



3817-3843 E. Main Street
SAINT CHARLES, IL 60174

2,334+/- SF RETAIL FOR LEASE

Your Vision. Our Dedication. Your Partner.

MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203
St. Charles, IL 60174
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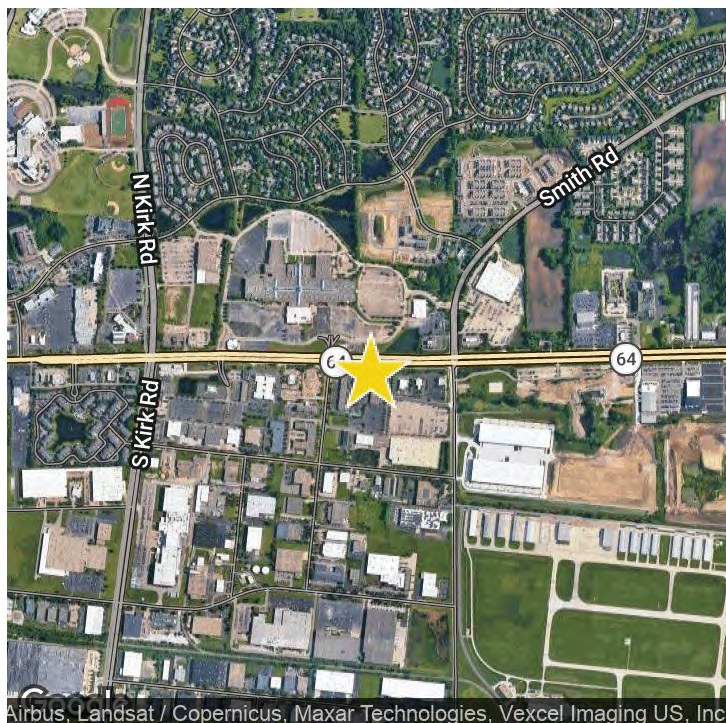
THIJS DENNISON

Broker
630.251.2144
thijs@murraycommercial.com

East Gate Commons

3817-3843 E. MAIN STREET, SAINT CHARLES, IL 60174

RETAIL SPACE FOR LEASE



OFFERING SUMMARY

Available SF:	2,334 SF
Lease Type:	NNN
Lot Size:	2.59 Acres
Year Built:	2003
Building Size:	20,560 SF
Zoning:	BR - Regional Business

PROPERTY OVERVIEW

Busy retail center located within the Target/Petco power center located on the east side of St. Charles. Join other tenants such as Jimmy John's, BWW GO, Poke Bros, AT&T, Tropical Smoothie, and more. Located near a large Industrial/office park on the east side of St. Charles. Heavy traffic and strong demographics.

PROPERTY HIGHLIGHTS

- 34,200 VPD on Main Street (Route 64)
- Outstanding Access & Visibility on Main Street (Route 64)
- Strong St. Charles Demographics
- Ample Parking



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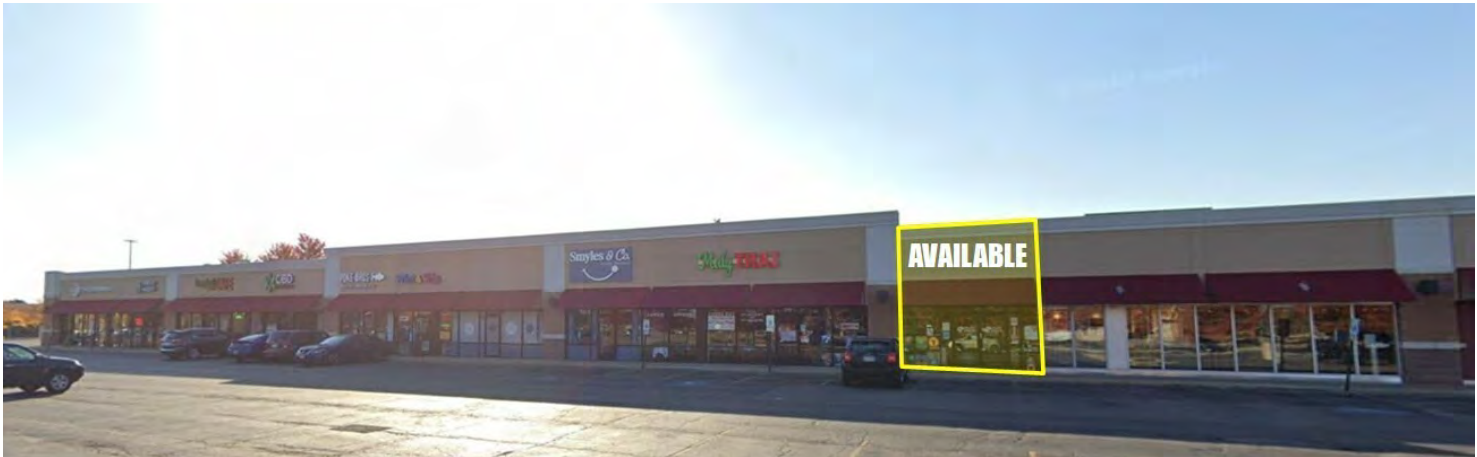
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 3823	Available	2,334 SF	NNN	\$25.00 SF/yr	Retail space with large open footprint, featuring large storage room and additional private room. Two ADA restrooms. Double service door. Additional plumbing in space.

