



210 Cedar Street
ST. CHARLES, IL 60174

RESTAURANT PROPERTY FOR LEASE

Your Vision. Our Dedication. Your Partner.

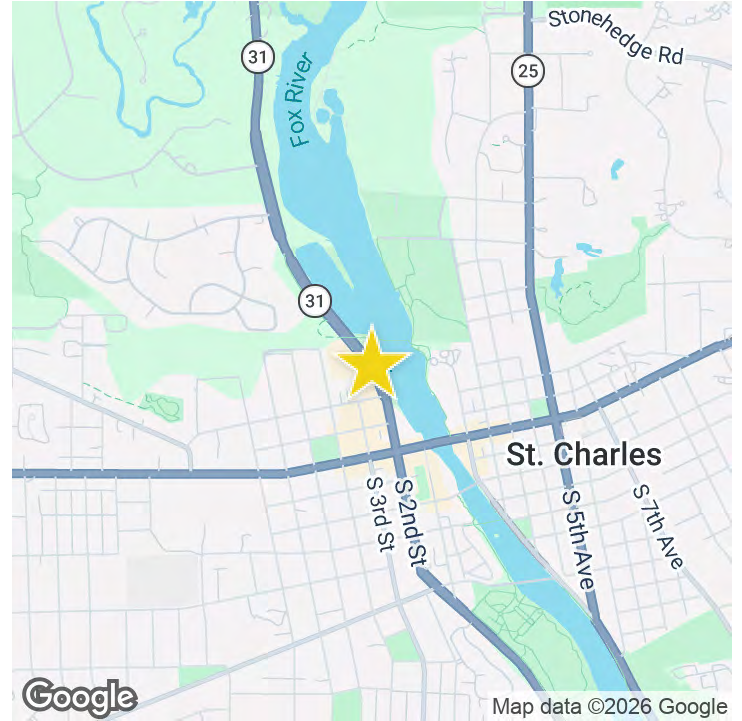
MURRAY COMMERCIAL

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THIJS DENNISON

Broker
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**RESTAURANT PROPERTY
FOR LEASE**



OFFERING SUMMARY

Available SF:	2,000 SF
Lease Rate:	\$39/SF/yr (NNN)
Building Size:	2,000 SF

PROPERTY OVERVIEW

Introducing 210 Cedar Street, a prime commercial space available for lease in St. Charles, IL. This exceptional property boasts a highly visible location with ample foot traffic, making it an ideal setting for retail or restaurant businesses. This property is a second-generation restaurant, featuring ample natural light, amazing outdoor patio, bar top, pizza oven, and existing kitchen infrastructure. With dedicated parking and easy accessibility, this property offers convenience for both customers and tenants. Elevate your business in this dynamic space, strategically positioned for success in the thriving St. Charles community.

PROPERTY HIGHLIGHTS

- Amazing Downtown St. Charles Location
- Spacious Outdoor Patio
- Bar Top, Pizza Oven, Kitchen Equipment
- On-Site Parking
- Heavy Foot Traffic

