

LEASE

Foxboro Plaza

2400 E MAIN ST

St Charles, IL 60174

PRESENTED BY:

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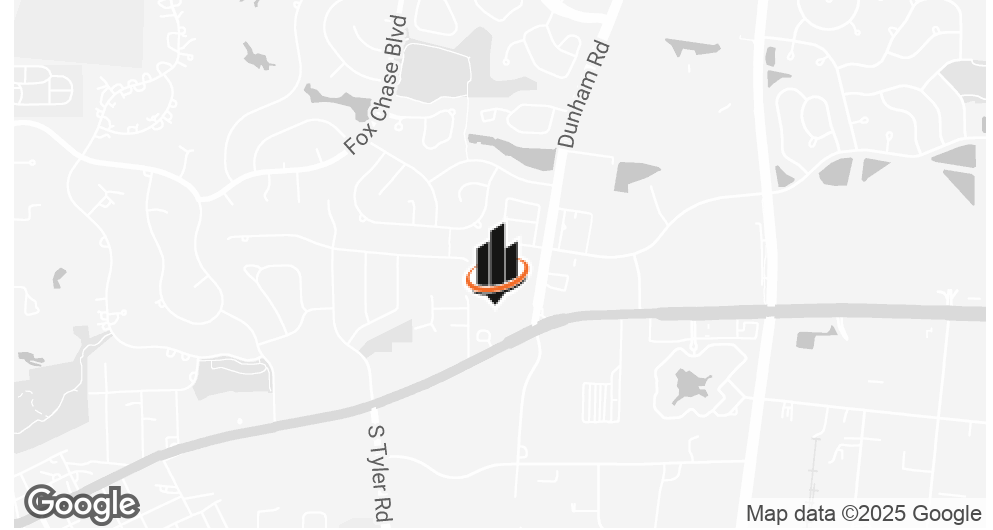
JOEL MILLER, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (NNN)
OPERATING EXPENSES (CAM)	\$7.31/SF
BUILDING SIZE:	42,470 SF
AVAILABLE SF:	2,633 SF
YEAR BUILT:	1990
APN:	09-26-252-088

PROPERTY OVERVIEW

Retail spaces available in a busy convenience strip center on the east side of St Charles. Strong mix of tenants, including multiple restaurants. Plaza is anchored by 7-Eleven and offers exceptional visibility and parking.

LOCATION OVERVIEW

Located at the signaled corner of Main St (IL Rt 64/North Ave) and Dunham Rd on the east side of St Charles, Foxboro Plaza offers convenient access to the surrounding affluent residential neighbors, and nearby business parks. The Property is less than 1/2 mile from St Charles East High School and Wredling Middle School.

The property is surrounded by new developments with more than 1,000 residential units and more than 1.25 million square feet of commercial space in development on the east side of St Charles including the nearby mixed use redevelopment of the Charlestowne Mall.

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LEASE SPACES



AVAILABLE SPACES

SUITE	AVAILABILITY	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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104	Available	2,633 SF	NNN	\$22.00 SF/yr	\$6,431/mo rent includes \$7.31/sf in pass thru costs. Retail space between UPS Store and MED Fitness.
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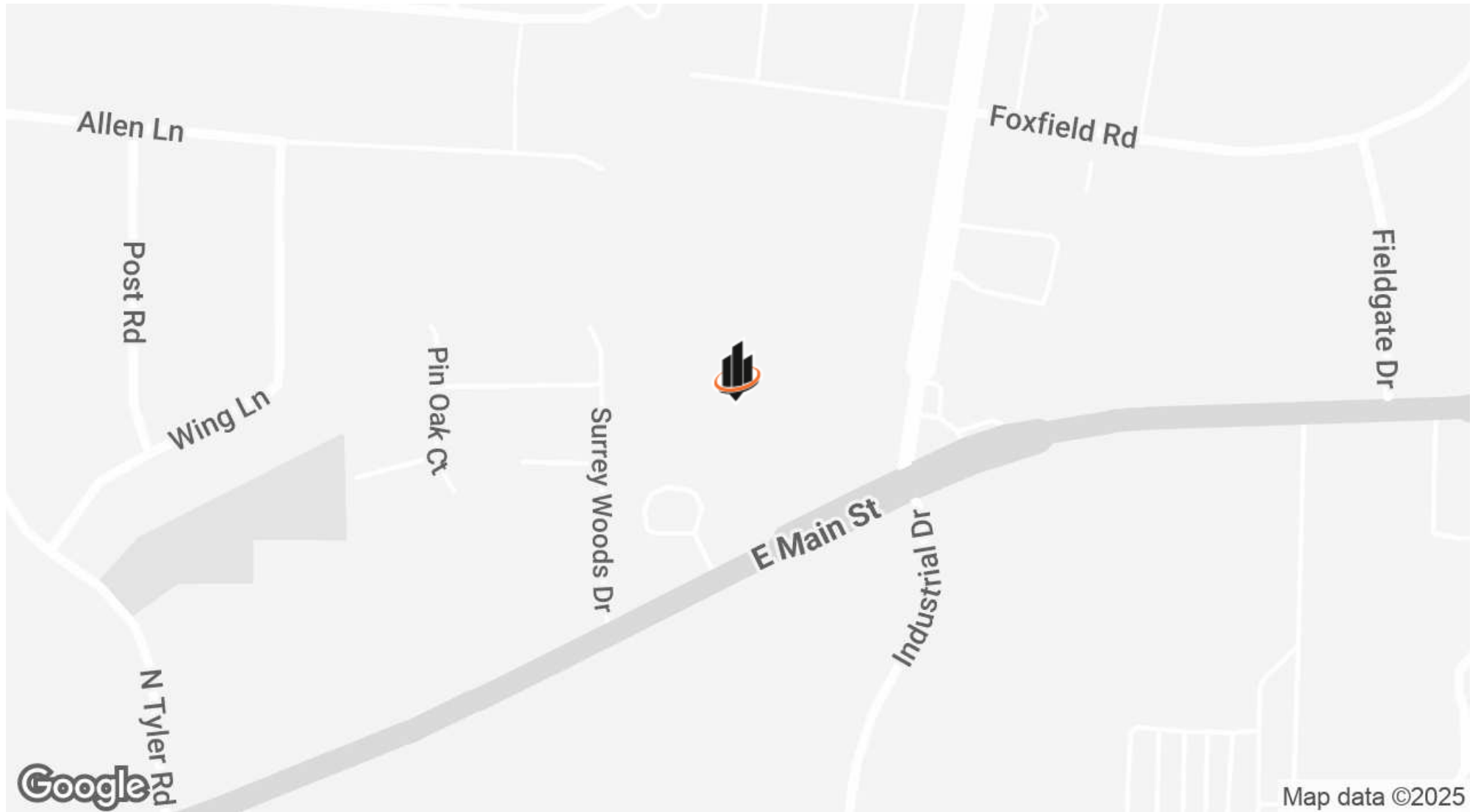
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION 3 MILES 5 MILES 10 MILES

