

FOR SALE OR LEASE

FREESTANDING FORMER RESTAURANT

6,340 SF ON 1.35 ACRES

3050 E. MAIN STREET • ST. CHARLES, IL 60174

KIRK ROAD



6,340 SF Building
1.35 Acre Site

MAIN STREET (ROUTE 64)

PROPERTY HIGHLIGHTS

- 6,340 SF on 1.35 AC
- Strong traffic count on Route 64 (31,300 VPD)
- Great visibility on Route 64
- Monument sign available
- Neighboring retailers include: Jewel-Osco, Coopers Hawk, Starbucks, Urban Air, Portillo's, Target, TJ Maxx and many more

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
DAY TIME POPULATION	13,245	48,954	125,766
BUSINESSES	667	2,471	5,649
AVERAGE HH INCOME	\$183,416	\$155,862	\$159,006

VON MAUR®



T.J.maxx

Giordano's

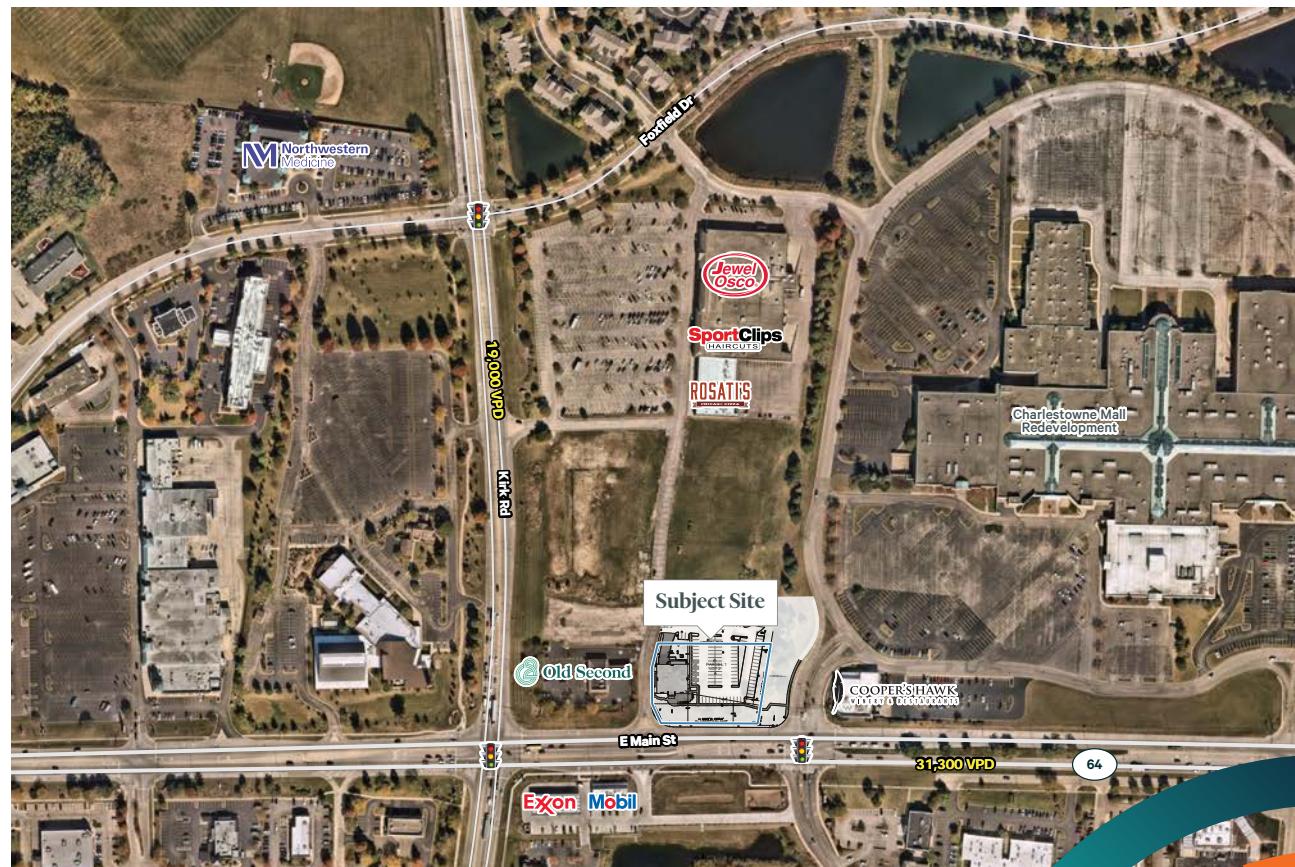
COOPER'S HAWK™
WINERY & RESTAURANTS



Portillo's®
BEEF • BURGERS • SALADS

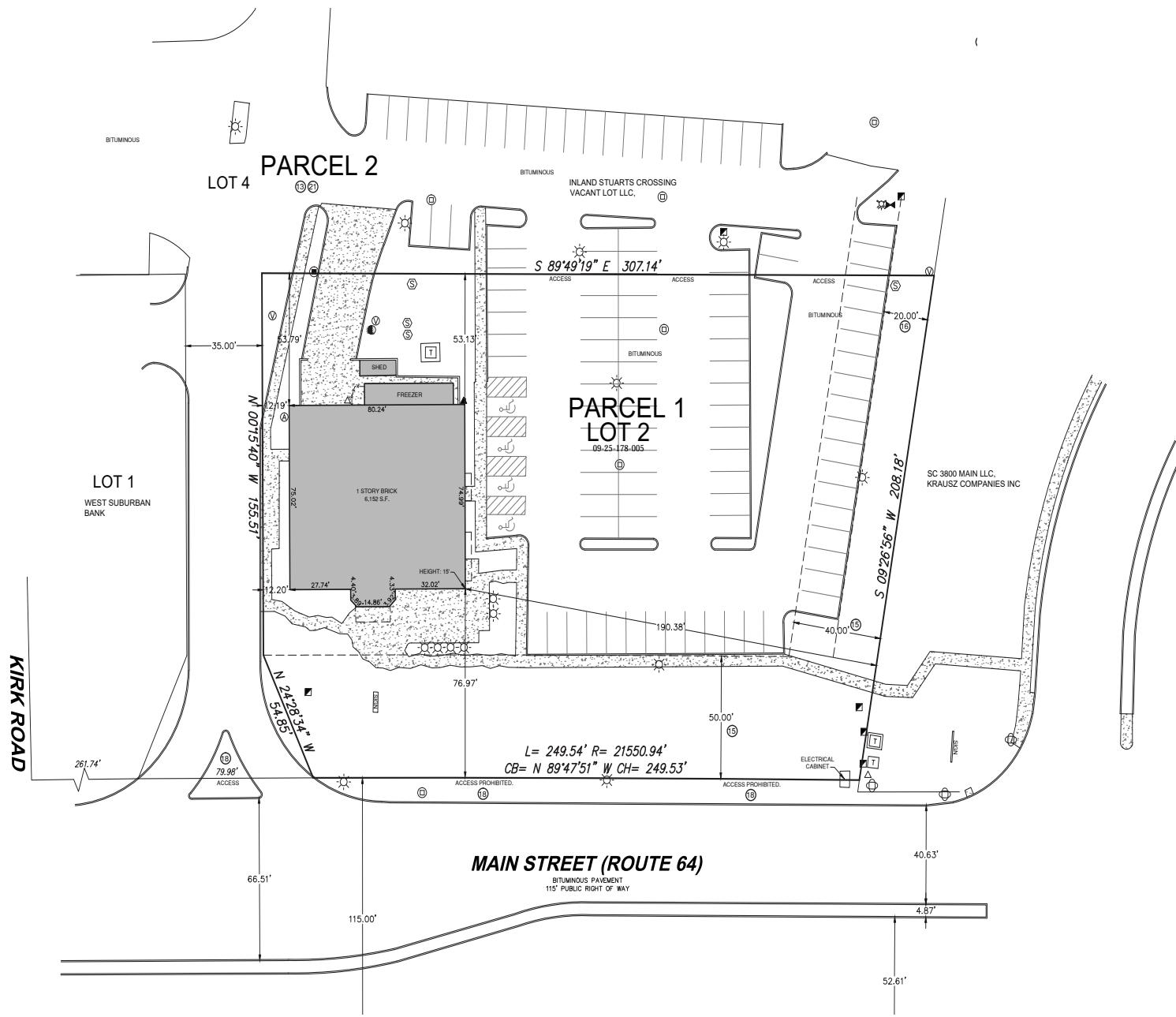
Jewel-Osco

ROSS
DRESS FOR LESS



AERIAL





FOR SALE OR LEASE
BUILDING SIZE
6,340 SF
ON 1.35 ACRES

CONTACT US

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CBRE