



STOREBUILD

30,628 SF RETAIL SITE FOR SALE/LEASE

ST. CHARLES, IL

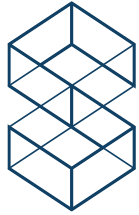
CONFIDENTIAL

PREPARED FOR:

TBD

DATE:

Q1 / 2025



PROPOSED RETAIL SITE FOR SALE/LEASE – ST. CHARLES, IL



FORMER TOYS R' US BUILDING

3880 E MAIN ST. ST. CHARLES, IL



EASY FAÇADE CONVERSION WITH DRIVE -UP ENTRANCE

3880 E MAIN ST. ST. CHARLES, IL



MAJOR SIGNAGE OPPORTUNITY ON EAST MAIN STREET (33,000 VPD)

3880 E MAIN ST. ST. CHARLES, IL

THE VILLAGE at St. Charles



Amphitheater



Gazebo



Ice Cream Stand



Plaza Detail



Food Truck Park



Patio Dining

SITE DATA

Residential:	
3- Story Garden Apartments:	351 UNITS
2- Story Townhomes:	209 UNITS
Total Residential:	560 UNITS
Commercial:	
Hotel	135 rooms
New Retail	22,000 sq. ft.
New Restaurants:	18,000 sq. ft.

CONCEPT PLAN

(DRAFT)

CHARLESTOWN MALL REDEVELOPMENT PLAN

3880 E MAIN ST. ST. CHARLES, IL

Date: DECEMBER 8, 2021



AERIAL

3880 E MAIN ST. ST. CHARLES, IL



MAJOR RETAIL MARKET OVERVIEW

3880 E MAIN ST. ST. CHARLES, IL



FORMER TOYS R' US

ST. CHARLES, IL



3880 E MAIN ST. ST. CHARLES, IL



+/- 30,628SF Freestanding, single tenant former Toys R' Us store. 3.071-AC Lot.



Highly visible building Near 1 Million+ SF of Retail Adjacent to Wal-Mart, Target, IHOP, Starbucks, Von Maur, Portillo's



Highly trafficked North Ave corridor at signalized intersection. 33,000 VPD seen on E Main St. Entrance to Wal-Mart and other supportive retail

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
POPULATION	5,379	108,552	640,986
AVERAGE HH INCOME	\$160,697	\$130,110	\$117,866
HOUSEHOLDS	1,833	37,102	219,024