TOTAL POPULATION	44,062	109,339	577,910
AVERAGE AGE	42	41	40
AVERAGE AGE (MALE)	41	40	39
AVERAGE AGE (FEMALE)	44	42	41

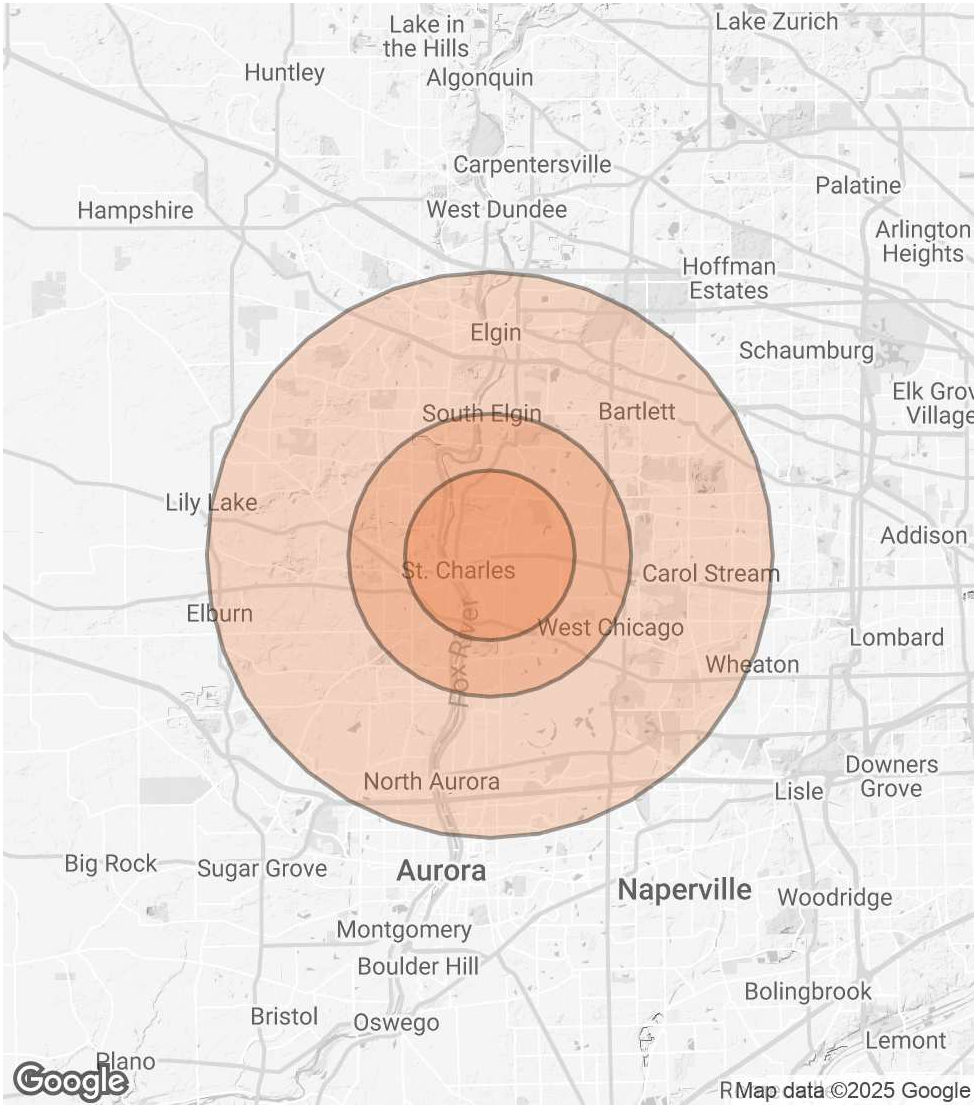
HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

TOTAL HOUSEHOLDS	17,639	40,049	206,652
# OF PERSONS PER HH	2.5	2.7	2.8
AVERAGE HH INCOME	\$160,765	\$164,150	\$142,904
AVERAGE HOUSE VALUE	\$446,011	\$434,861	\$373,495

RACE 3 MILES 5 MILES 10 MILES

% WHITE	80.5%	73.8%	59.9%
% BLACK	1.4%	2.2%	4.9%
% ASIAN	5.0%	6.6%	10.2%
% AMERICAN INDIAN	0.4%	0.6%	1.0%
% OTHER	4.5%	7.4%	12.4%

Demographics data derived from AlphaMap



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