



**FOR LEASE**

**NEW RETAIL/RESTAURANT PAD SITES AVAILABLE FOR SALE/ LEASE/ BTS**

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

HIGH AVERAGE INCOME WITHIN 3 MILES (\$168,226)

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

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# RENDERING

4051 E MAIN STREET, ST CHARLES, IL



# AERIAL

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

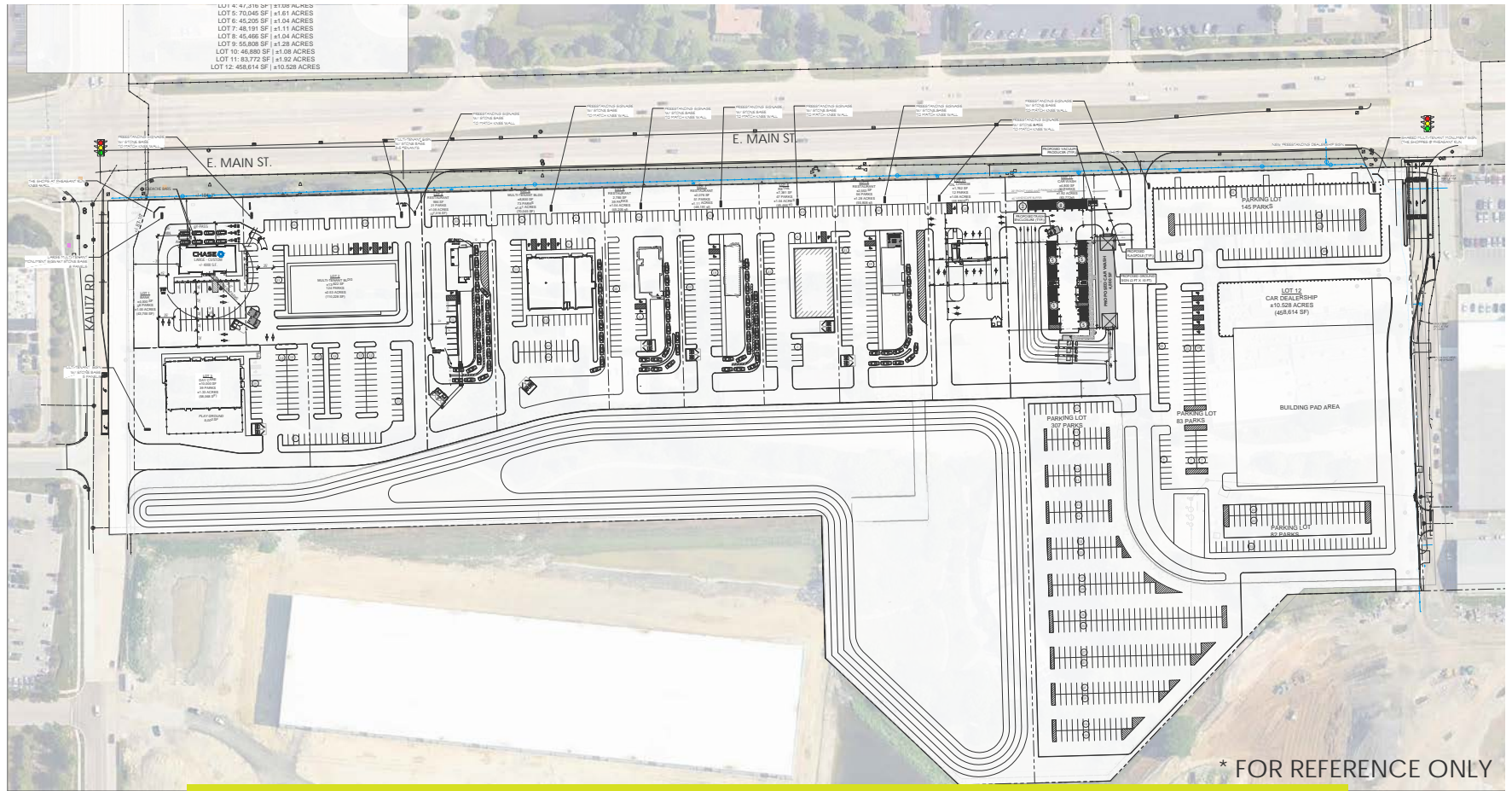


## PROPERTY CHARACTERISTICS

- + 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](http://www.vequity.com)

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