

RETAIL PROPERTY FOR SALE

312 W. MAIN ST.

ST. CHARLES, IL 60174

SCOTT WHISLER

(O) 847.640.1500 | (C) 847.727.4287

swhisler@brianproperties.com

MARK MESKAUSKAS

(O) 847.640.1500 | (C) 847.217.2250

mark@brianproperties.com

BRIAN PROPERTIES, INC.

2045 S. Arlington Heights Rd. Suite #100

Arlington Heights, IL 60005

www.brianproperties.com



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presented by:

SCOTT WHISLER

Vice President

O: 847.640.1500

C: 847.727.4287

E: swhisler@brianproperties.com

MARK MESKAUSKAS

President

O: 847.640.1500

C: 847.217.2250

E: mark@brianproperties.com

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Brian Properties, Inc. in compliance with all applicable fair housing and equal opportunity laws.

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638-640 E. Golf Rd
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SECTION 1

PROPERTY INFORMATION

SCOTT WHISLER

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PROPERTY HIGHLIGHTS

- Excellent downtown St. Charles location
- Fully built out restaurant
- Minimal deferred maintenance
- Low Kane County taxes

OFFERING SUMMARY

Building Size:	6,874 SF
Rental Rate:	Negotiable
Traffic Count:	22,501
Zoning:	CBD-1 - Core Central Business District

PROPERTY DESCRIPTION

The available property is an established destination in St. Charles, IL community. The building is well-maintained and suitable for various businesses with an A+ area in downtown St. Charles. In addition, the site is highly visible and easily accessible, making it ideal for businesses looking to attract new customers.

LOCATION DESCRIPTION

The subject property is located in the west suburb of St. Charles, IL. The subject property is located in downtown St. Charles and has numerous businesses, and restaurants within walking distance. The Village of St. Charles is a well-located west suburb with a population of approximately 33,081.

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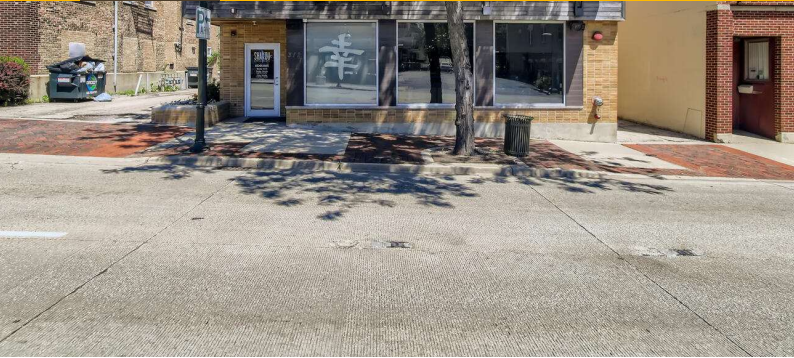
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COMPLETE HIGHLIGHTS

312 W. MAIN ST. | ST. CHARLES, IL 60174



LOCATION INFORMATION

Street Address	312 W. Main St.
City, State, Zip	St. Charles, IL 60174
County	Kane
Market	Chicago
Sub-market	West Suburbs
Cross-Streets	Main St. & 3rd St.
Side of the Street	North
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	I-90
Nearest Airport	O'Hare International Airport

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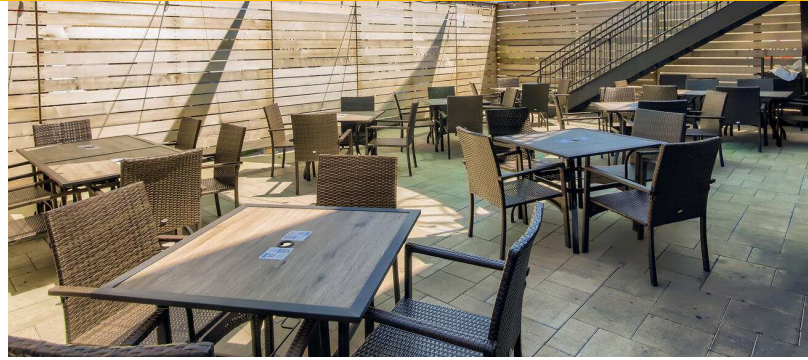
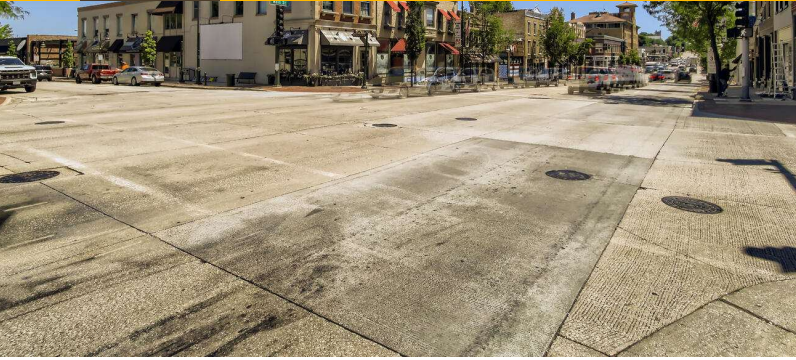
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ADDITIONAL PHOTOS

