



**3817-3843 E. Main Street**  
**SAINT CHARLES, IL 60174**

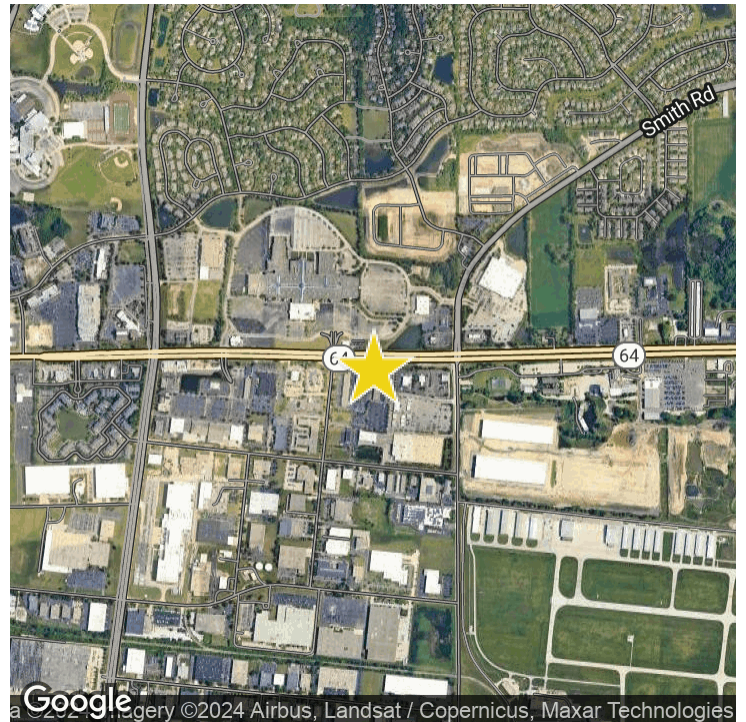
**1,035+/- SF RETAIL FOR LEASE**

*Your Vision. Our Dedication. Your Partner.*

**MURRAY COMMERCIAL**  
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**THIJS DENNISON**  
Broker  
630.251.2144  
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## RETAIL SPACE FOR LEASE



### OFFERING SUMMARY

Available SF:	1,035 SF
Lease Type:	NNN
Monthly Lease Rate:	Negotiable
Lot Size:	2.59 Acres
Year Built:	2003
Building Size:	20,560 SF
Zoning:	BR - Regional Business

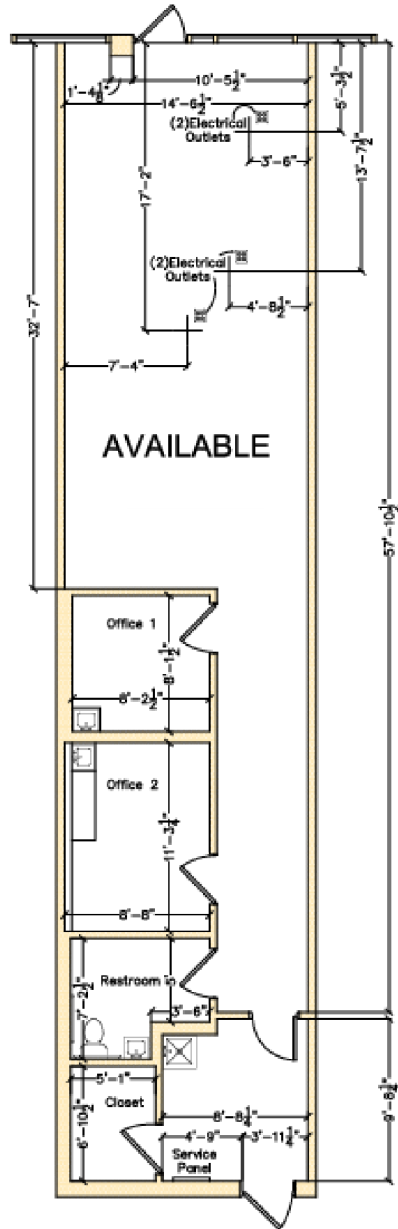
### PROPERTY OVERVIEW

Busy retail center located within the Target/Petco power center located on the east side of St. Charles. Join other tenants such as Jimmy John's, BWW GO, Poke Bros, AT&T, Tropical Smoothie, and more. Located near a large Industrial/office park on the east side of St. Charles. Heavy traffic and strong demographics.

