



FOR LEASE

NEW MULTI-TENANT RETAIL

SEC E MAIN STREET & KAUTZ ROAD, ST CHARLES, IL

PROPOSED 30 ACRE REDEVELOPMENT ACROSS FROM CHARLESTOWNE MALL
LOCATED AT TWO STOPLIGHT CORNERS WITH APPROXIMATELY 44,450 VPD
14, 262 SF RETAIL BUILDING FOR LEASE

LOCATED ON E MAIN STREET (IL-64) A MAJOR EAST-WEST THOROUGHFARE

ZONING IN PLACE (TRAVEL CENTER/GAS STATION/VIDEO GAMING/CAR WASH/ RESTAURANT/
FAST FOOD WITH DRIVE THRU/BANK/FINANCIAL/AUTO SERVICE /RETAIL

RENDERING

4051 E MAIN STREET, ST CHARLES, IL



AERIAL

SEC E MAIN STREET & KAUTZ ROAD, ST CHARLES, IL

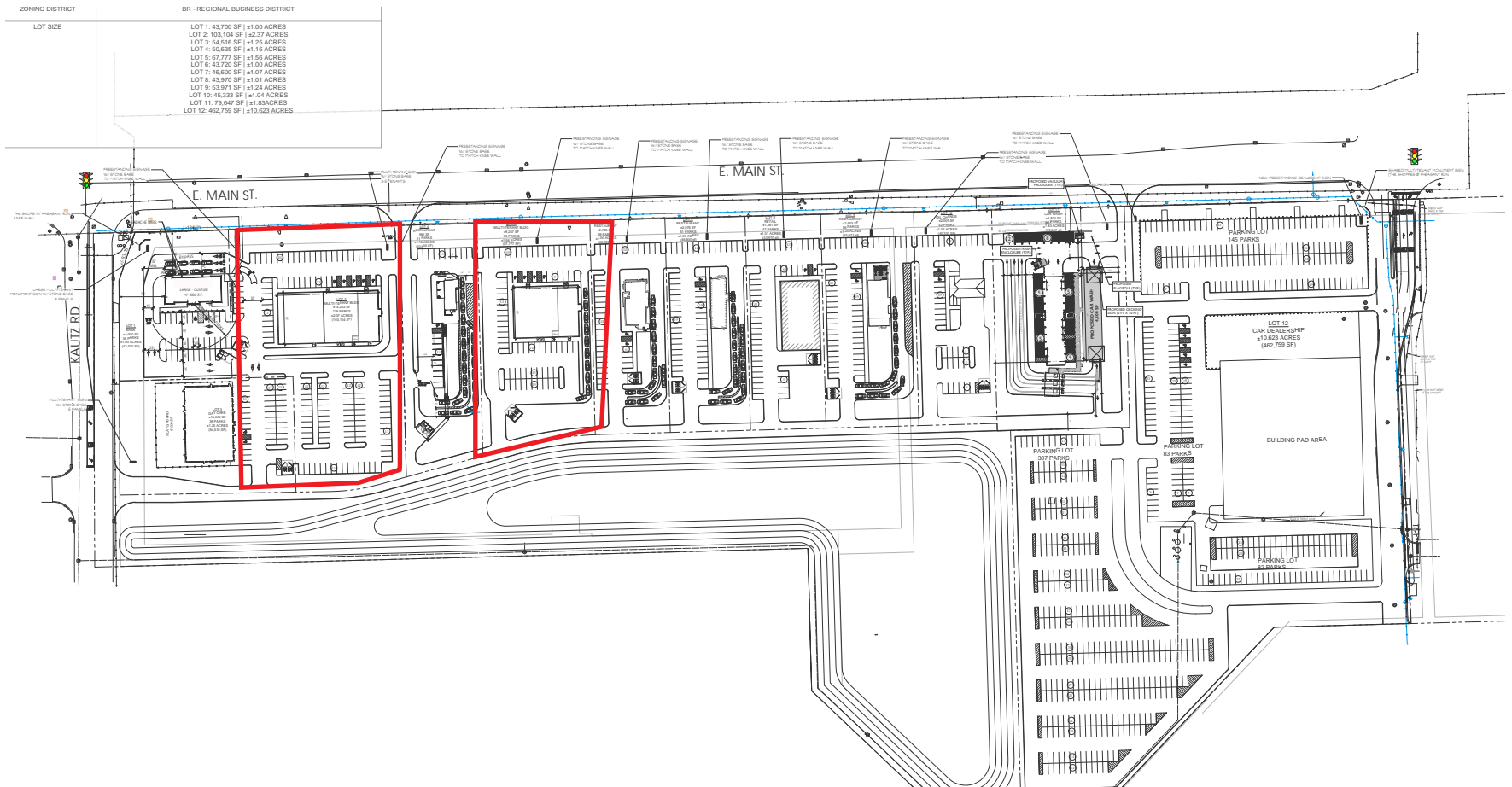


PROPERTY CHARACTERISTICS

- + HIGH TRAFFIC INTERSECTION WITH EXCELLENT VISIBILITY AND ACCESSIBILITY
- + AFFLUENT COMMUNITY WITH STRONG HOUSEHOLD INCOMES
- + POTENTIAL FOR DRIVE-THRU AND OUTLOTS
- + CLOSE PROXIMITY TO THE DUPAGE AIRPORT AND OTHER KEY BUSINESS DISTRICTS

SITE PLAN

SEC E MAIN STREET & KAUTZ ROAD, ST CHARLES, IL



AREA DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
ESTIMATED POPULATION	439	37,248	110,956
ESTIMATED HOUSEHOLDS	163	14,615	41,319
DAYTIME POPULATION	7,796	39,948	69,432
AVERAGE HH INCOME	\$149,091	\$168,226	\$164,775

MORE INFORMATION?

www.vequity.com

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