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SECTION 2

LOCATION INFORMATION

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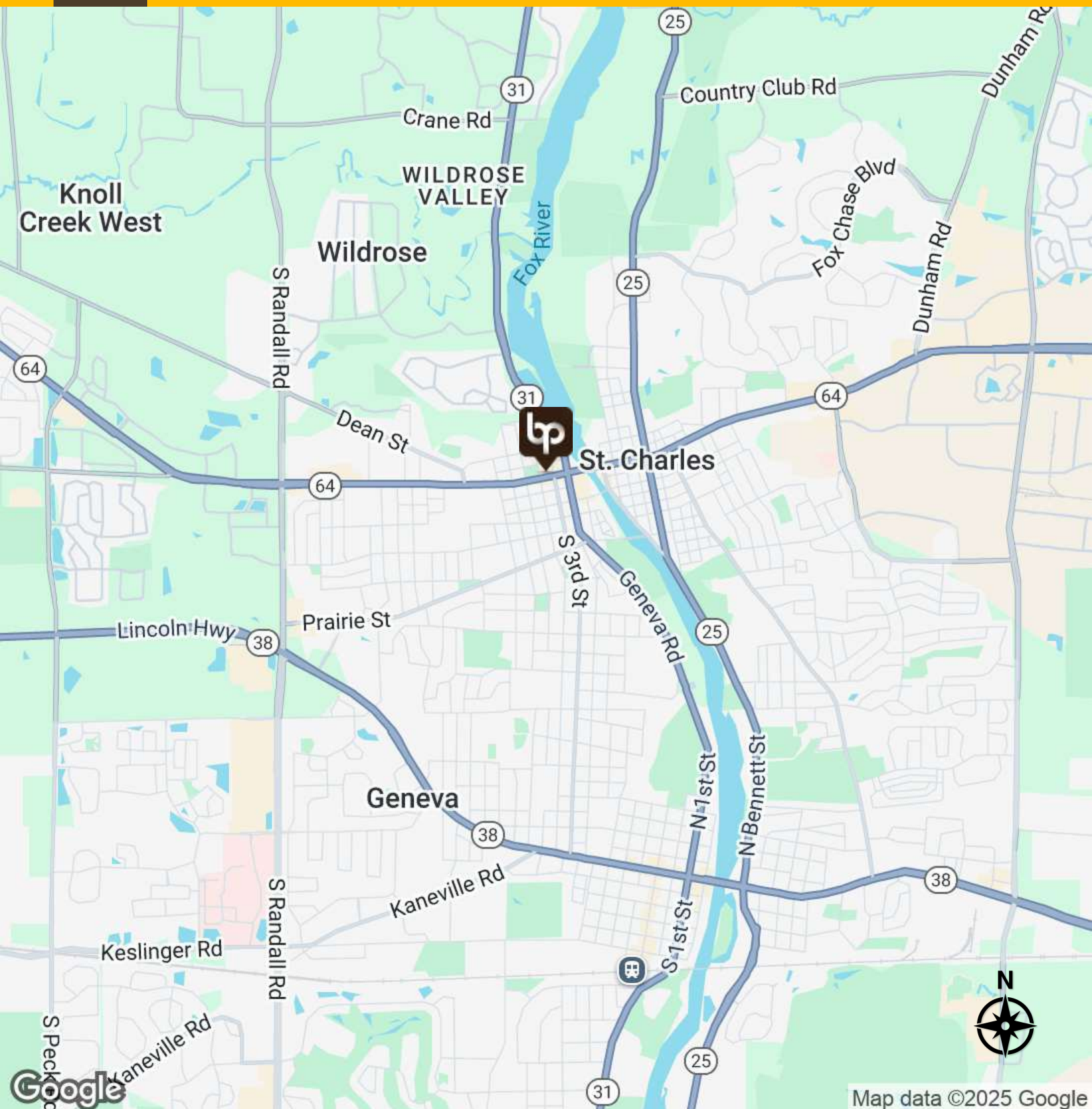
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REGIONAL MAP