### PROPERTY HIGHLIGHTS

- 31,300 VPD on Main Street (Route 64)
- Outstanding Access, Visibility & Signage on Main Street (Route 64)
- Strong St. Charles Demographics
- Ample Parking

## SUITE 3833 FOOTPRINT



SUITE 3833

# East Gate Commons

3817-3843 E. MAIN STREET, SAINT CHARLES, IL 60174

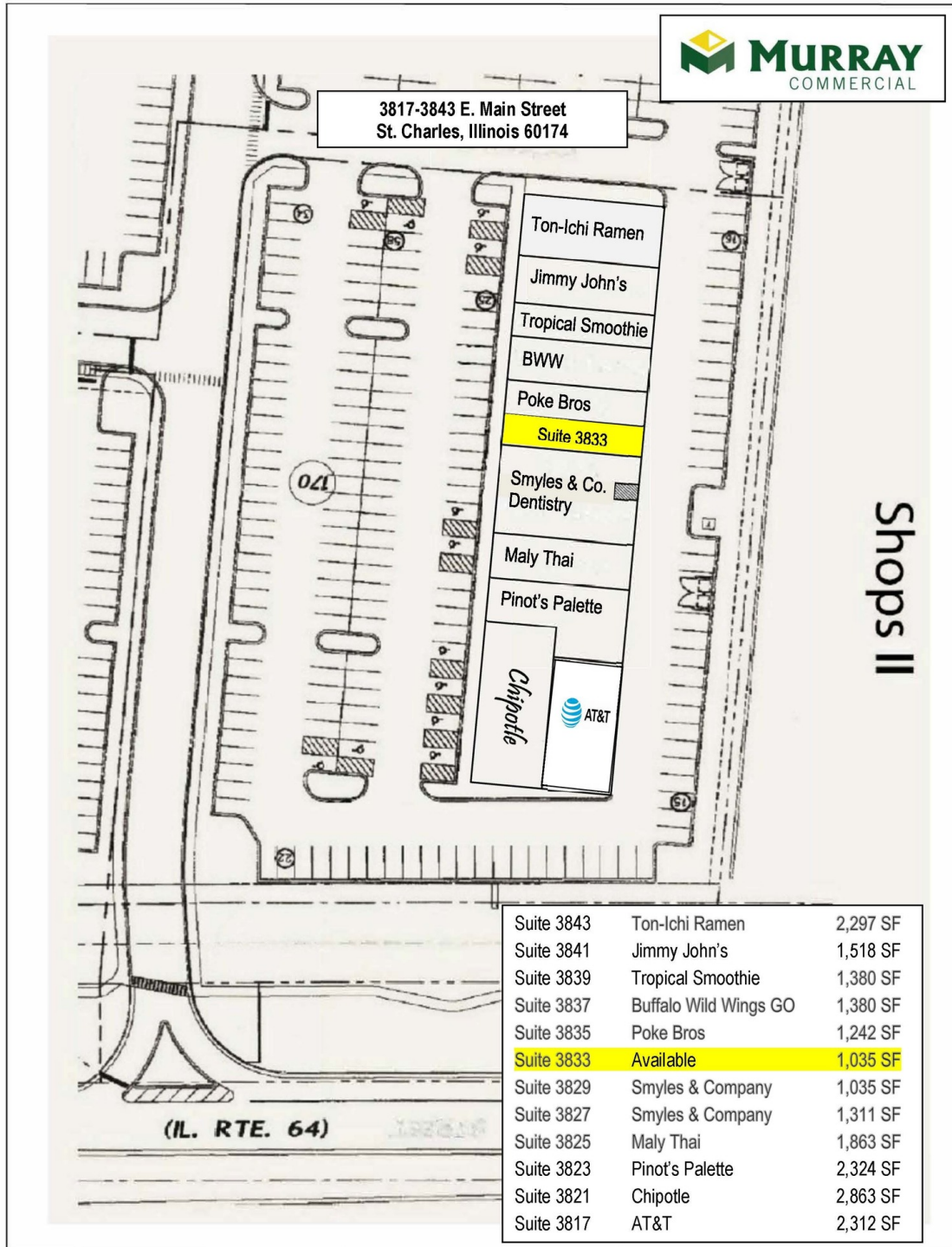
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## SITE MAP



