

Downtown St. Charles

**24 S 2ND STREET**

St. Charles, IL 60174

**CORCORAN**  
COMMERCIAL REAL ESTATE



FOR LEASE



**PREMIER  
LOCATION**



### CONTACT INFORMATION:

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630-674-8424  
Sammy@ccreil.com

### PROPERTY INFORMATION:

- **Building Size:** 6,058 Square Feet
- **Zoning:** CBD-1—Central Business
- **Parking:** Adjacent Parking Deck
- **Available Size Spaces:**
  - 6,058 Square Feet
  - 4,453 Square Feet
  - 3,410 Square Feet
  - 2,768 Square Feet
  - 1,685 Square Feet
  - 1,725 Square Feet

Downtown St. Charles

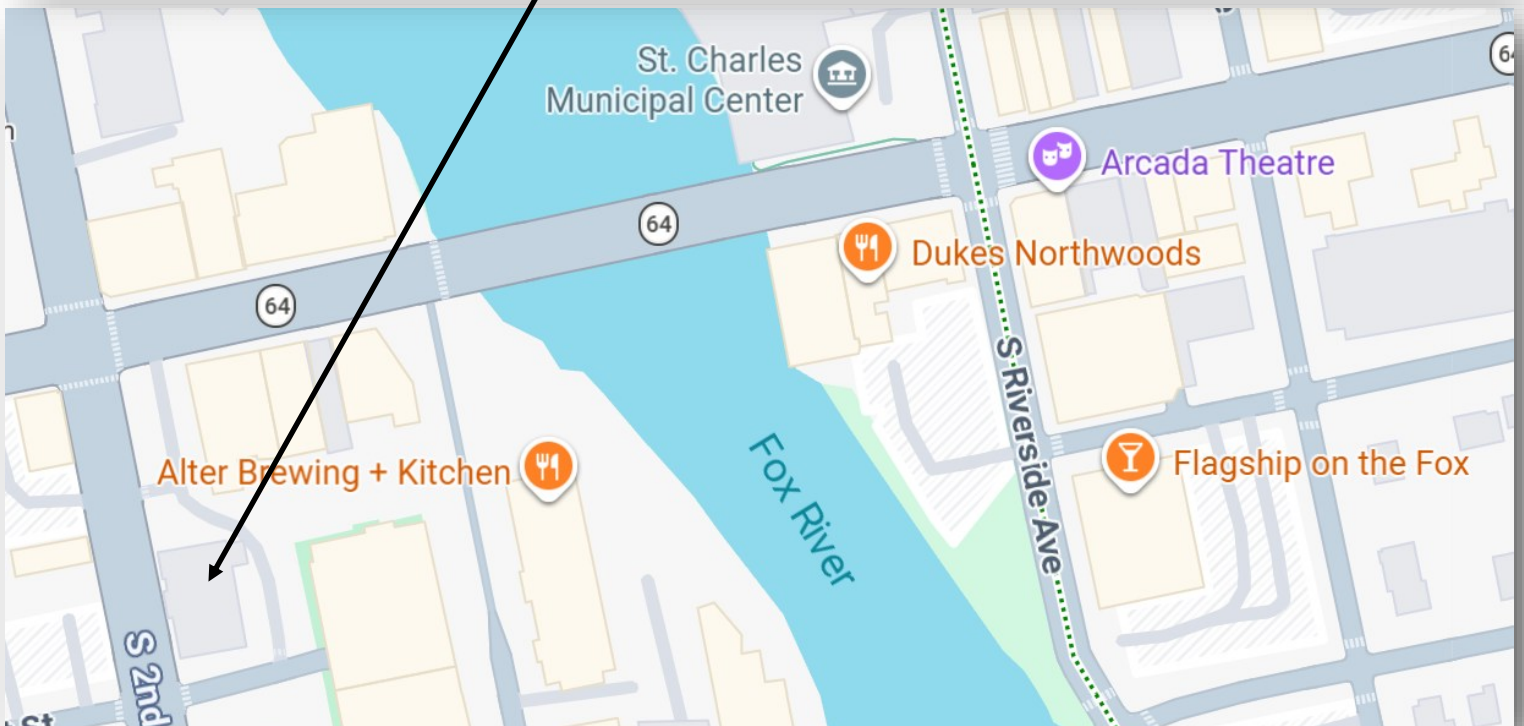
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## LOCATION



