

LEASE

Elburn Crossing Retail Suite Available

800 N MAIN ST

Elburn, IL 60119

PRESENTED BY:

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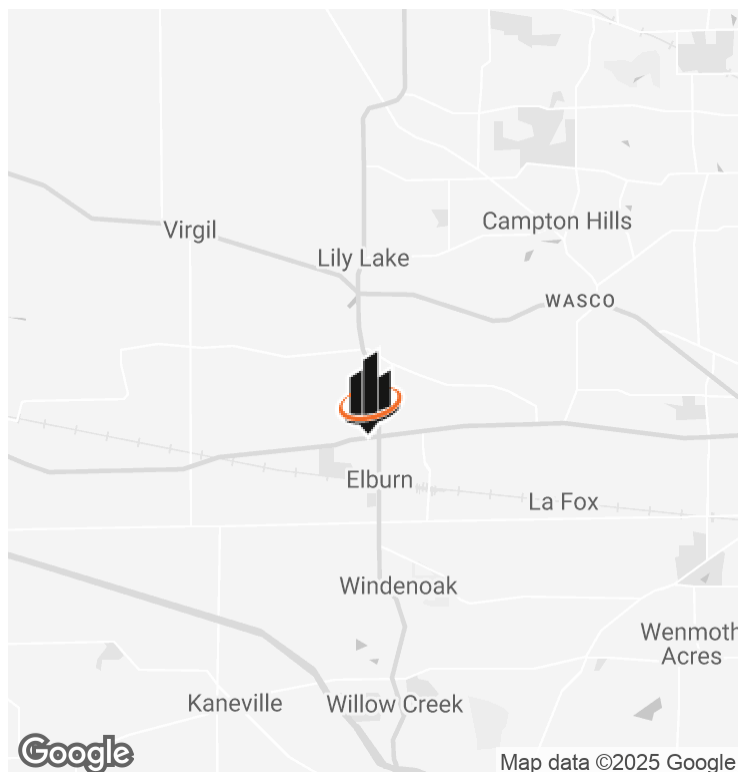
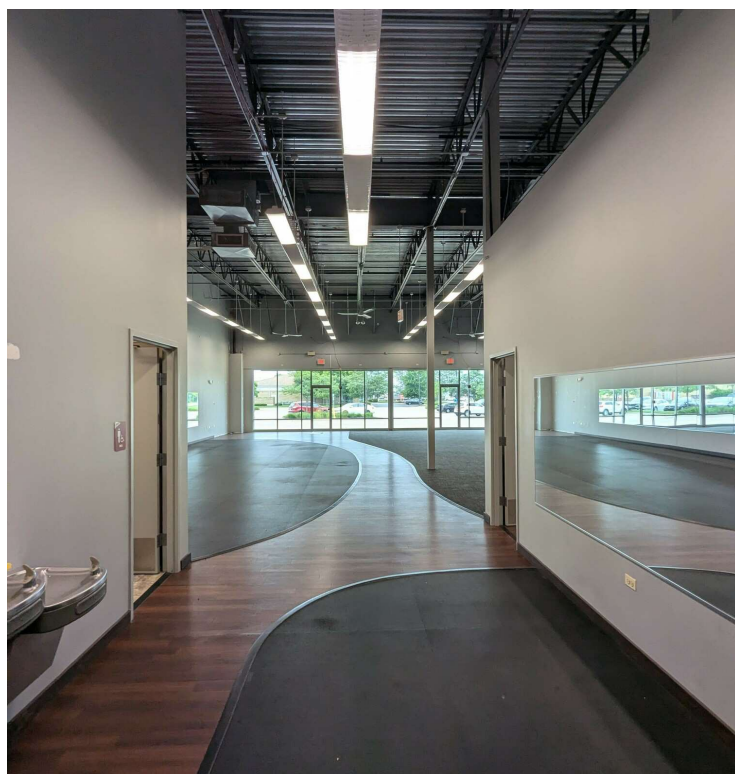
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PROPERTY SUMMARY



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 $\pm 3,500$ 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