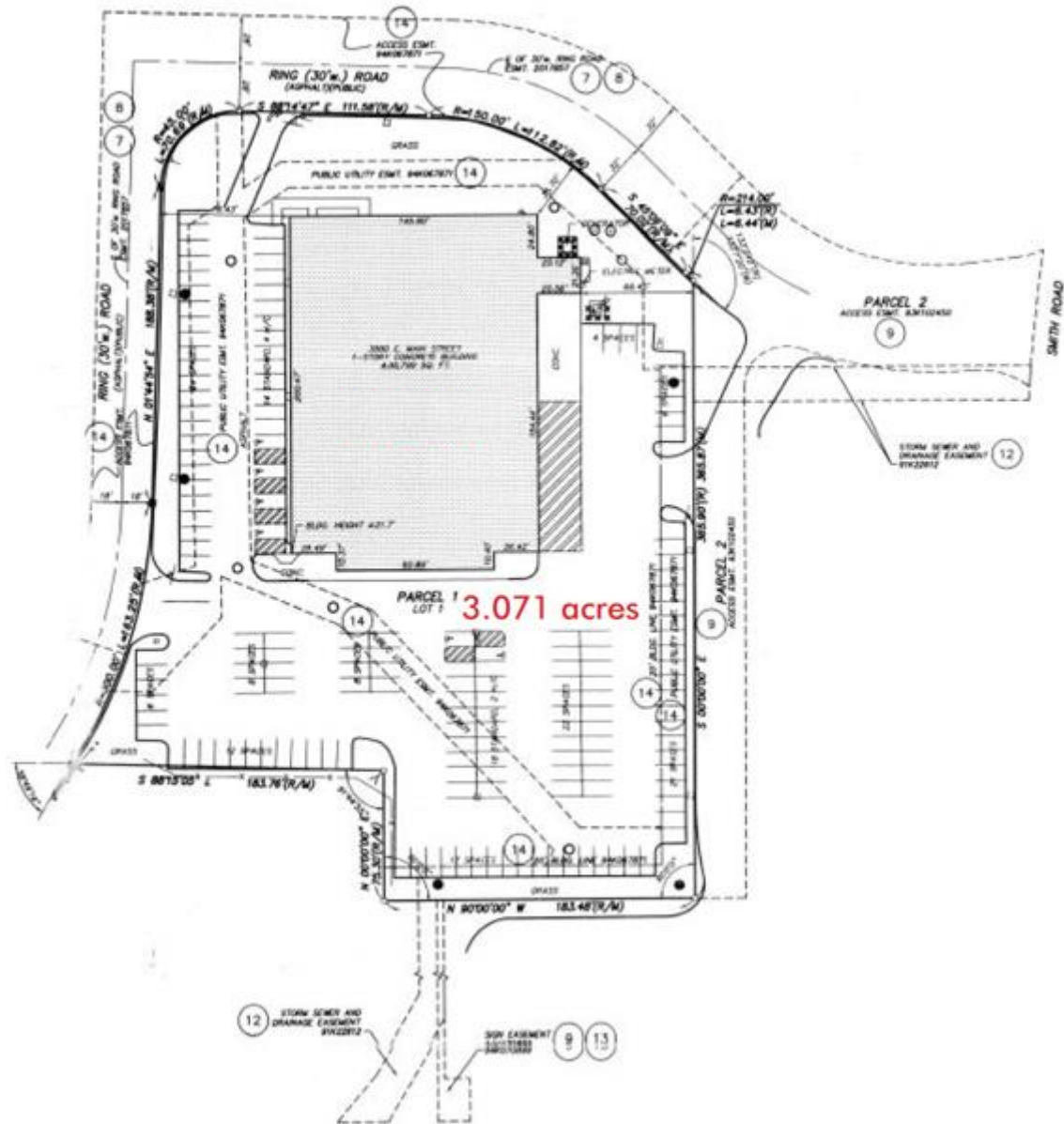
ST. CHARLES, IL

PROPOSED SALE/BTS PROGRAM



LOCATION	TENANTS	GUARANTY	TOTAL SQ/FT	BASE RENT	TOTAL IMPROVEMENTS	LOW TAXES PSF	LEASE
St. Charles	TBD	TBD	30,628SF	TBD	TBD	\$1.29 PSF	15 Years
SALE PRICE				\$3,650,000			

*Note: Rent / TI TBD based on preference and need



SITE

3880 E MAIN ST. ST. CHARLES, IL

ALTA SURVEY

PARCEL 1:
LOT 1 OF CHARWILL'S SECOND RESUBDIVISION OF CHARLESTOWNE CENTRAL MALL, ST. CHARLES, KANE COUNTY, ILLINOIS, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.
PARCEL 2:
EASEMENT FOR INGRESS AND EGRESS FOR BENEFIT OF PARCEL 1 CREATED BY DEED RECORDED SEPTEMBER 13, 1994 AS DOCUMENT 94070897 ON AND OVER RING ROAD EASEMENT AREA SHOWN ON PLAT OF CHARLESTOWNE MALL SUBDIVISION RECORDED AS DOCUMENT 2017857 ON AND OVER EASEMENTS AREAS DESCRIBED IN EASEMENT AGREEMENT RECORDED DECEMBER 17, 1993 AS DOCUMENT 93K102450.

LAND TOTAL AREA: 13,504 S.Q. FT.
TOTAL BUILDING GROSS: 3,628 S.Q. FT.

COMMONLY KNOWN AS: 3880 EAST MAIN STREET, ST. CHARLES, ILLINOIS.