INTERIOR PHOTOS



Dining Area



Dining Area



Behind Counter



Kitchen



Kitchen

EXTERIOR PHOTOS



Outdoor Patio w/ Bar Top



Outdoor Patio



Outdoor Patio



Outdoor Patio

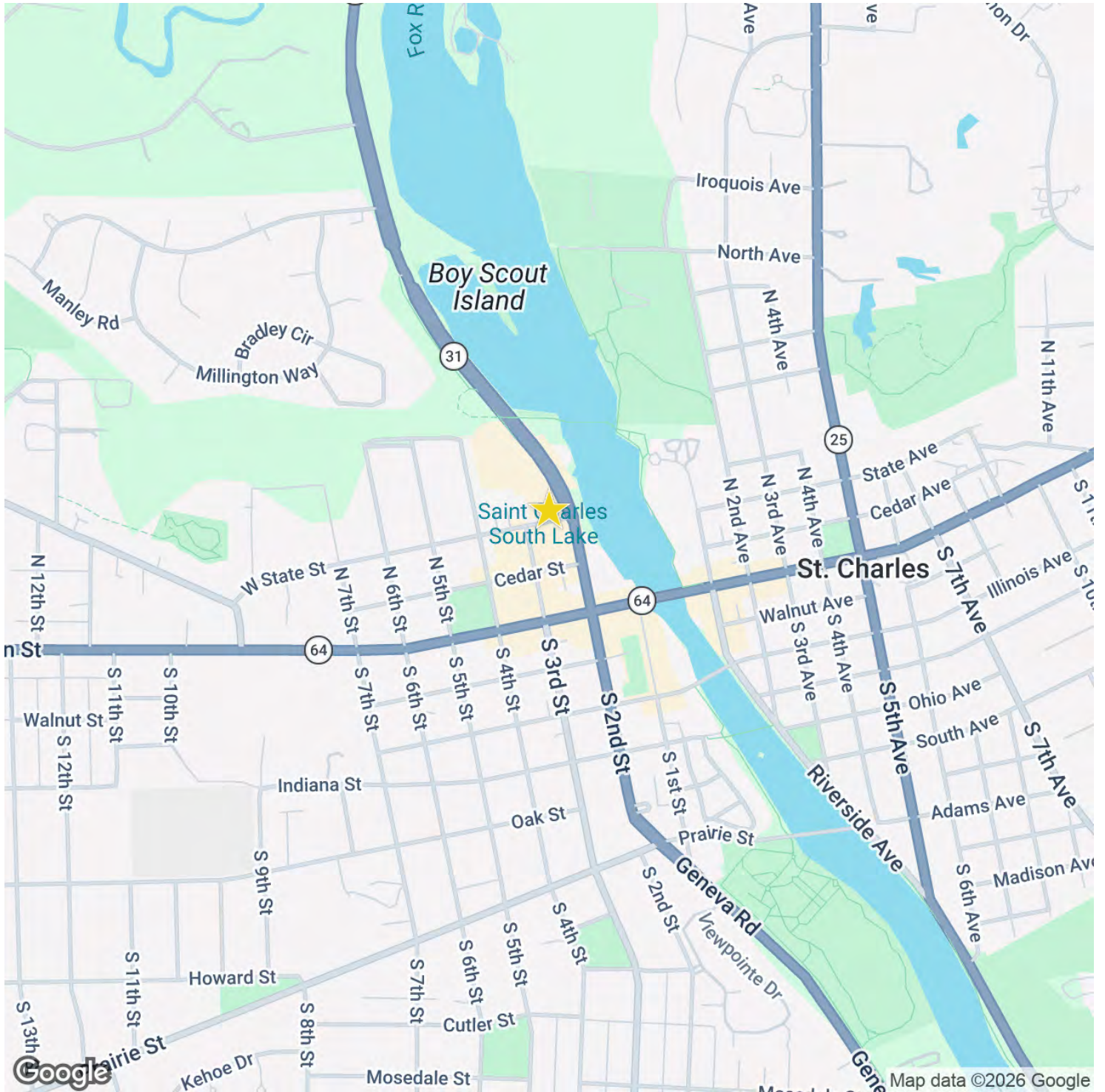


Building Exterior

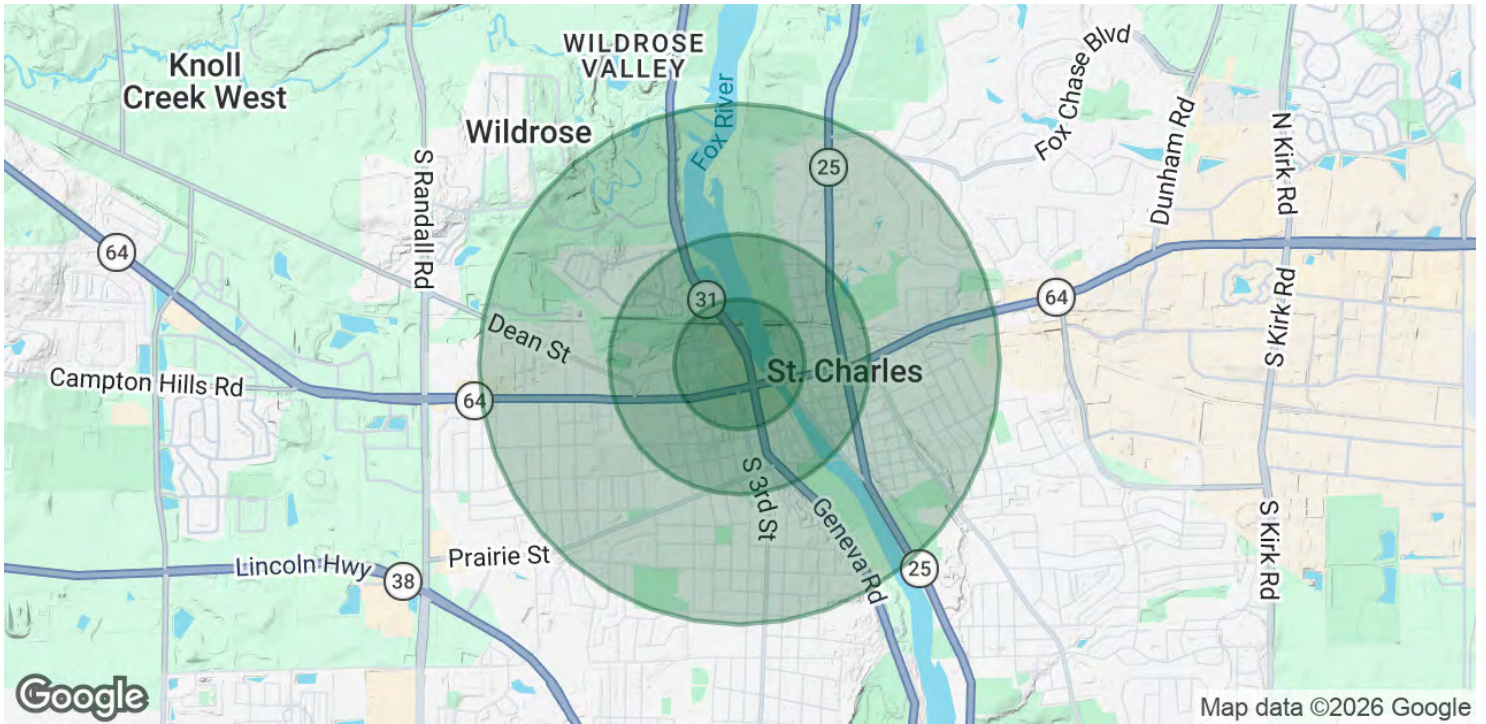
RETAILER MAP



LOCATION MAP



DEMOGRAPHICS



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	619	2,178	8,363
Average Age	47.5	45.9	43.9
Average Age (Male)	48.1	43.5	41.0
Average Age (Female)	47.8	50.1	47.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	349	1,093	3,743
# of Persons per HH	1.8	2.0	2.2
Average HH Income	\$88,148	\$109,037	\$127,804
Average House Value	\$392,594	\$388,540	\$396,514

2023 American Community Survey (ACS)

210 Cedar Street**ST. CHARLES, IL 60174****CONFIDENTIALITY & DISCLAIMER**

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AGENCY DISCLOSURE



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EXCLUSIVE BROKER

**THIJS DENNISON**

Broker

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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

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