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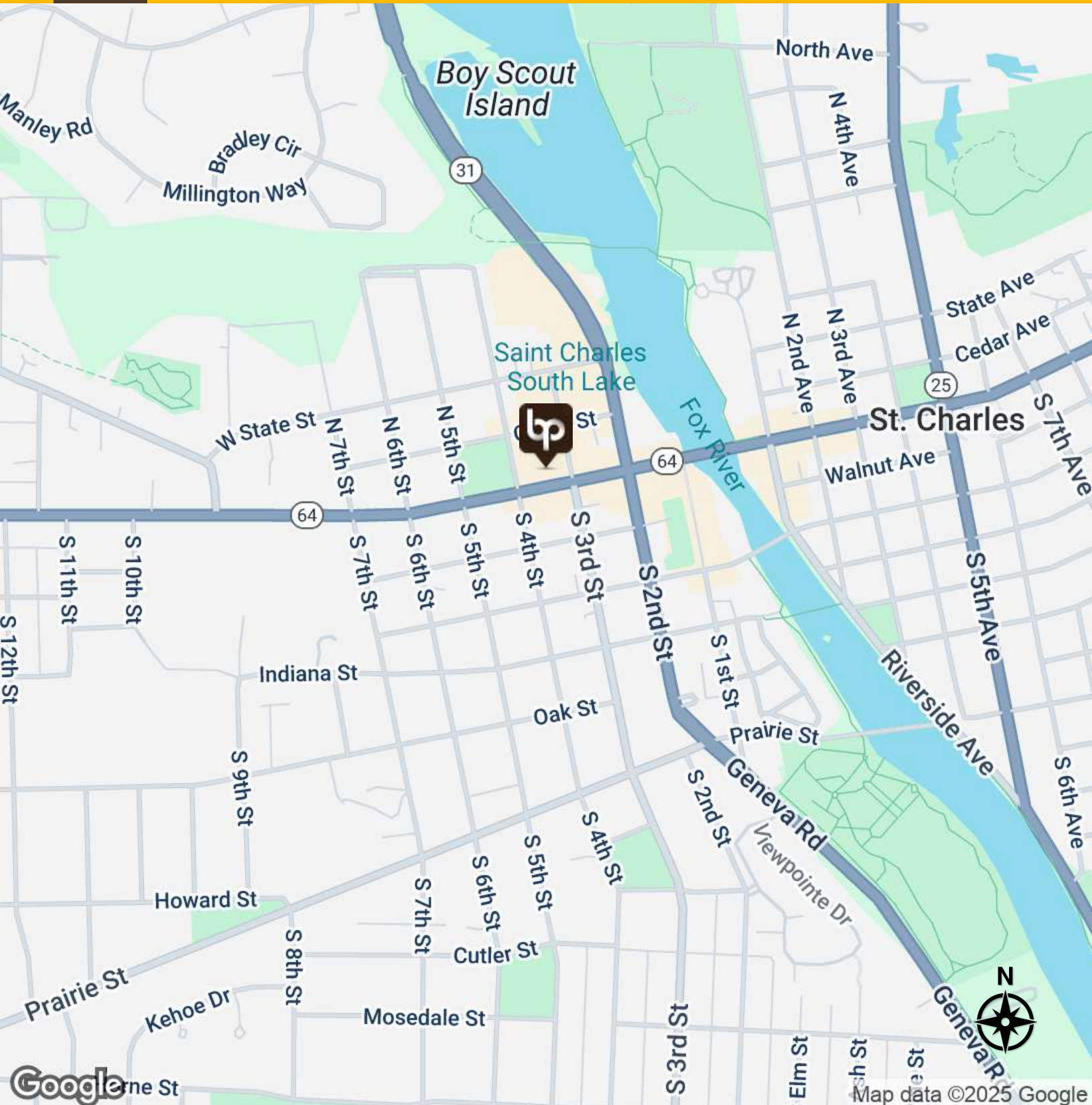
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LOCATION MAP