LAND SHOWN IS THE SAME AS IN COMMITMENT 515420-5-4-CP-XV

PIN: 0925276005 & 0925276006

LAND HAS INDIRECT ACCESS TO MAIN ST.

VIA PARCEL 2 (EASEMENT). THERE IS NO

DIRECT ACCESS TO MAIN

CENTER LINE OF 30' WIDE

EASEMENT

15 FT. PUBLIC UTILITY EASEMENT

CONC. CURB

ACCESS

MEAS. & REC. 111.58'

70.68' (REC.)

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

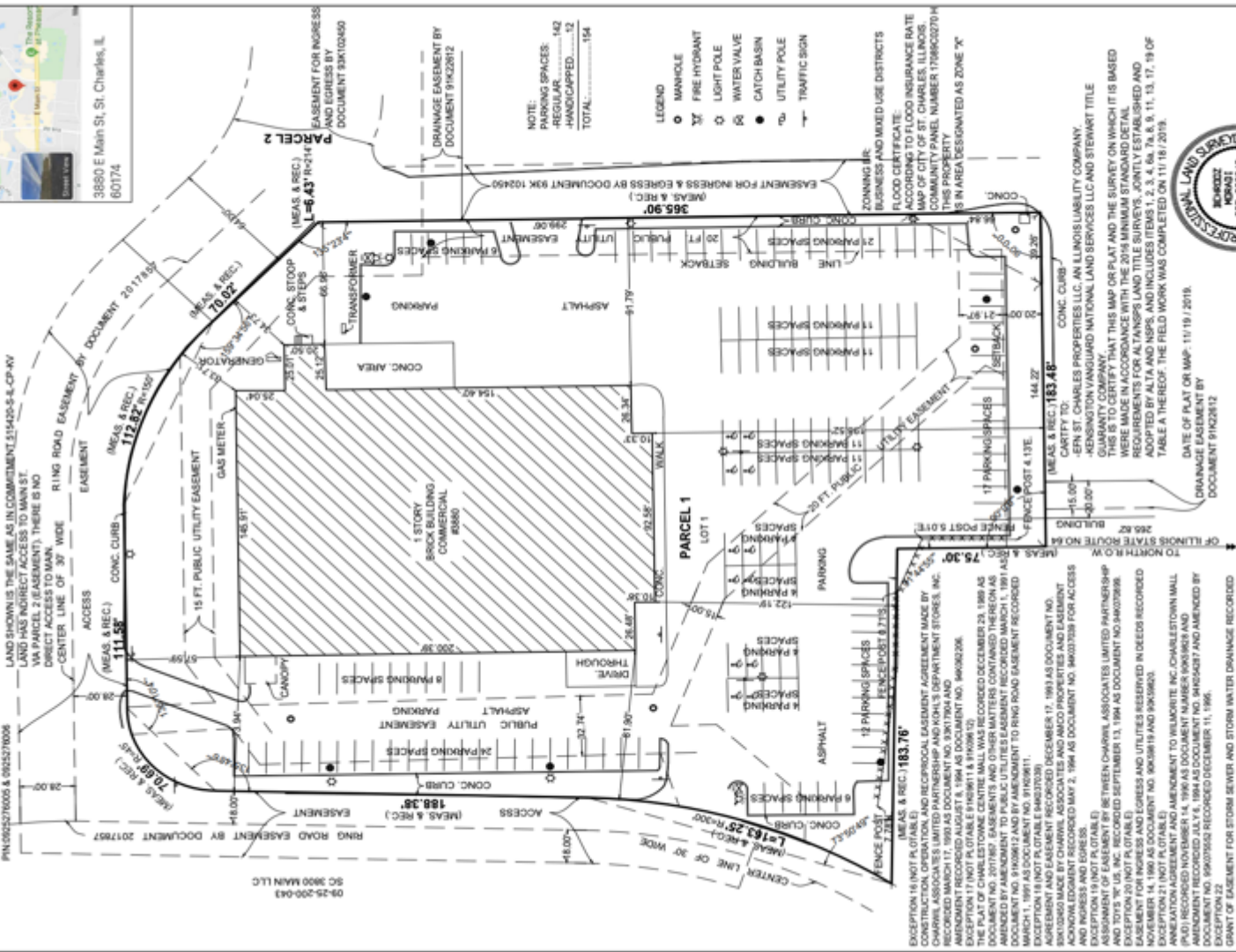
28.00'

