

LEASE

Elburn Crossing Retail Suite Available

800 N MAIN ST

Elburn, IL 60119

PRESENTED BY:

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OLIVIA WIRTH

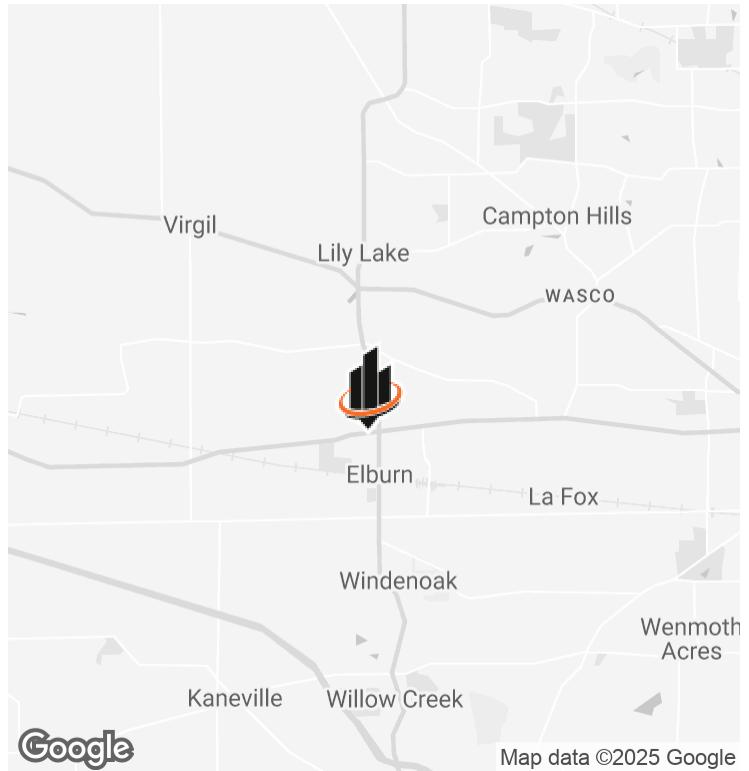
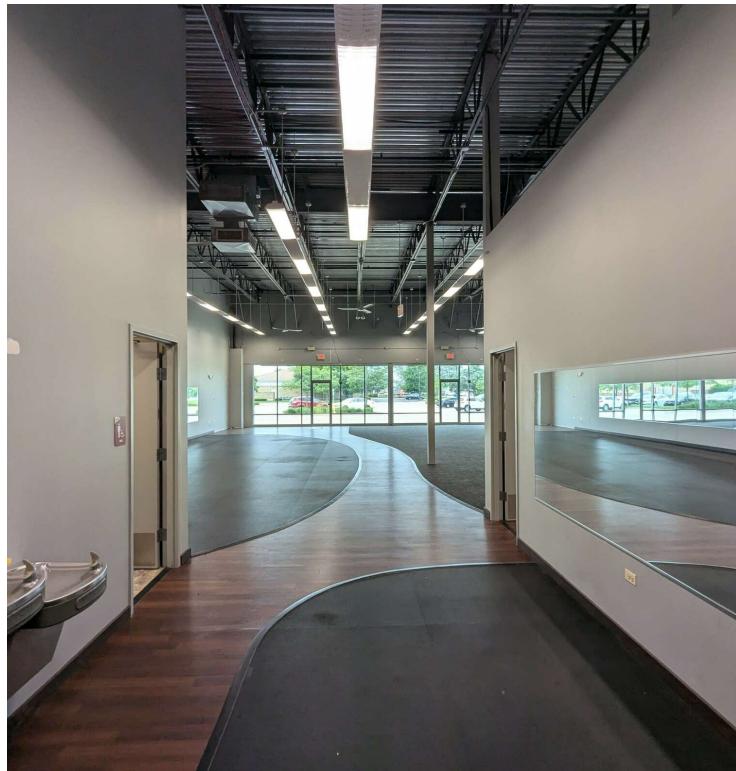
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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-------------------------|---|
| LEASE RATE: | \$18.00 SF/yr (NNN) NNN \$8.30 SF (2025) |
| NUMBER OF UNITS: | 9 |
| AVAILABLE SF: | +/- 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 the ±3,500 SF last unit is available. Plenty of parking and visibility. Join the mix of national and local retailers including Bella Nail Salon, T-Mobile, Hair Cuttery, Rosati's Pizza, DC Music, Vital Wellness, Subway, and Edward Jones.

