECUTIVE SUMMARY

Leroy Oakes Professional Center is consists of three Professional / Medical office buildings and a Surgical Center located at 2455 Dean Street in St. Charles, Illinois.

Located in St. Charles's near Dean and Randall Road, Leroy Oakes Professional Center offers outstanding

Lease terms range from 3 to 10 years with options for renewal, providing long-term stability for growing businesses. The spaces are part of a Condominium Association and can be purchased and or leased.

PROPERTY HIGHLIGHTS

Leroy Oakes Professional Center occupies an excellent location within St. Charles, placing tenants and owners at a convenient location with the serene surroundings of Leroy Oaks.

The Surgery Center is an excellent medical component to the park. Both Owners and Tenants of the park consist of Medical and Professional office spaces.

ACCESSIBILITY

TRANSIT

Randall/Main	0.5 mi
Randall/Prairie	1.1 mi
225 Randall Rd	0.3 mi

AIRPORTS

Chicago O'Hare International Airport	22.8 mi
DuPage Airport Authority	4.7 mi
Chicago Executive Airport	26.5 mi

Space Available

3G

\$19 SF/Yr

SF AVAILABLE

1,716 SF

TERM

Negotiable

TYPE

NNN

USE

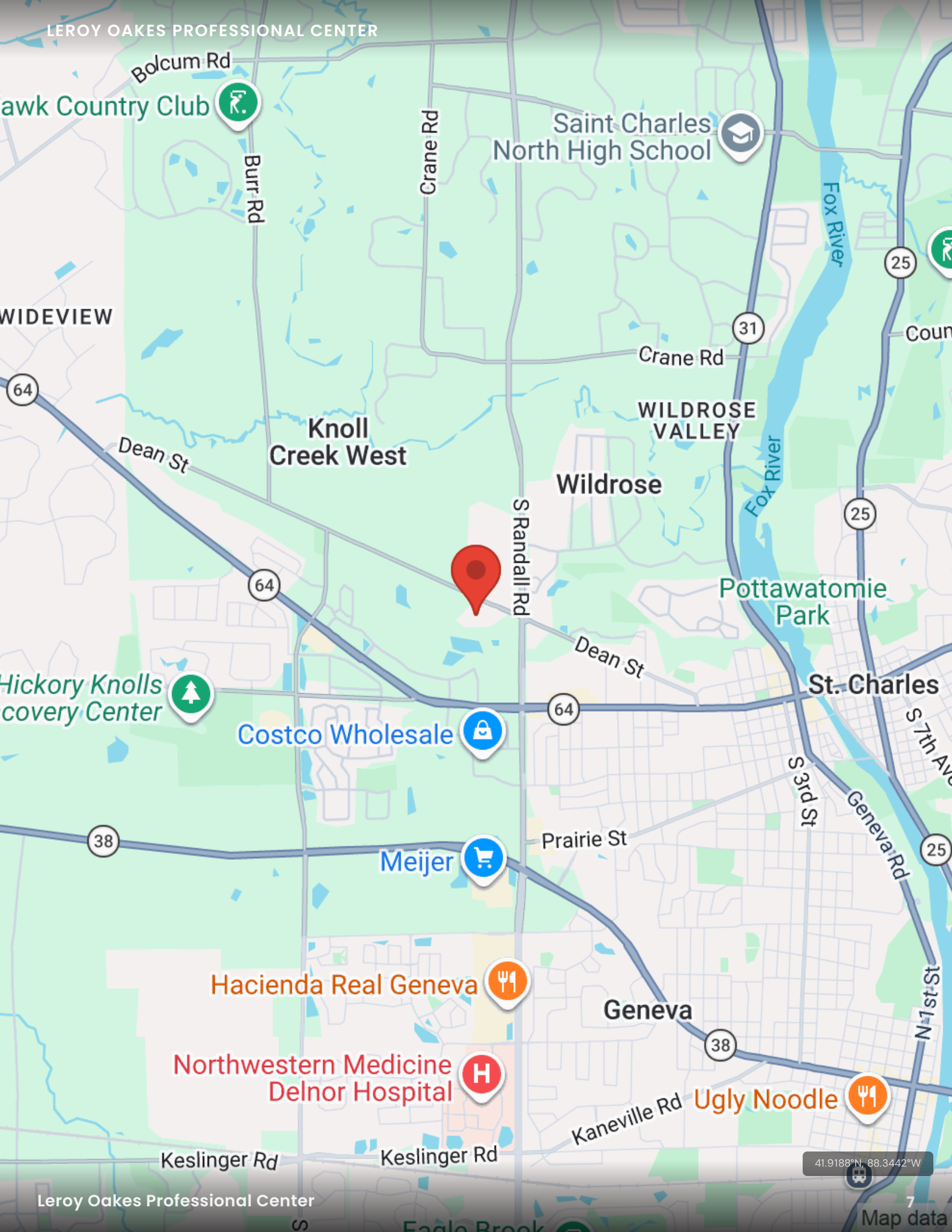
Medical or Professional

The space is ideally situated to be a medical use (current tenant) or professional use. The front reception area can be converted to another private office if so desired. The space has a private restroom and spacious kitchenette.