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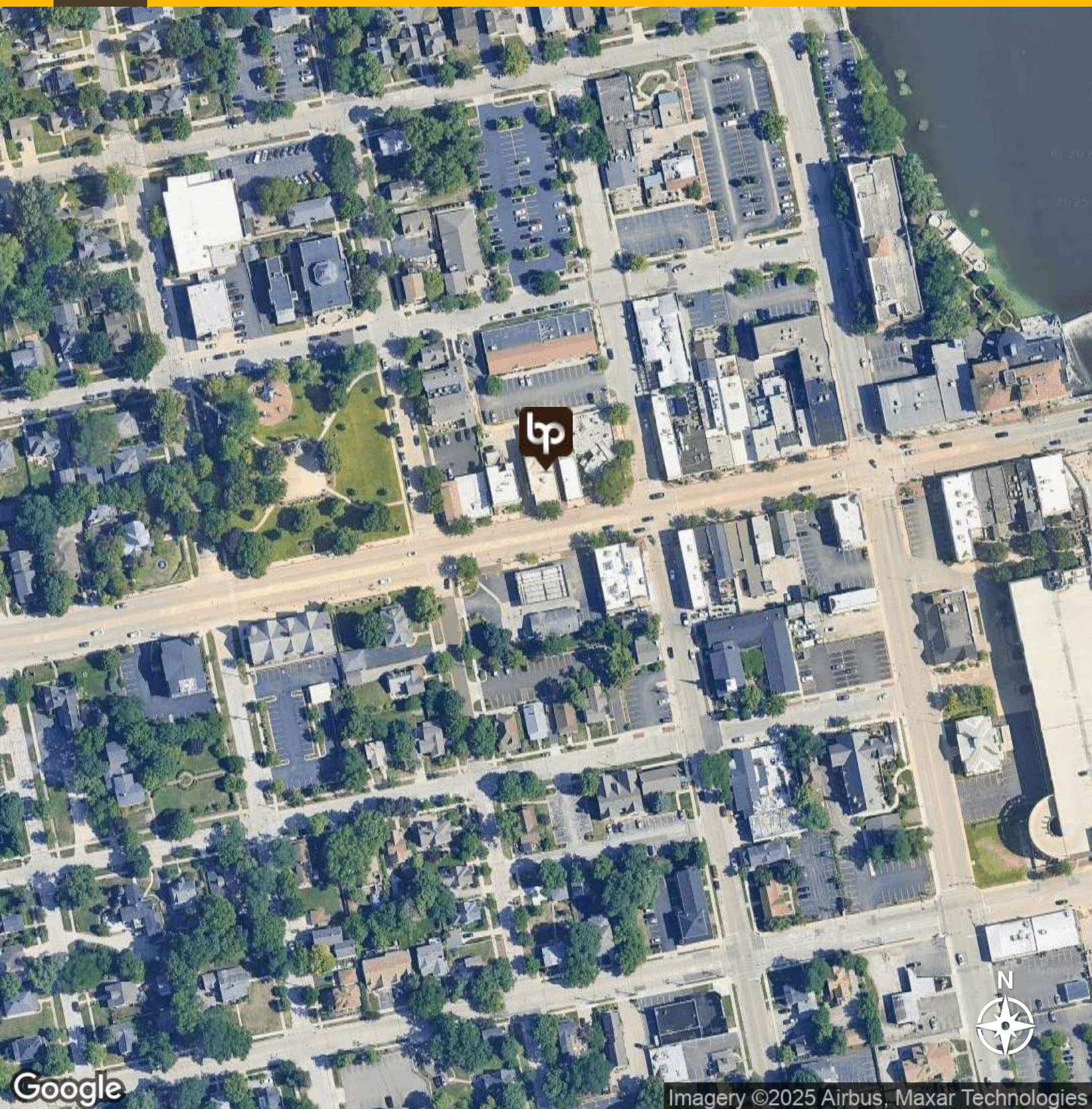
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AERIAL MAP

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SECTION 3

FINANCIAL ANALYSIS

SCOTT WHISLER

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FINANCIAL SUMMARY

312 W. MAIN ST. | ST. CHARLES, IL 60174

INVESTMENT OVERVIEW

Price	\$1,975,000
Price per SF	\$287
Price per Unit	\$1,975,000

OPERATING DATA

Gross Income	\$36,063
Operating Expenses	\$36,063

FINANCING DATA

Down Payment	\$1,975,000
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INCOME & EXPENSES

312 W. MAIN ST. | ST. CHARLES, IL 60174

INCOME SUMMARY

Estimated Insurance	\$7,800
Estimated Real Estate Taxes	\$28,263
Gross Income	\$36,063

EXPENSE SUMMARY

Real Estate Taxes	\$28,263
Insurance	\$7,800
Gross Expenses	\$36,063 (100%)
Net Operating Income	\$0