PROPERTY HIGHLIGHTS

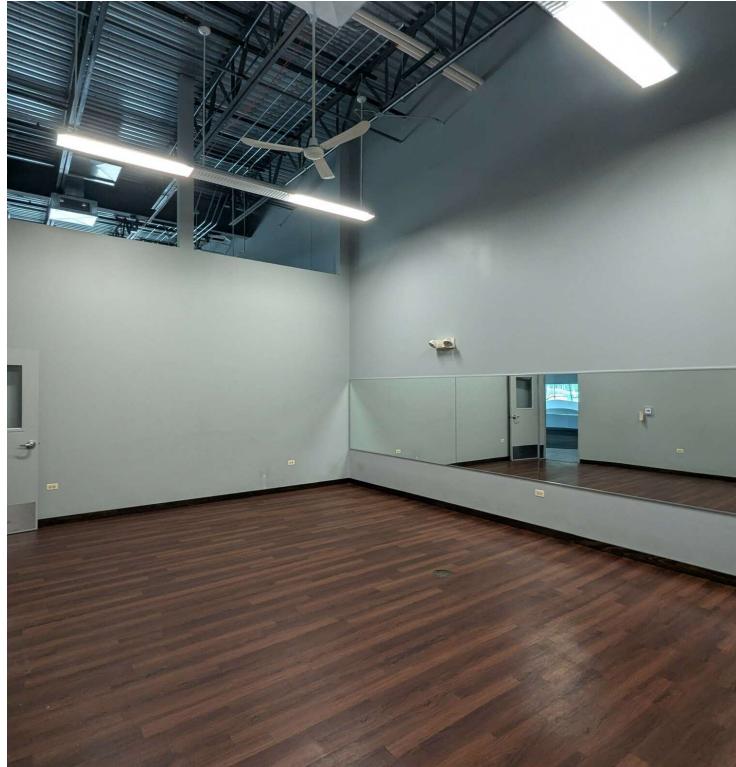
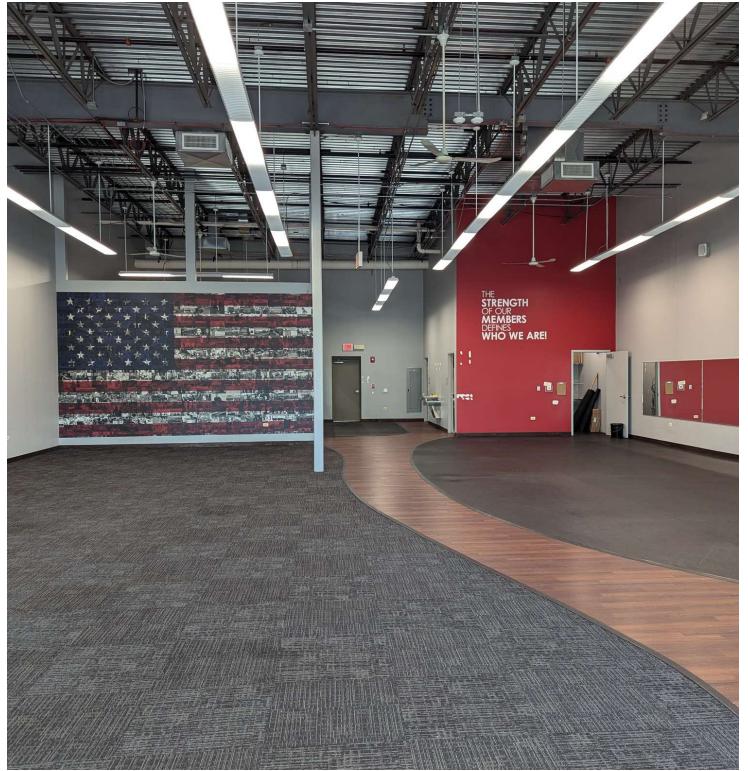
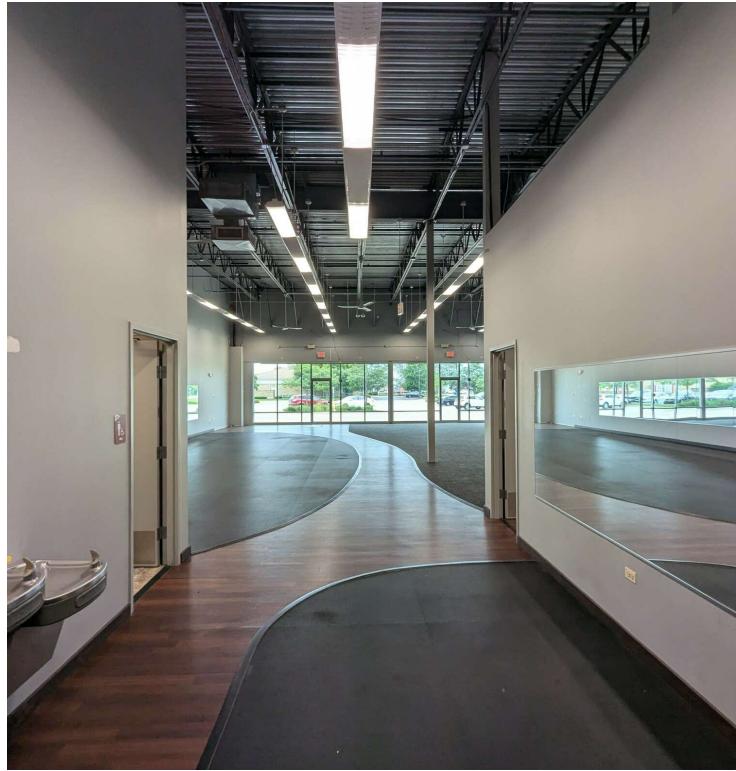
- ±3,500 SF Last Retail Unit Available
- Open Concept | Restrooms | Office
- Neighborhood Center | Jewel Anchored
- Retail Corridor | Signalized Intersection
- Ample parking | High Visibility | 97% Occupied

