



**2422 W. Main Street**

**2422 W. MAIN STREET, SAINT CHARLES, IL 60175**

**RETAIL PROPERTY FOR LEASE**

*Your Vision. Our Dedication. Your Partner.*

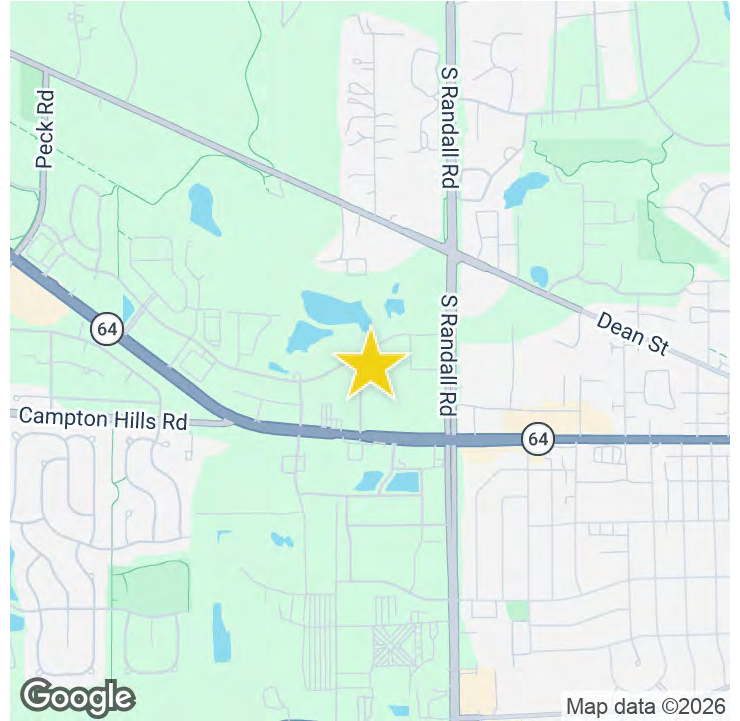
**MURRAY COMMERCIAL**

2035 Foxfield Road, Suite 203  
St. Charles, IL 60174  
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**JACE MURRAY**

President/Managing Broker  
630.244.3272  
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## RETAIL PROPERTY FOR LEASE



### LEASE RATE

**\$21 SF/YR**

### OFFERING SUMMARY

Available SF:	1,914 SF
Lease Rate:	\$21 SF/yr (NNN)
Building Size:	4,541 SF

### PROPERTY OVERVIEW

Retail/office/flex space for lease in multi tenant building. Suite 1B is 1,914 SF currently built out as a pizza restaurant.

### PROPERTY HIGHLIGHTS

- Desirable location just two blocks west of Randall Road
- High Visibility
- Main Street Signage
- 16,900 VPD
- Ample Parking

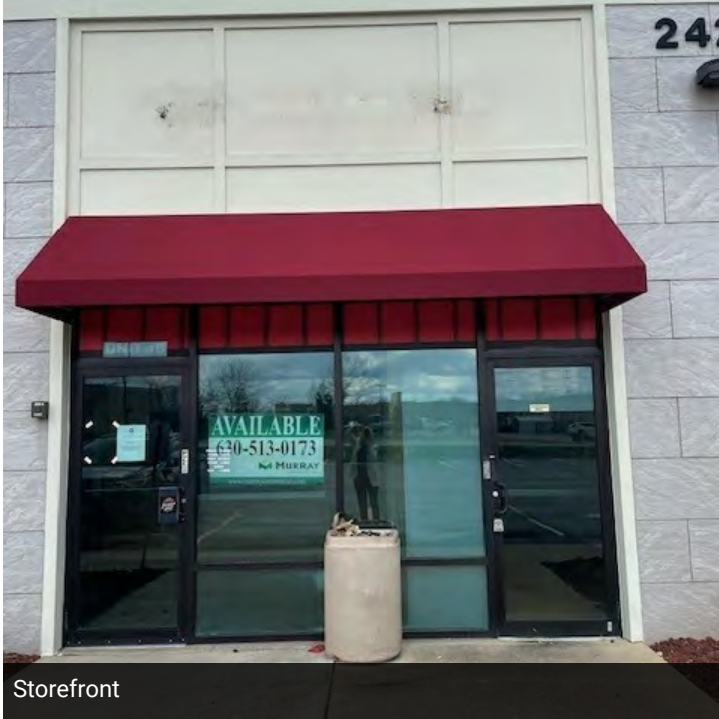
### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 1B	\$21.00 SF/yr	1,914 SF

