

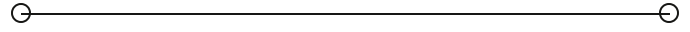
TENANT INCENTIVES

LEASE

Elburn Crossing Retail Suite Available

800 N MAIN ST

Elburn, IL 60119



PRESENTED BY:

KAREN KULCZYCKI, CCIM,
SIOR

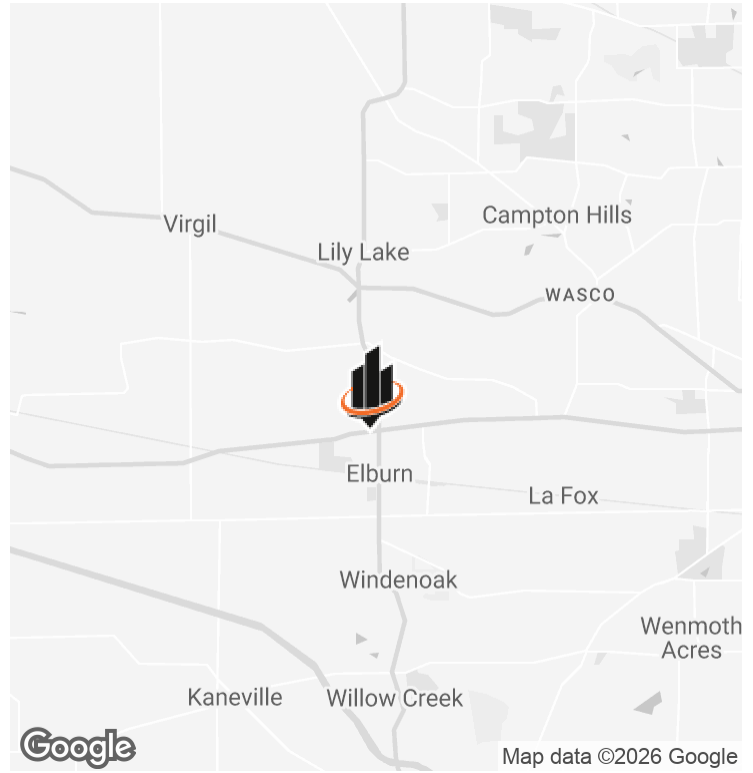
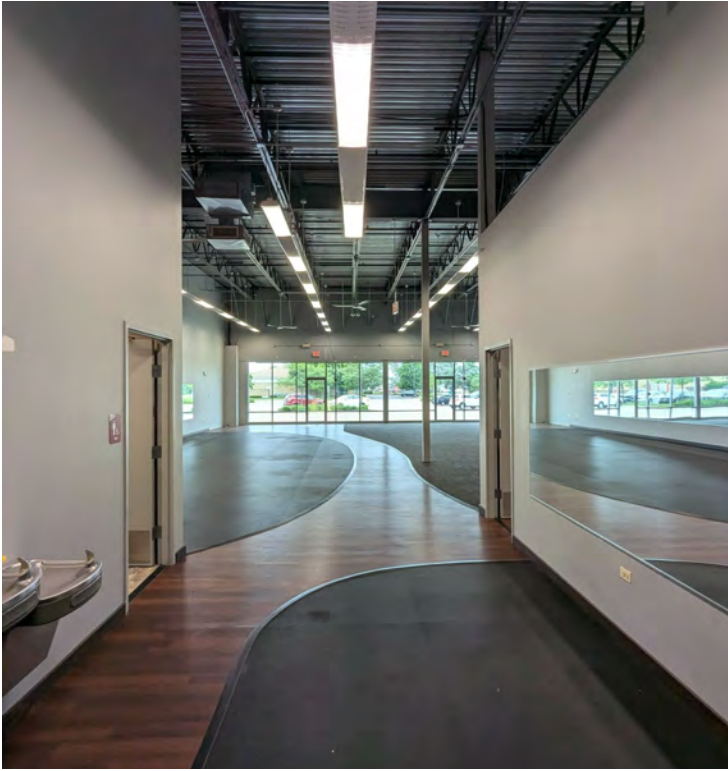
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 - \$25.60 SF/yr (NNN) NNN \$8.30 SF (2026)
NUMBER OF UNITS:	9
AVAILABLE SF:	+/- 1,200 - 3,500 SF
BUILDING SIZE:	104,735 SF
LOT SIZE:	7.33 Acres
OCCUPANCY:	97%
BUILT:	2007
SUBMARKET:	East-West Corridor