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UNIT 900 & 910 PHOTOS



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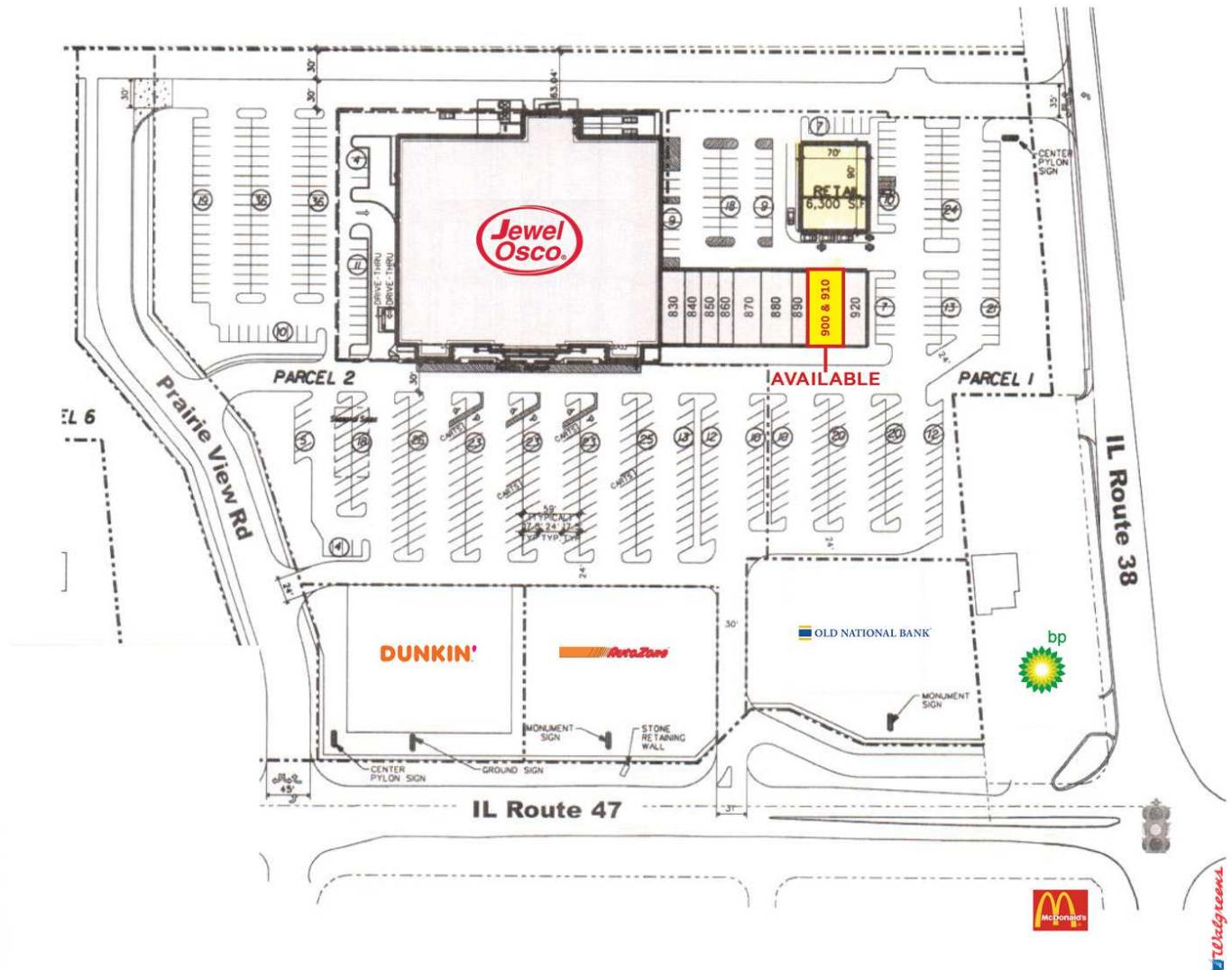
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SITE PLAN