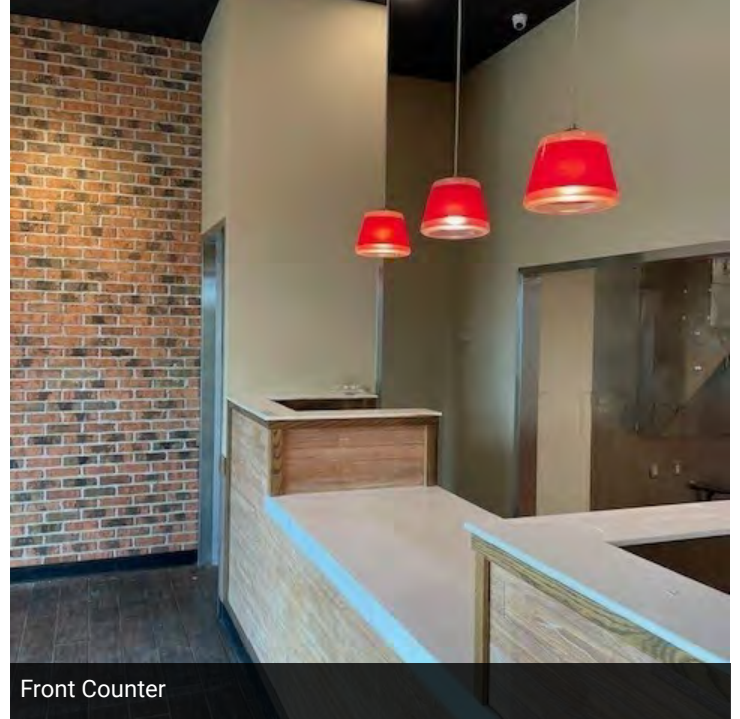
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Storefront



Front Counter



Kitchen



Kitchen



Kitchen



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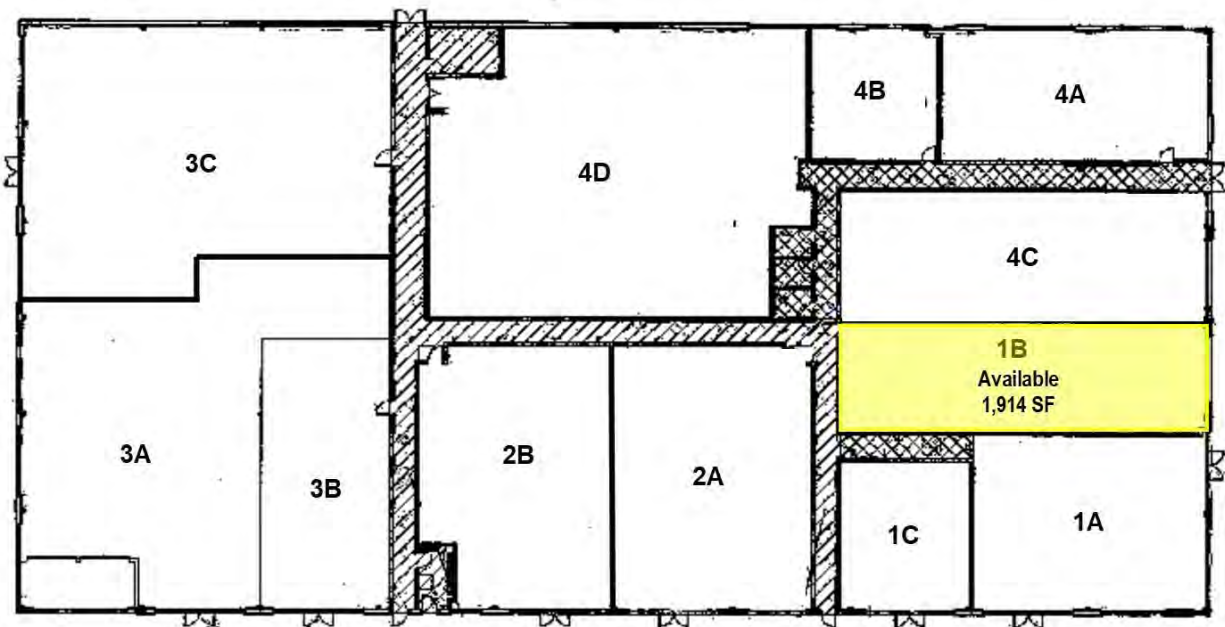
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BUILDING FOOTPRINT