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

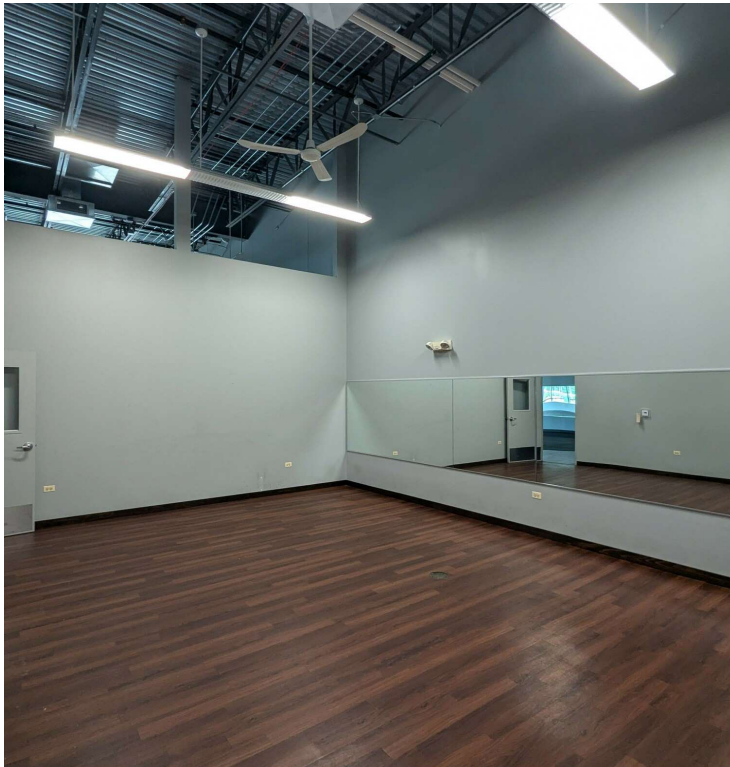
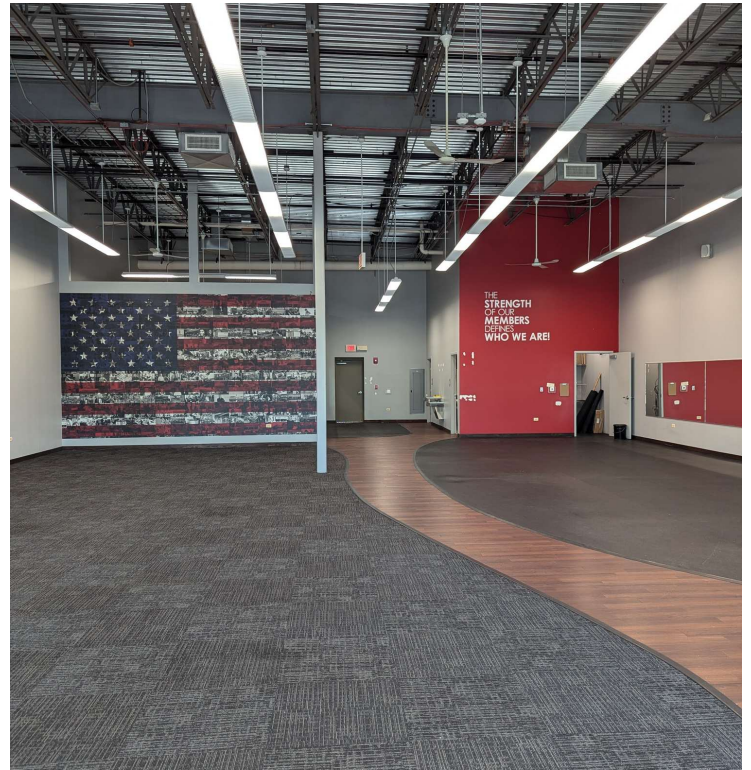
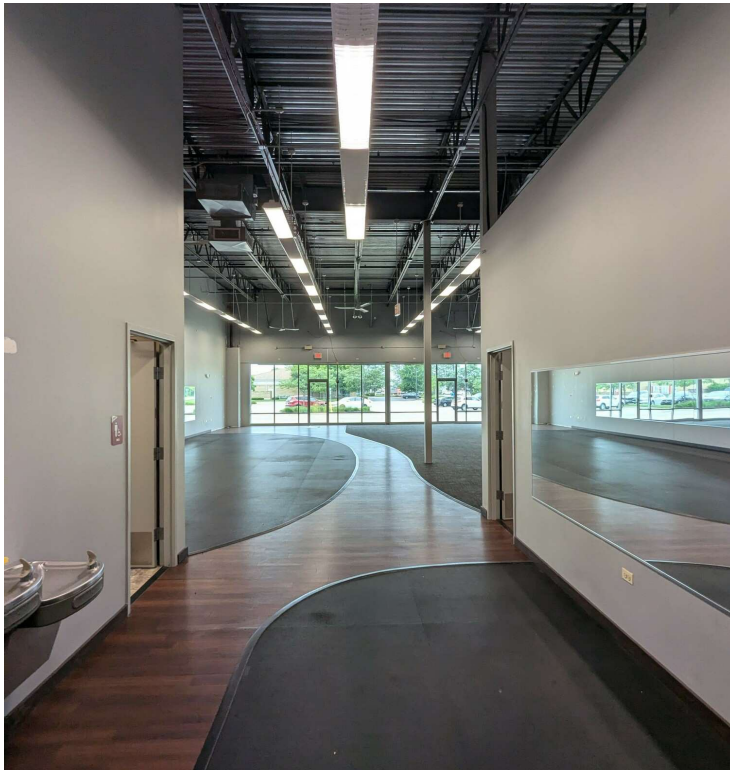
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UNIT 900 & 910 PHOTOS