SUITE 3823 FOOTPRINT

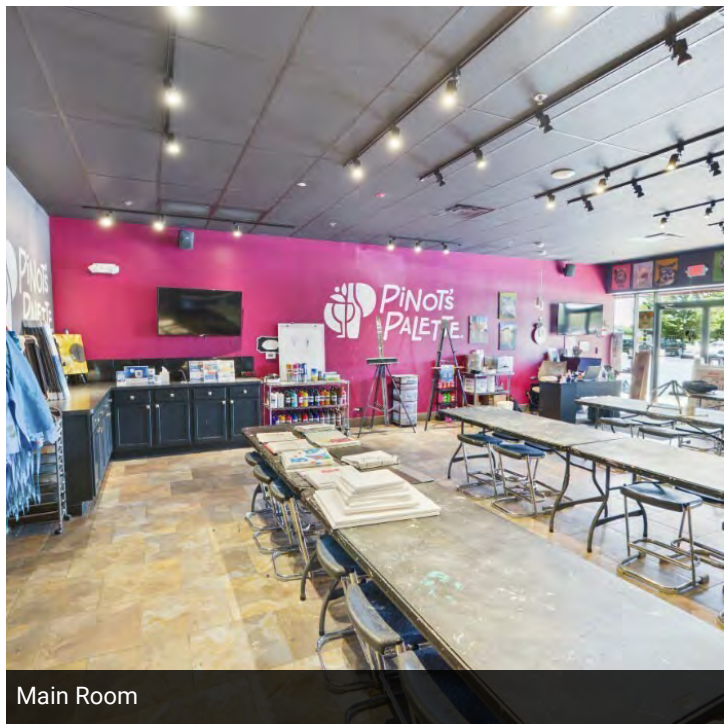


Suite 3823 Floorplan - Featuring Open Area, Bar Counter, Private Room, 2 ADA Restrooms, and Storage Space