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RENT ROLL

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SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
312	Shakou, LLC	6,874 SF	\$28.85	\$198,345	7/1/23	6/30/24
312	Shakou, LLC	6,874 SF	\$29.78	\$204,726	7/1/24	6/30/25
312	Shakou, LLC	6,874 SF	\$30.68	\$210,868	7/1/25	6/30/26
312	Shakou, LLC	6,874 SF	\$31.60	\$217,194	7/1/26	6/30/27
312	Shakou, LLC	6,874 SF	\$16.27	\$111,855	7/1/27	12/31/27

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SECTION 4

DEMOGRAPHICS

SCOTT WHISLER

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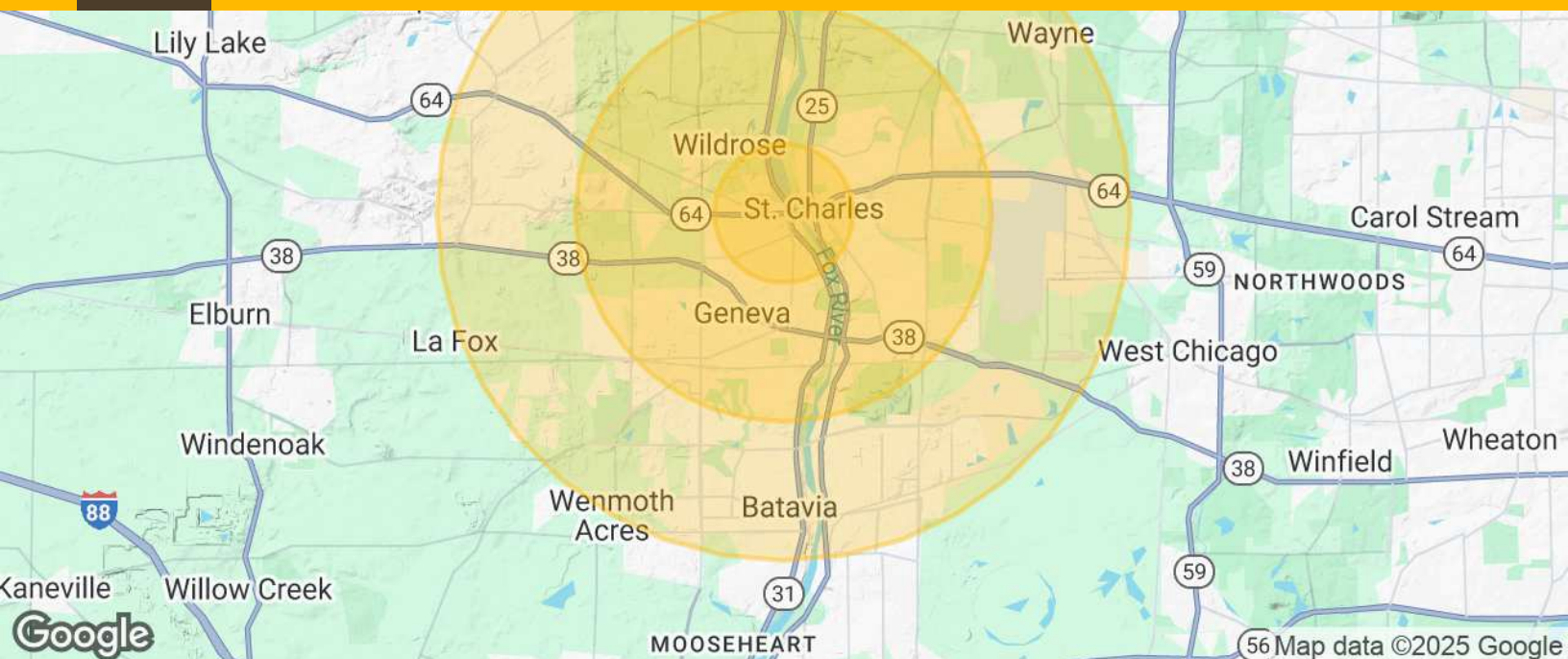
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DEMOGRAPHICS MAP & REPORT

312 W. MAIN ST. | ST. CHARLES, IL 60174



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,267	53,125	107,981
Average Age	40.5	41.5	41.3
Average Age (Male)	40.6	40.5	40.2
Average Age (Female)	40.2	42.4	41.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,150	20,843	40,293
# of Persons per HH	2.2	2.5	2.7
Average HH Income	\$105,015	\$127,354	\$136,305
Average House Value	\$297,477	\$340,336	\$348,459

* Demographic data derived from 2020 ACS - US Census

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