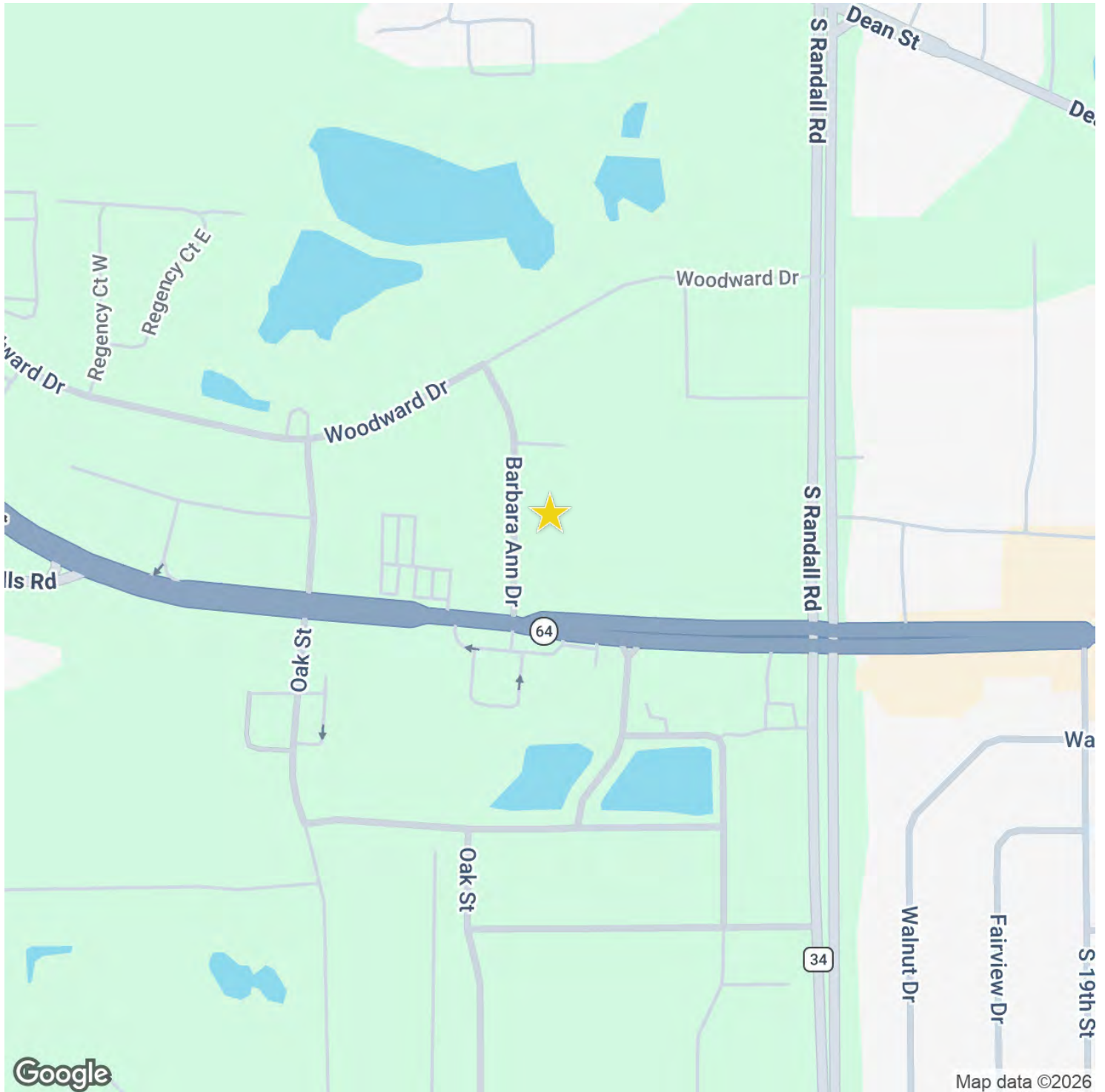
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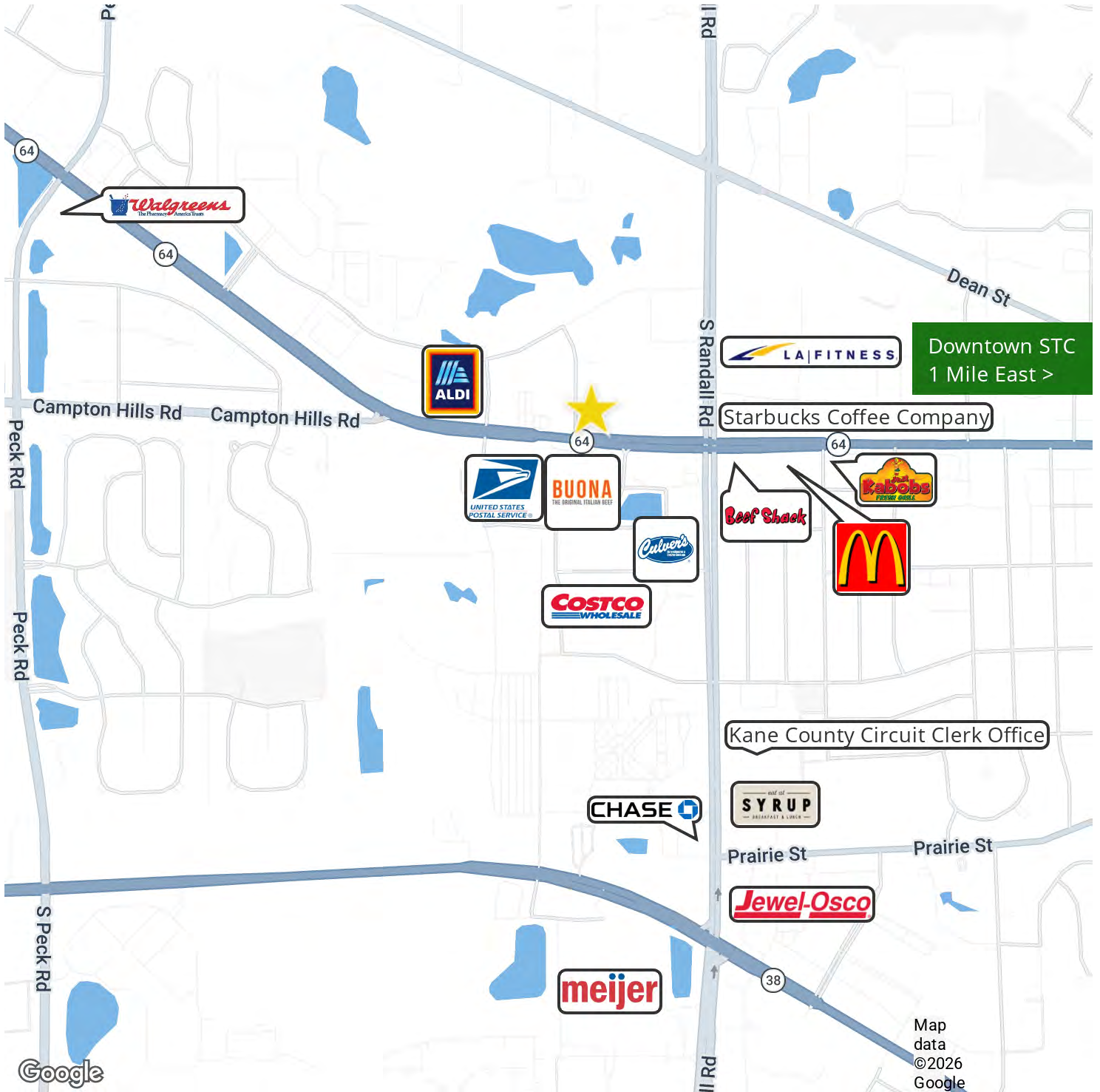