Photo Gallery





Law Country Club

Saint Charles North High School

WIDEVIEW

Knoll Creek West

WILDROSE VALLEY

Wildrose

Pottawatomie Park

Hickory Knolls Recovery Center

Costco Wholesale

St. Charles

Meijer

Hacienda Real Geneva

Northwestern Medicine Delnor Hospital

Geneva

Ugly Noodle

Keslinger Rd

Keslinger Rd

Kaneville Rd

41.9188°N, 88.3442°W

Market Overview



POPULATION
32,974

AREA
15.0 sq mi

ELEVATION
751 ft

TIME ZONE
Central Time Zone

COUNTY
Kane County

INCORPORATED
1834

STATE
Illinois

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	6,889
Median HH Income	\$111,537
Households	2,884

3-MILE RADIUS

Population	44,828
Median HH Income	\$130,165
Households	18,196

5-MILE RADIUS

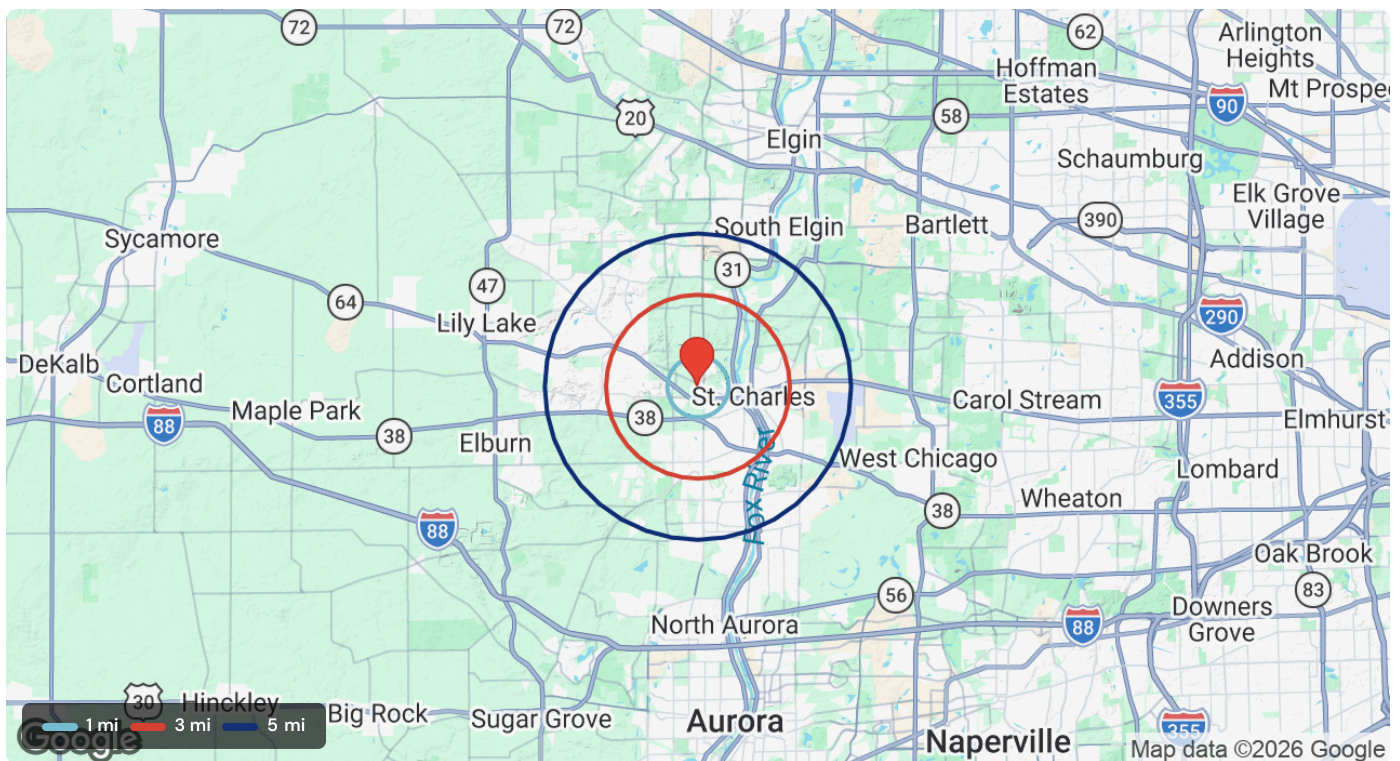
Population	105,641
Median HH Income	\$135,946
Households	41,128

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,483	36,495	84,264
2010 Population	6,640	44,589	105,629
2025 Population	6,889	44,828	105,641
2030 Population	6,688	43,816	104,157
2025-2030 Growth Rate	-0.59 %	-0.46 %	-0.28 %
2025 Daytime Population	7,917	51,997	118,131

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	1,778	13,342	29,292	less than \$15,000	138	813	1,665
2010 Total Households	2,406	16,324	37,126	\$15,000-\$24,999	46	305	789
2025 Total Households	2,884	18,196	41,128	\$25,000-\$34,999	143	745	1,652
2030 Total Households	2,875	18,260	41,506	\$35,000-\$49,999	280	1,281	2,248
2025 Avg. Household Size	2.26	2.42	2.54	\$50,000-\$74,999	330	1,987	4,625
2025 Owner Occupied Housing	1,829	13,606	32,898	\$75,000-\$99,999	357	1,830	3,861
2030 Owner Occupied Housing	1,876	13,763	33,375	\$100,000-\$149,999	642	3,494	7,689
2025 Renter Occupied Housing	1,055	4,590	8,230	\$150,000-\$199,999	423	2,627	6,530
2030 Renter Occupied Housing	999	4,498	8,131	\$200,000 or greater	524	5,114	12,070
2025 Vacant Housing	139	934	1,996	Median HH Income	\$111,537	\$130,165	\$135,946
2025 Total Housing	3,023	19,130	43,124	Average HH Income	\$135,650	\$164,759	\$170,073



Leroy Oakes Professional Center

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