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present this unique leasing opportunity at Elburn Crossing located at 800 N. Main Street in Elburn, Illinois. This Jewel-Osco anchored shopping center has 9 inline spaces and \pm 1,200 - 3,500 SF available. Plenty of parking and visibility. Join the mix of national and local retailers including Bella Nail Salon, T-Mobile, Rosati's Pizza, DC Music, Vital Wellness, Subway, and Edward Jones.

PROPERTY HIGHLIGHTS

- \pm 1,200 - 3,500 SF Retail Units Available
- Neighborhood Center | Jewel Anchored
- Retail Corridor | Signalized Intersection
- Ample parking | High Visibility | 97% Occupied

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,200 - 3,500 SF	LEASE RATE:	\$18 - \$25.60 SF/yr

AVAILABLE SPACES

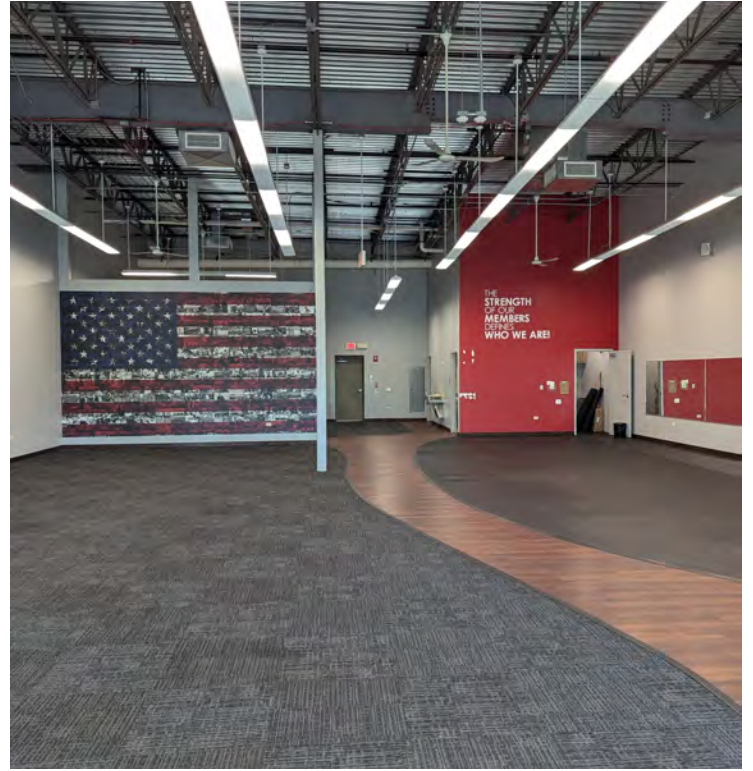
SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 900/910	3,500 SF	NNN	\$18.00 SF/yr	±3,500 SF open concept retail unit with restrooms & office in a Jewel-anchored neighborhood center at a signalized intersection. Ample parking and high-visibility in 97% occupied shopping center.
Suite 850	1,200 SF	NNN	\$25.60 SF/yr	±1,200 SF former hair salon in Jewel-anchored neighborhood center at a signalized intersection available in 30-60 days. Ample parking and high-visibility in 97% occupied shopping center.