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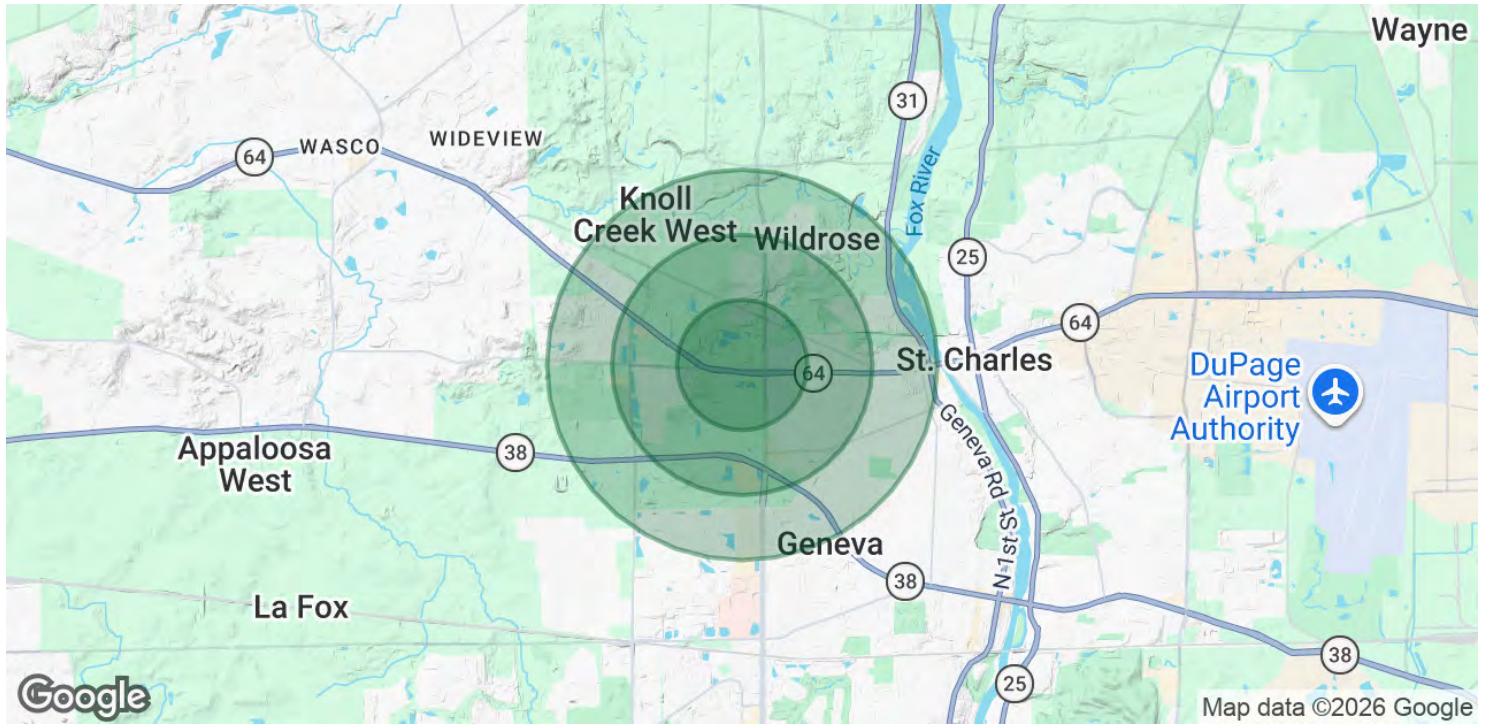
LOCATION MAP