| 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 | Hair Cuttery | 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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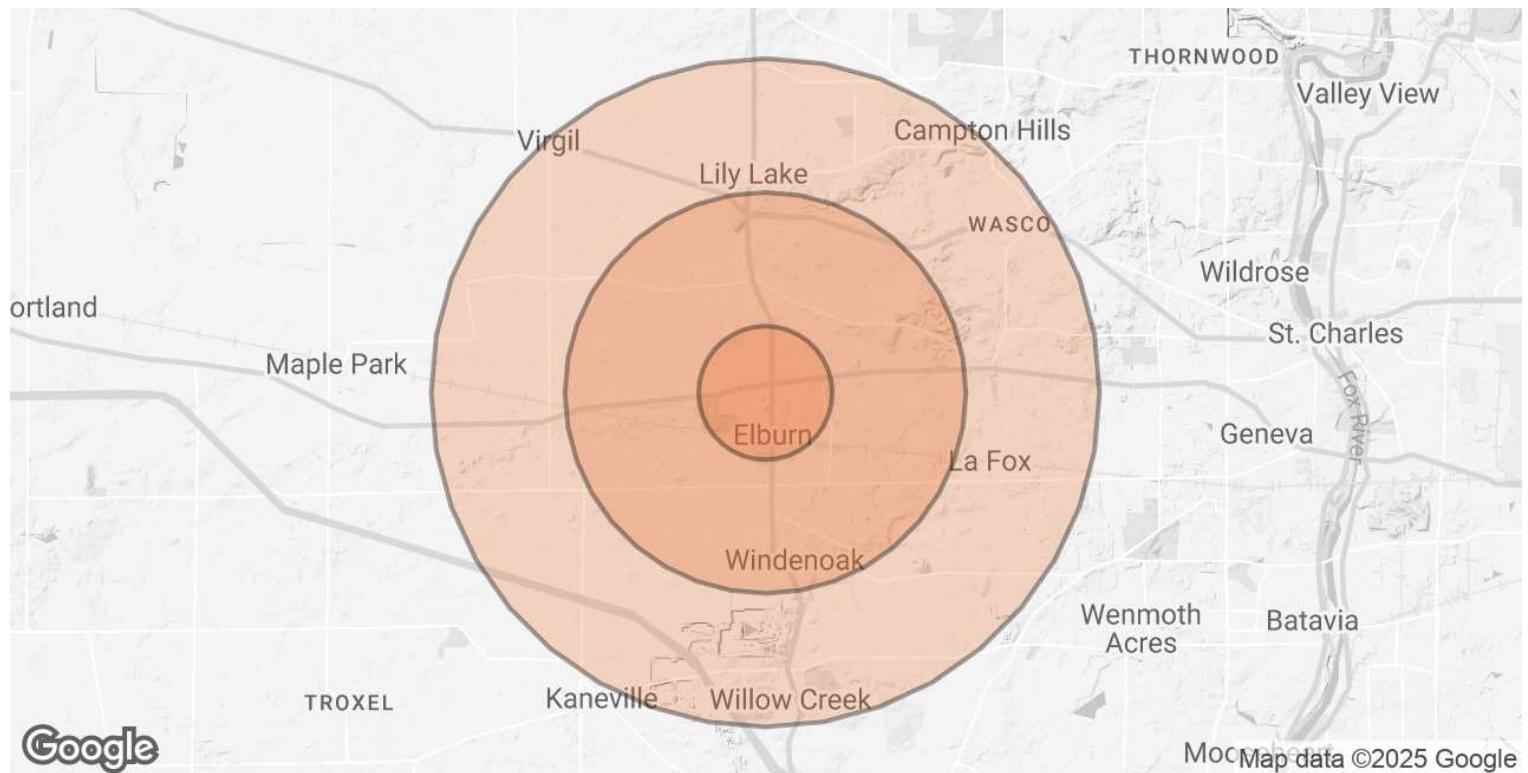
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DEMOGRAPHICS MAP & REPORT



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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