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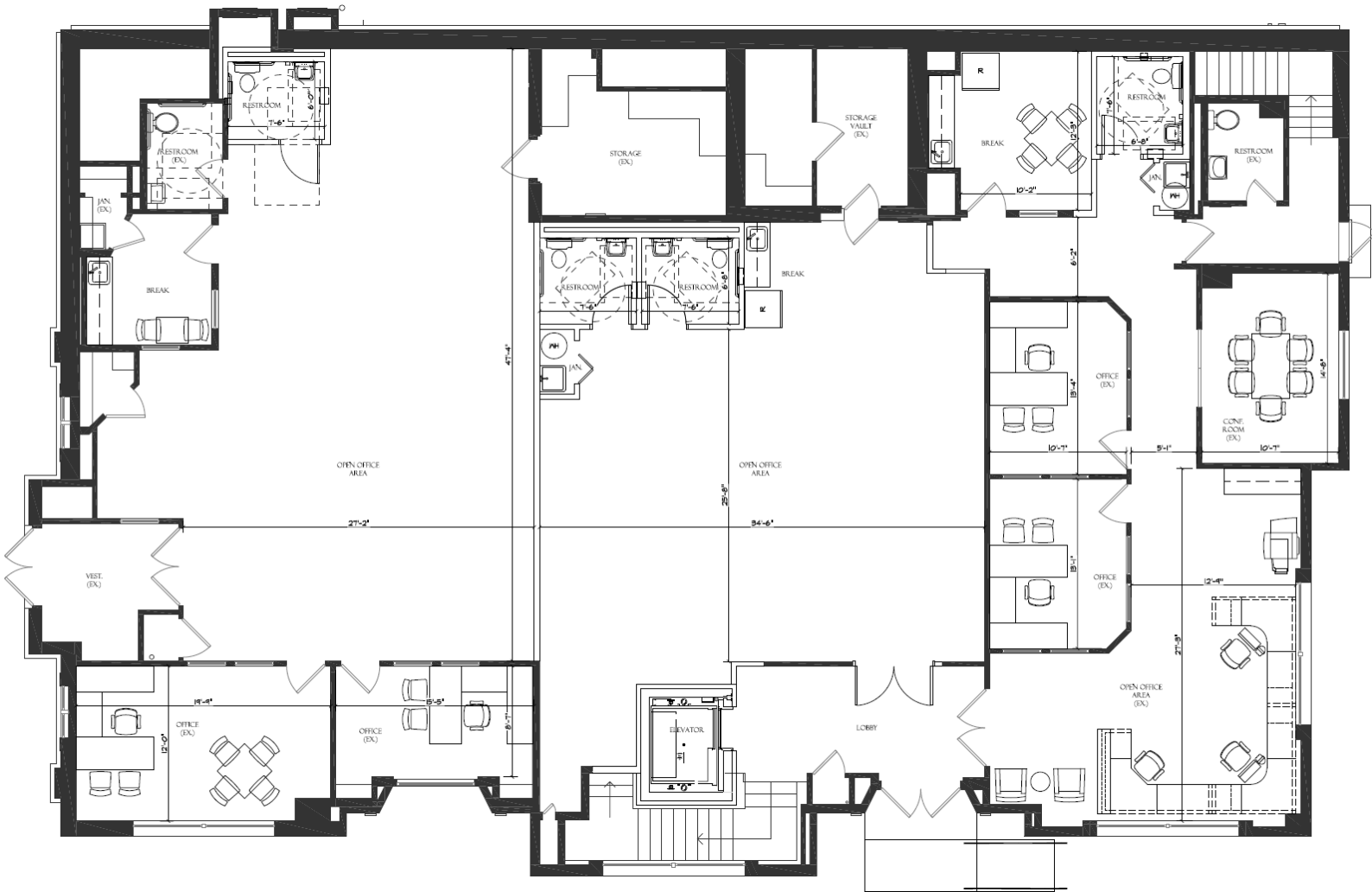
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LAYOUT