28.00'

28.00'



3880 E Main St, St. Charles, IL 60174



NAME: BEHROOZ MORADI
SIGNED: [Signature]
REGISTRATION NO. 035 - 003349



DATE OF FIELD WORK: 11/19/2019

DATE OF MAP: 11/19/2019

DATE OF PLAY OR MAP: 11/19/2019

DATE OF FIELD WORK: 11/19/2019

DATE OF MAP: 11/19/2019

DATE OF PLAY OR MAP: 11/19/2019

DATE OF FIELD WORK: 11/19/2019

DATE OF MAP: 11/19/2019

DATE OF PLAY OR MAP: 11/19/2019

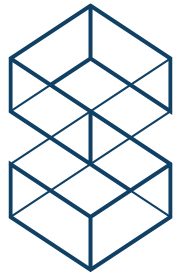
CLIENT	DATE 11/19/2019	JOB # 303-19	DRAWN 1A	CHECKED 2	SHEET 2	SCALE 1"=50'	DATE 11/19/2019
STEWART & SUTHERLAND							
DATE OF FIELD WORK							
11/19/2019							

MORADI MULTI DIMENSIONS CONSULTING ENGINEERS
5604 N. WESTERN AVE., SUITE 101, CH. 1, IL 60659
TEL: 773-478-6666 TEL: 773-478-6667

THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TELE POLICY. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THERE ARE SO RECORDED IN THE PUBLIC RECORDS. OTHERWISE FOR BUILDING RESTRICTIONS AND OR EASEMENTS REFER TO YOUR DEED. CONTRACT, TITLE POLICY, AND/OR ZONING MAPS ARE NOT PART OF THIS PLAT. THE SURVEYOR, IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT US.

SURVEY

3880 E MAIN ST. ST. CHARLES, IL



DISCLOSURES

STOREBUILD INVESTMENT OFFERING

PROJECTIONS

Future events and actual results could differ materially from the above projections and any other revenue projections, forecasts, or estimations contained herein. No representation or warranty, express or implied, is made as to the accuracy or completeness of the foregoing revenue projections or forecasts, and nothing contained herein is or should be relied upon as a promise or representation of any such revenue projection or forecast. Nothing contained in this memorandum is intended as legal, accounting, or investment advice and any prospective investor should consult independent legal counsel and financial advisors with respect to any Company investment. Performance figures in this presentation were not audited and are based on the bookkeeping records kept by Storebuild and its affiliates.

CONFIDENTIALITY

This Memorandum has been prepared on a confidential basis solely for the benefit of a limited number of selected investors in connection with this private offering. This Memorandum is not to be reproduced or redistributed. By accepting this document you agree to maintain in confidence the information set forth in this Memorandum, together with any other non-public information regarding Storebuild, LLC, an Illinois limited liability company (the “Company”), obtained from the Company, its agents, its representatives, or its affiliates, during the course of the proposed offering, and to return this Memorandum to the Company in the event that you do not elect to participate in the offering.

LEGAL DISCLAIMER

This presentation and all corresponding materials (collateral, websites, etc.) is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this website has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Storebuild, LLC., and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this website, the user acknowledges and agrees that Storebuild, LLC., and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this website, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to the investors respective lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Storebuild, LLC, and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this website or any information contained herein. Storebuild, LLC, and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.



STOREBUILD, LLC

RYAN MURPHY | MIKE PEIRCE | EVAN POMERANCE

502-550-0766

www.storebuild.com

evan@storebuild.com