## RETAILER MAP



DEMOGRAPHICS



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,474	7,427	15,092
Average Age	32.6	36.6	39.5
Average Age (Male)	31.1	34.0	37.4
Average Age (Female)	34.0	39.5	41.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	795	2,725	5,860
# of Persons per HH	3.1	2.7	2.6
Average HH Income	\$124,368	\$125,927	\$136,368
Average House Value	\$363,630	\$368,836	\$387,561

2023 American Community Survey (ACS)

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully-executed Real Estate Purchase Agreement shall bind the Property and each prospective purchaser proceeds at its own risk.

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**PROFESSIONAL BACKGROUND**

With over 20 years of Commercial Real Estate Experience, Jace continues to exceed expectations with his client focused approach and dedication to building lasting relationships with his clients. While working with investors and clients within the commercial real estate industry, Jace has developed a unique and diversified skill set to assist clients and maximize their objectives.

His multidisciplinary commercial real estate background has provided consultative and real estate brokerage services ranging from complex land assemblage assignments, development, 1031 tax deferred exchanges, acquisition and syndication of commercial properties, and structuring a firm dedicated to providing client centered commercial real estate brokerage services and full service asset management and property management services.

**EDUCATION**

As a graduate of Purdue University and The Krannert School of Business, achieving a bachelor of science degree in Management & Finance, Jace initially pursued his sales and management interests within the financial world with Prudential Preferred Financial Services, specializing in estate planning and small business planning. This established his passion for client interaction and desire to help others achieve their financial goals. He then turned to the real estate arena and joined his father in the mid 1990's to further his career and begin the evolution of Murray Commercial. As the firm has evolved to become a full service real estate brokerage and asset management company, he has been instrumental in enhancing the firm's ability to provide best of class services within the commercial real estate industry.

**MEMBERSHIPS**

Active throughout the community and a lifetime resident of the St. Charles area, Jace continues to be active in many volunteer activities and philanthropic support of our communities. He is currently an active board member of the Northwestern Memorial Foundation and past board member of the Delnor Health System.