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UNIT 900 & 910 PHOTOS



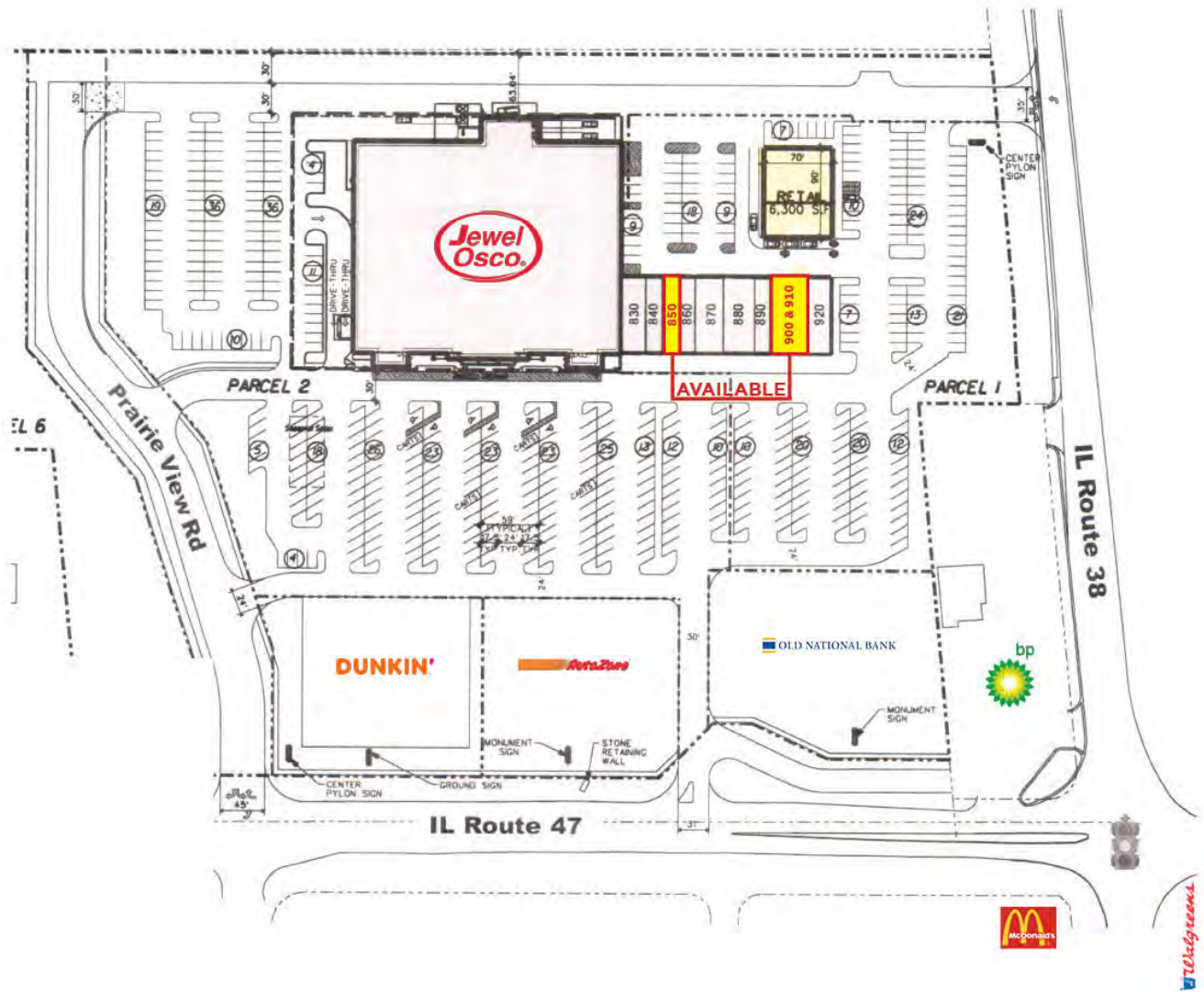
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SITE PLAN



SPACE	SQ FT	TENANT	SPACE	SQ FT	TENANT
830	1,600	Bella Nail Salon & Spa	880	2,176	Vital Wellness Center
840	1,320	T-Mobile	890	1,500	Subway
850	1,200	AVAILABLE IN 30-60 DAYS	900 & 910	3,500	AVAILABLE
860	1,440	Rosati's Pizza	920	2,080	Edward Jones
870	2,176	DC Music Studio	104,735 TOTAL GLA		