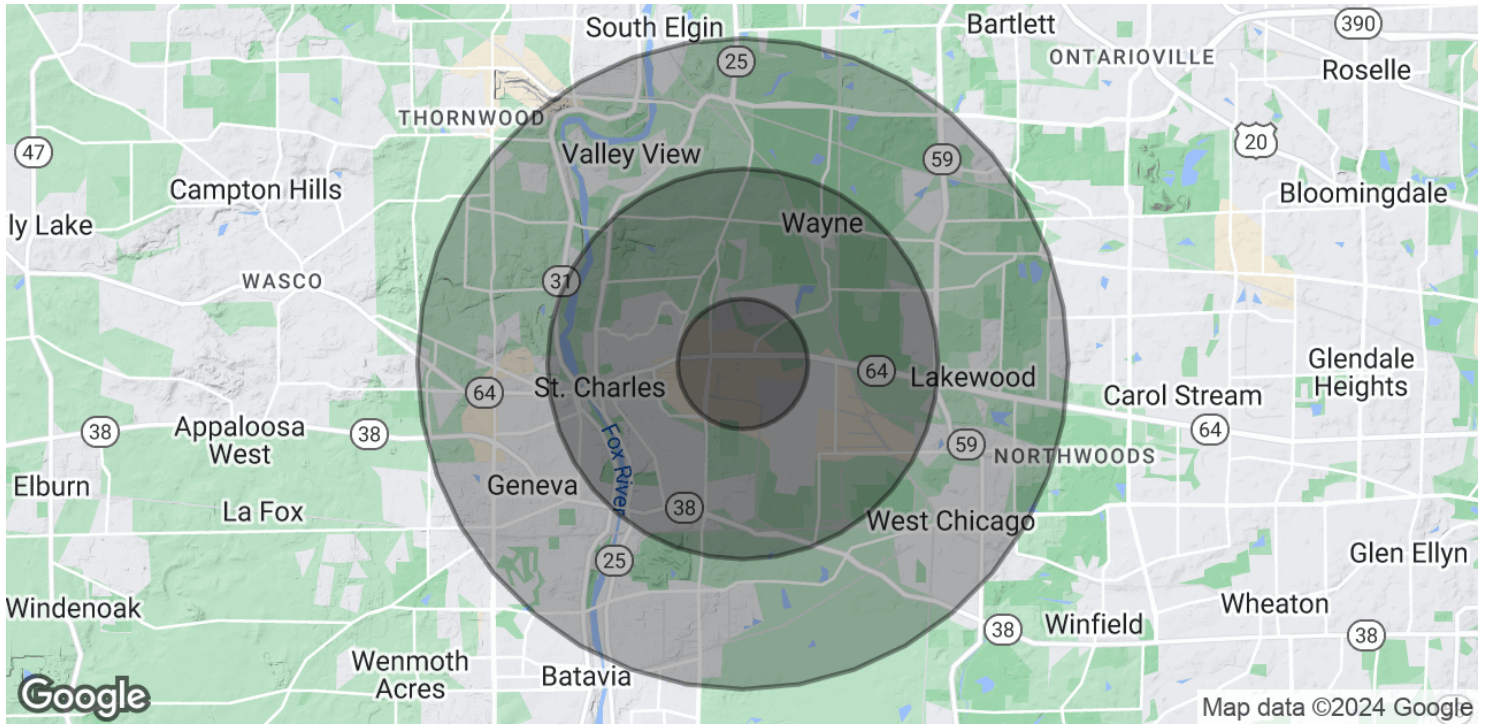
## SURROUNDING BUSINESSES



# East Gate Commons

3817-3843 E. MAIN STREET, SAINT CHARLES, IL 60174

## DEMOGRAPHICS



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,547	38,615	98,926
Average Age	39.5	38.6	38.4
Average Age (Male)	36.5	36.6	37.3
Average Age (Female)	42.7	41.1	39.9

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,995	13,498	34,689
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$117,304	\$114,521	\$107,682
Average House Value	\$406,897	\$416,372	\$386,867

### TRAFFIC COUNTS

31,300/day

\* Demographic data derived from 2020 ACS - US Census

## RETAIL SPACE FOR LEASE

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## AGENCY DISCLOSURE



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## EXCLUSIVE BROKER



### THIJS DENNISON

Broker

[thijs@murraycommercial.com](mailto:thijs@murraycommercial.com)

**Direct:** 630.513.0173 | **Cell:** 630.251.2144

### 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