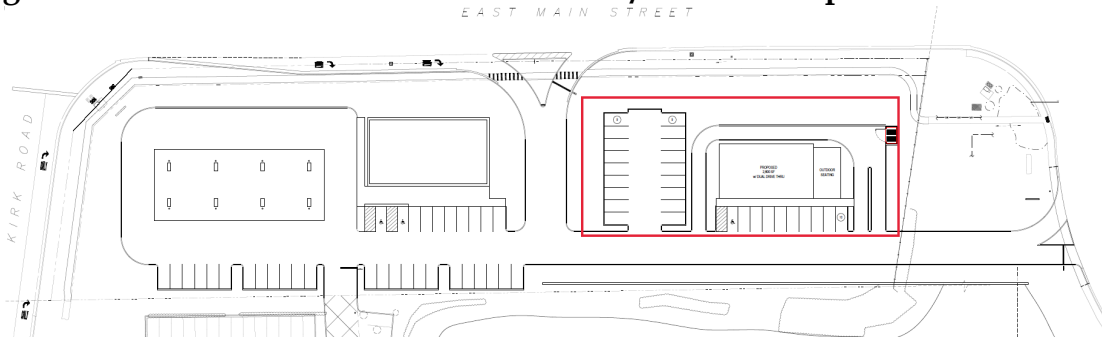


**SEC Main Street & Kirk Road
St. Charles, IL**

AVAILABLE SPACE

- **Build To Suit or Negotiable Rental Rates**
- **Potentially 2,800 SF Building w/ Drive Thru plus Outdoor Seating**

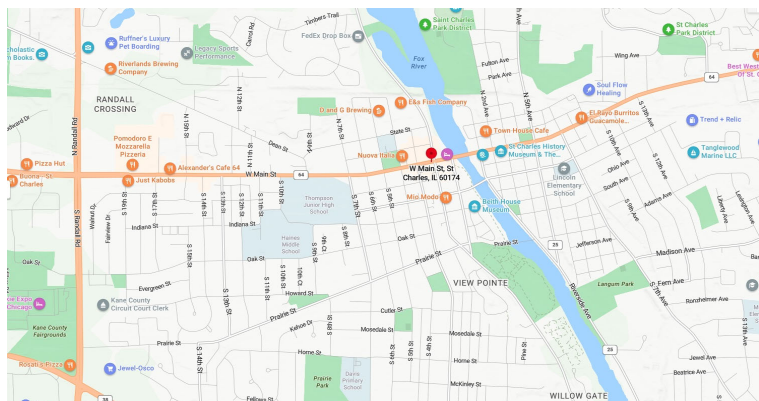


PROPERTY HIGHLIGHTS

- **NEW Commercial Development in St. Charles, IL**
- **Join The PRIDE of Kane County Mobil off this newly developed corner**
- **Coopers Hawk, Starbucks, Panda Express, Panera Bread, Jewel Osco, plus many other Businesses in the surrounding area**

LOCATION

- **Lot directly East of Entrance off Main Street (Route 64)**
- **Full Access to both Streets through Cross Access with adjacent Retail Center**



DEMOGRAPHICS

Radius:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	4,638	20,556	613,260
Avg. Income:	\$164,682	\$151,934	\$122,934

TRAFFIC COUNT - Highway

- **56,100 vehicles per day**

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EAST MAIN STREET

KIRK ROAD