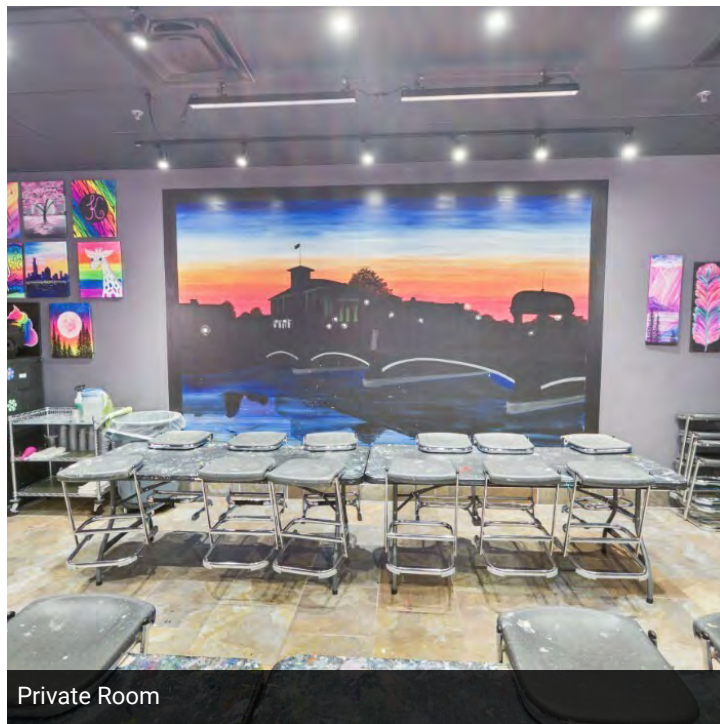
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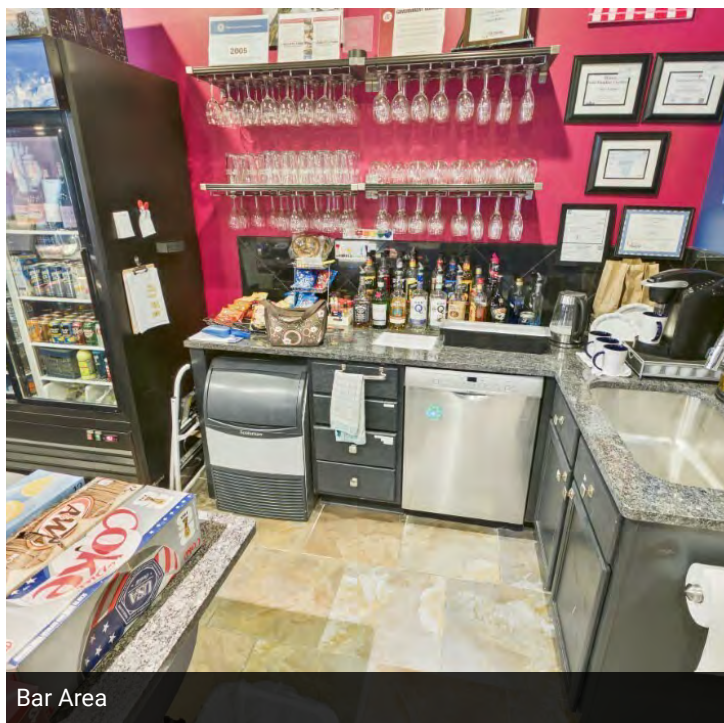
RETAIL SPACE FOR LEASE