**LAYOUT OPTIONS**



**SPACE #1**  
**2,768 RSF**

**SPACE #2**  
**1,685 RSF**

**SPACE #3**  
**1,725 RSF**

Downtown St. Charles

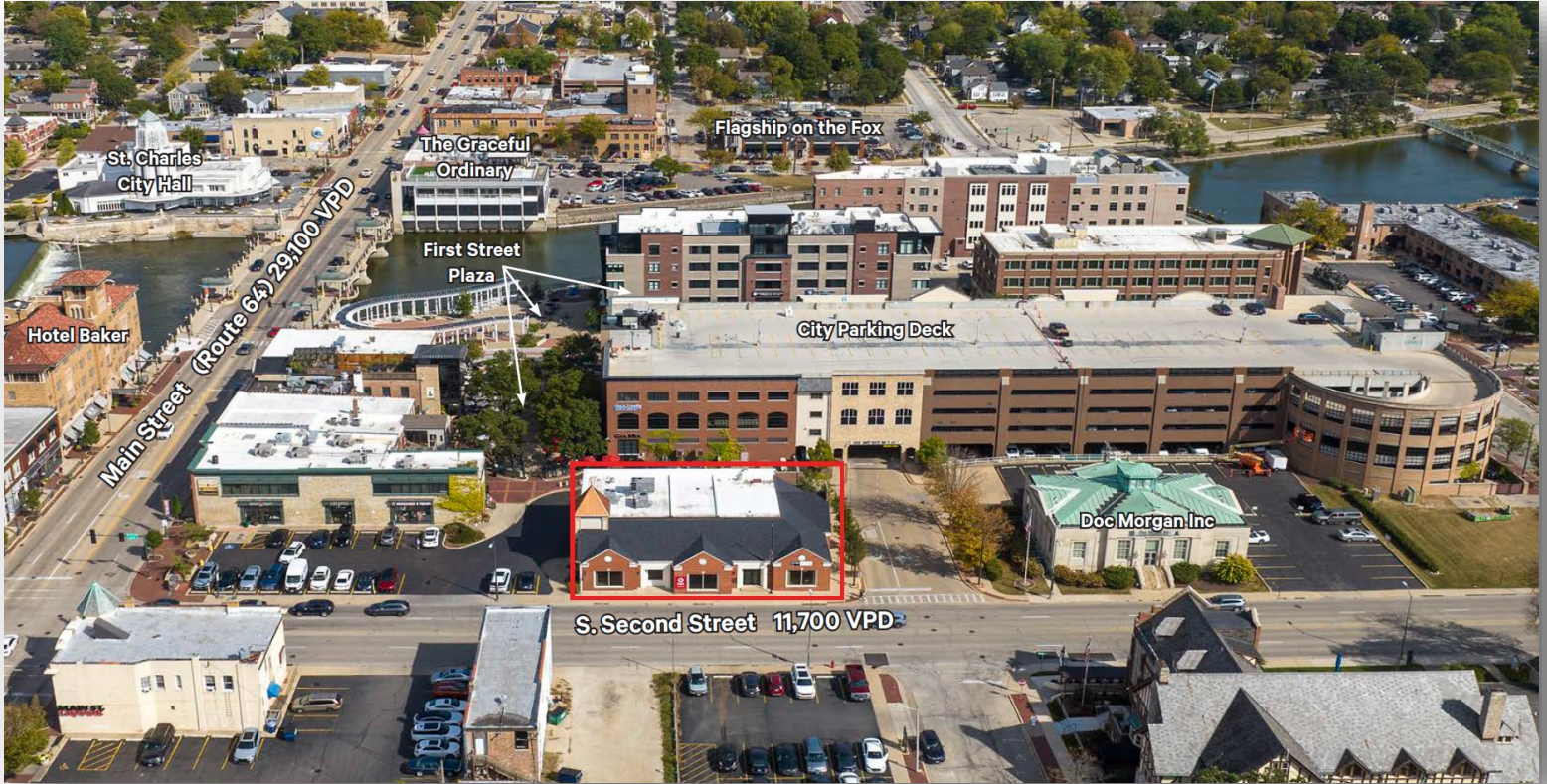
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## HIGHLIGHTS



Downtown St. Charles


# 24 S 2ND STREET

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## DEMOGRAPHICS

### Demographic Summary Report

24 S 2nd St, St Charles, IL 60174			
Building Type: <b>General Retail</b>	Total Available: <b>0 SF</b>		
Secondary: <b>Bank</b>	% Leased: <b>100%</b>		
GLA: <b>6,022 SF</b>	Rent/SF/Yr: <b>-</b>		
Year Built: <b>1956</b>			
			
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	10,638	55,921	105,587
2024 Estimate	10,555	55,323	104,773
2020 Census	10,543	54,576	104,838
Growth 2024 - 2029	0.79%	1.08%	0.78%
Growth 2020 - 2024	0.11%	1.37%	-0.06%
<b>2024 Population by Hispanic Origin</b>	1,284	5,953	10,833
<b>2024 Population</b>	10,555	55,323	104,773
White	8,474 80.28%	44,715 80.83%	83,853 80.03%
Black	151 1.43%	825 1.49%	1,728 1.65%
Am. Indian & Alaskan	42 0.40%	238 0.43%	370 0.35%
Asian	252 2.39%	1,884 3.41%	4,612 4.40%
Hawaiian & Pacific Island	8 0.08%	26 0.05%	38 0.04%
Other	1,628 15.42%	7,634 13.80%	14,171 13.53%
U.S. Armed Forces	0	0	0
<b>Households</b>			
2029 Projection	4,568	21,766	39,296
2024 Estimate	4,532	21,534	38,986
2020 Census	4,538	21,285	39,048
Growth 2024 - 2029	0.79%	1.08%	0.80%
Growth 2020 - 2024	-0.13%	1.17%	-0.16%
Owner Occupied	2,879 63.53%	16,039 74.48%	30,342 77.83%
Renter Occupied	1,653 36.47%	5,494 25.51%	8,644 22.17%
<b>2024 Households by HH Income</b>			
Income: <\$25,000	406 8.96%	1,265 5.87%	2,472 6.34%
Income: \$25,000 - \$50,000	740 16.32%	2,416 11.22%	4,084 10.48%
Income: \$50,000 - \$75,000	656 14.47%	2,818 13.09%	4,642 11.91%
Income: \$75,000 - \$100,000	591 13.04%	2,608 12.11%	4,033 10.34%
Income: \$100,000 - \$125,000	432 9.53%	2,227 10.34%	3,874 9.94%
Income: \$125,000 - \$150,000	476 10.50%	2,115 9.82%	3,624 9.30%
Income: \$150,000 - \$200,000	488 10.77%	2,992 13.89%	5,944 15.25%
Income: \$200,000+	744 16.41%	5,093 23.65%	10,313 26.45%
<b>2024 Avg Household Income</b>	\$122,709	\$146,555	\$154,008
<b>2024 Med Household Income</b>	\$94,648	\$118,634	\$127,676