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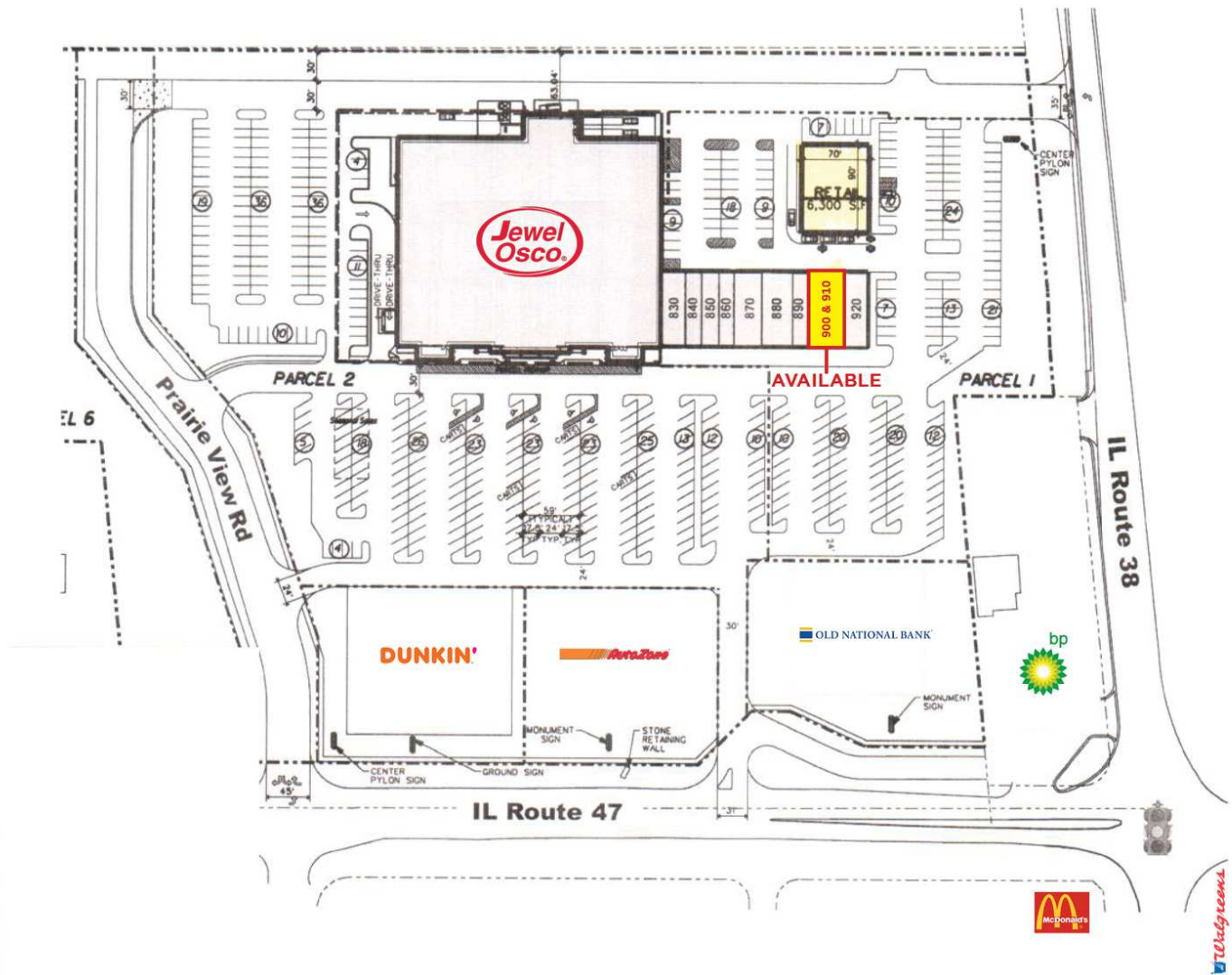
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SITE PLAN