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RETAIL AERIAL



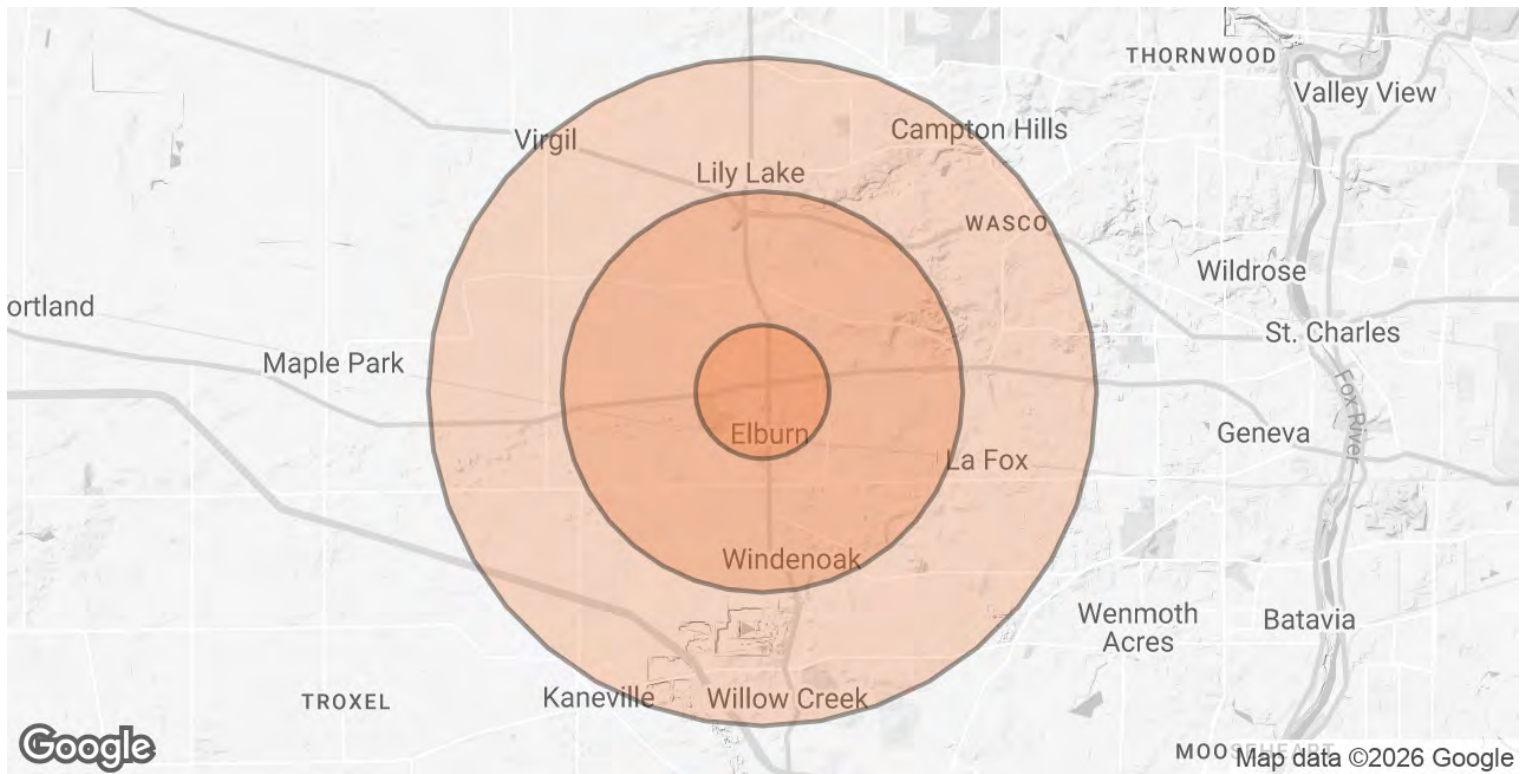
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,713	9,252	19,100
AVERAGE AGE	41	40	41
AVERAGE AGE (MALE)	41	39	40
AVERAGE AGE (FEMALE)	42	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,035	3,317	6,683
# OF PERSONS PER HH	2.6	2.8	2.9
AVERAGE HH INCOME	\$130,490	\$151,252	\$175,411
AVERAGE HOUSE VALUE	\$399,190	\$409,887	\$452,058

Demographics data derived from AlphaMap

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