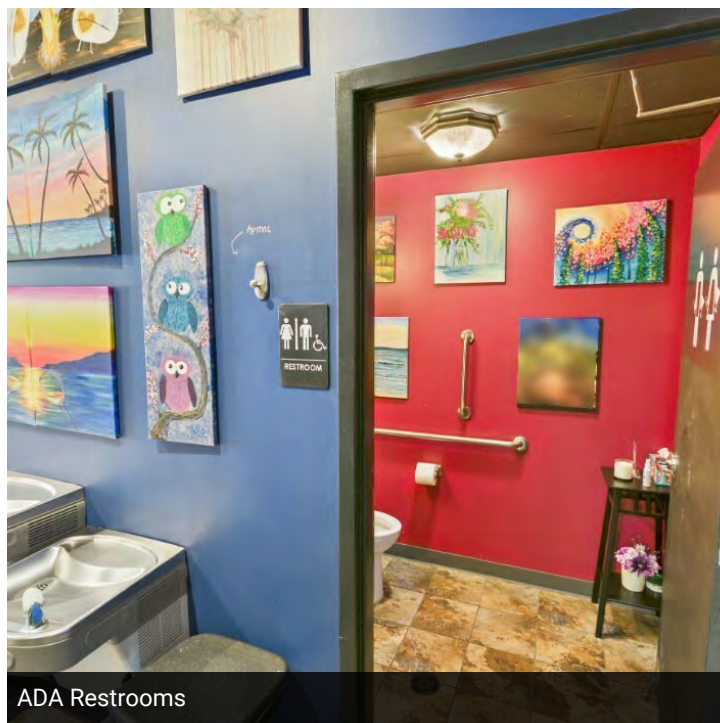
Main Room



Private Room

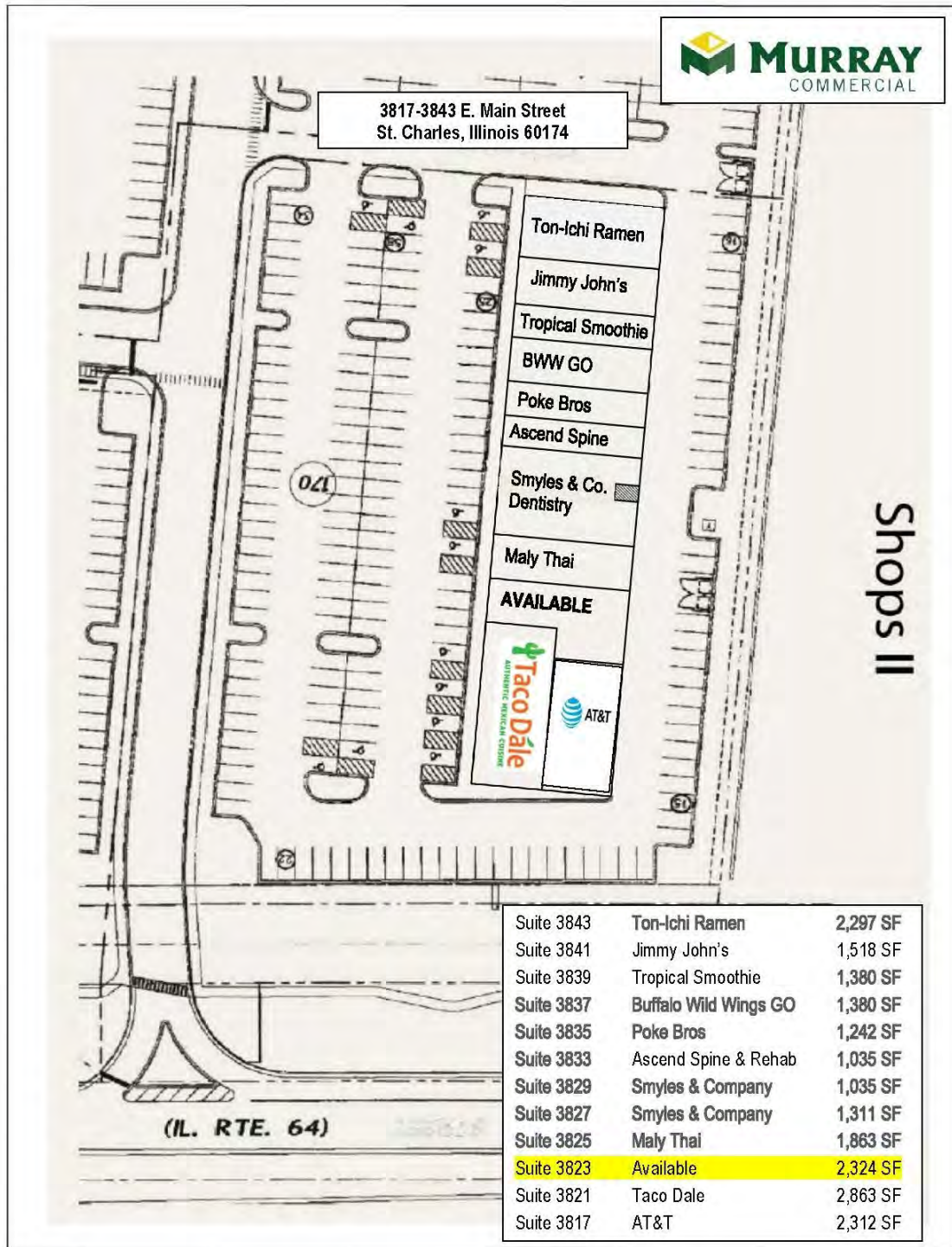


Bar Area



ADA Restrooms

SITE MAP



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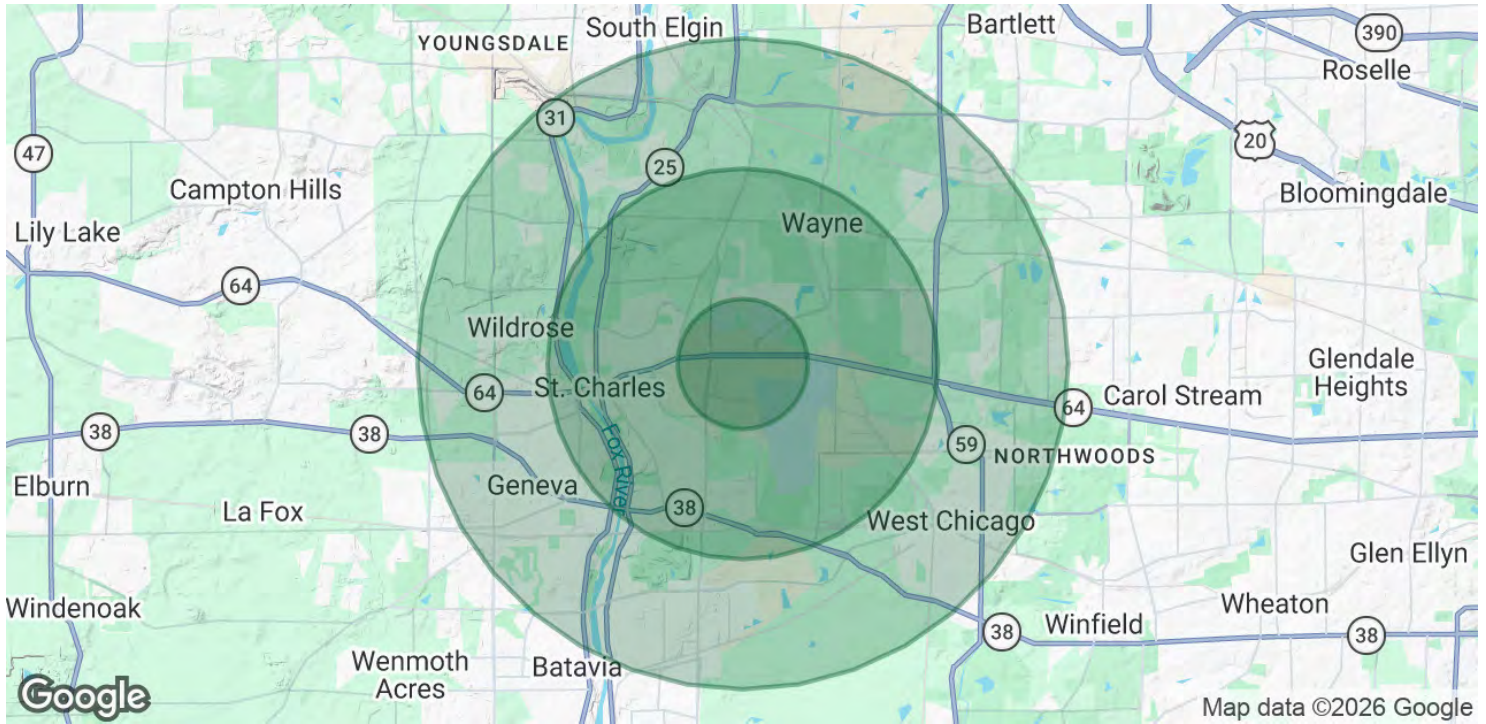
SURROUNDING BUSINESSES



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DEMOGRAPHICS



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	4,157	36,684	107,708
Average Age	40.1	44.1	41.5
Average Age (Male)	42.1	43.1	40.1
Average Age (Female)	38.7	45.8	42.7

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	1,499	14,555	39,281
# of Persons per HH	2.8	2.5	2.7
Average HH Income	\$146,953	\$147,820	\$151,183
Average House Value	\$422,363	\$417,399	\$411,270

TRAFFIC COUNTS

31,300/day

* Demographic data derived from 2020 ACS - US Census



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AGENCY DISCLOSURE



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EXCLUSIVE BROKER



THIJS DENNISON

Broker

thijs@murraycommercial.com

Direct: 630.513.0173 | **Cell:** 630.251.2144

PROFESSIONAL BACKGROUND

Thijs joined Murray Commercial in 2022. He values building strong relationships with clients and tenants through his strong communication skills and results-driven approach. Thijs left the education field, where he was a High School math teacher, to pursue his interests in commercial real estate.

The Murray Team relies on Thijs as a Property Manager and Commercial Broker. As a Commercial Broker, Thijs focuses on details and communication with his clients to meet their needs and Murray's high standards of business. With his finance and math background and through proformas and analytical data, he assists his clients into making informed decisions. As a Property Manager, Thijs uses his analytical skills to create annual operating budgets to ensure the asset is performing at a maximum capacity. His clear communication and passion to work with others makes overseeing day-to-day operations on commercial properties simple and efficient for property ownership.

Thijs attended Purdue University where he earned a degree in Financial Counseling and Planning. He also attended North Central College where he earned a Secondary Ed. mathematics degree and a masters in curriculum and instruction. In his spare time he enjoys coaching softball at St. Charles North High School and for the Dennison Silver Hawks Organization.

EDUCATION

Purdue University- BA in Financial Counseling and Planning

North Central College- BA in Secondary Ed. Mathematics

American College of Education- Masters in Instructional Design