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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SUBJECT PROPERTY

Jewel Osco
ROSATI'S
SUBWAY
T-Mobile
hair cutters

Bella Nail Salon & Spa
 DC Music Studio
 Vital Wellness Center
 Edward Jones

9,350 VPD

9,600 VPD

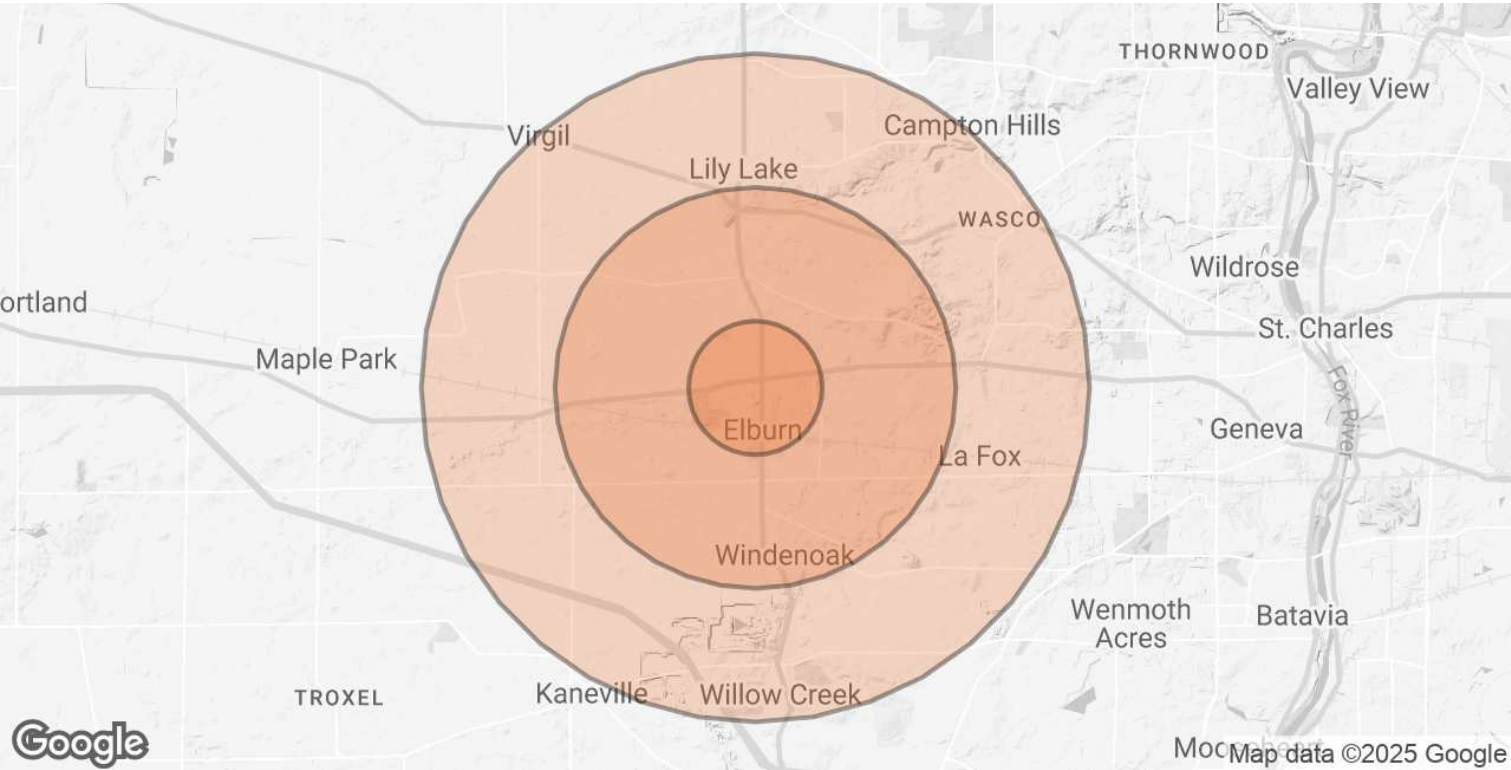
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Downtown Elburn

ELBURN Metra

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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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