



303 N. 2nd Street
ST. CHARLES, ILLINOIS 60174

RETAIL/OFFICE SPACE FOR LEASE

Your Vision. Our Dedication. Your Partner.

MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203
St. Charles, IL 60174
630.513.0173 | murraycommercial.com

THIJS DENNISON

Broker
630.251.2144
thijs@murraycommercial.com

SAINT CHARLES, IL 60174

SAINT CHARLES, IL 60174

RETAIL / OFFICE SPACE FOR LEASE



LEASE RATE

\$18.00 SF/YR

OFFERING SUMMARY

Lease Type:	NNN; Gross
Year Built:	1949
Building Size:	12,800 SF
Renovated:	2001
Traffic Count:	11,700

PROPERTY OVERVIEW

Prime location in desirable Downtown St. Charles, directly across the street from the picturesque Fox River. With immediate access to scenic walking and bike trails, tenants can seamlessly blend work and leisure. The property's proximity to an array of renowned restaurants and upscale shopping establishments invites a vibrant lifestyle for tenants and clients alike. This exceptional lease opportunity presents an unparalleled combination of convenience and connectivity, making it the premier choice for those seeking a prestigious and dynamic environment.

PROPERTY HIGHLIGHTS

- Desirable Downtown St. Charles
- Across the street from the Fox River, Walking & Bike Trails
- Walking Distance to Restaurants & Shopping



MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203, St. Charles, IL 60174
630.513.0173 | murraycommercial.com

THIJS DENNISON

630.251.2144
thijs@murraycommercial.com

303 N. 2nd Street

SAINT CHARLES, IL 60174

RETAIL / OFFICE SPACE FOR LEASE



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite D	1,420 SF	NNN	\$18.00 SF/yr	Turnkey Opportunity in a High-Visibility Location! This versatile former smoothie shop is ready for your next concept. Featuring an open, flexible layout, generous storage space, a private restroom, and the option for outdoor patio seating — it's the perfect spot to bring your business vision to life. Estimated NNN: Just \$7/SF

303 N. 2nd Street

SAINT CHARLES, IL 60174

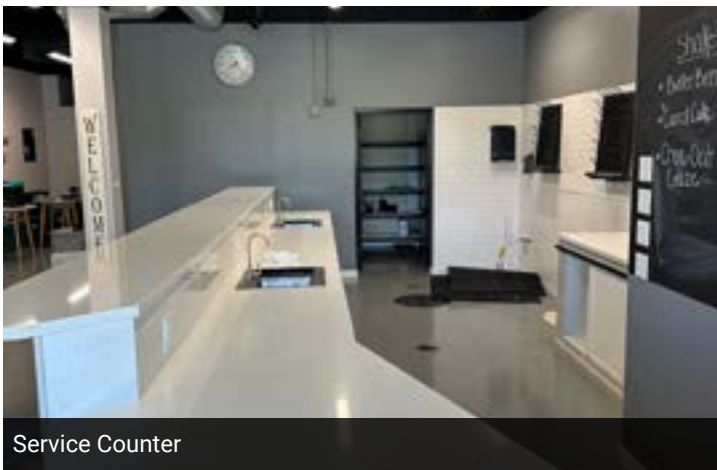
SUITE D - 1ST FLOOR RETAIL - 1,420+/- SF



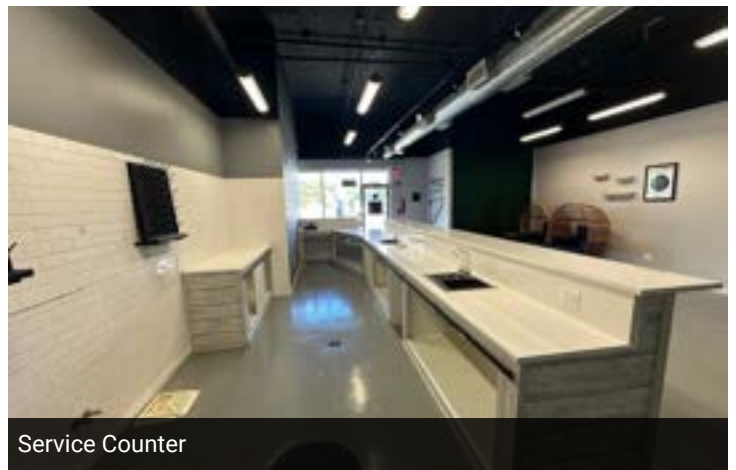
Open Area



Open Area



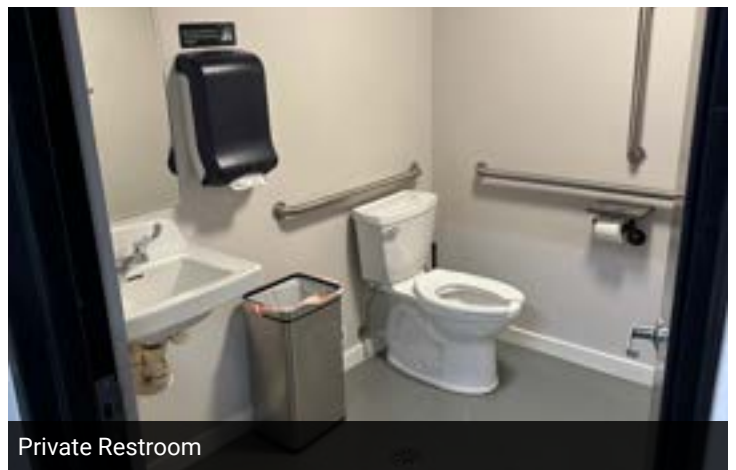
Service Counter



Service Counter

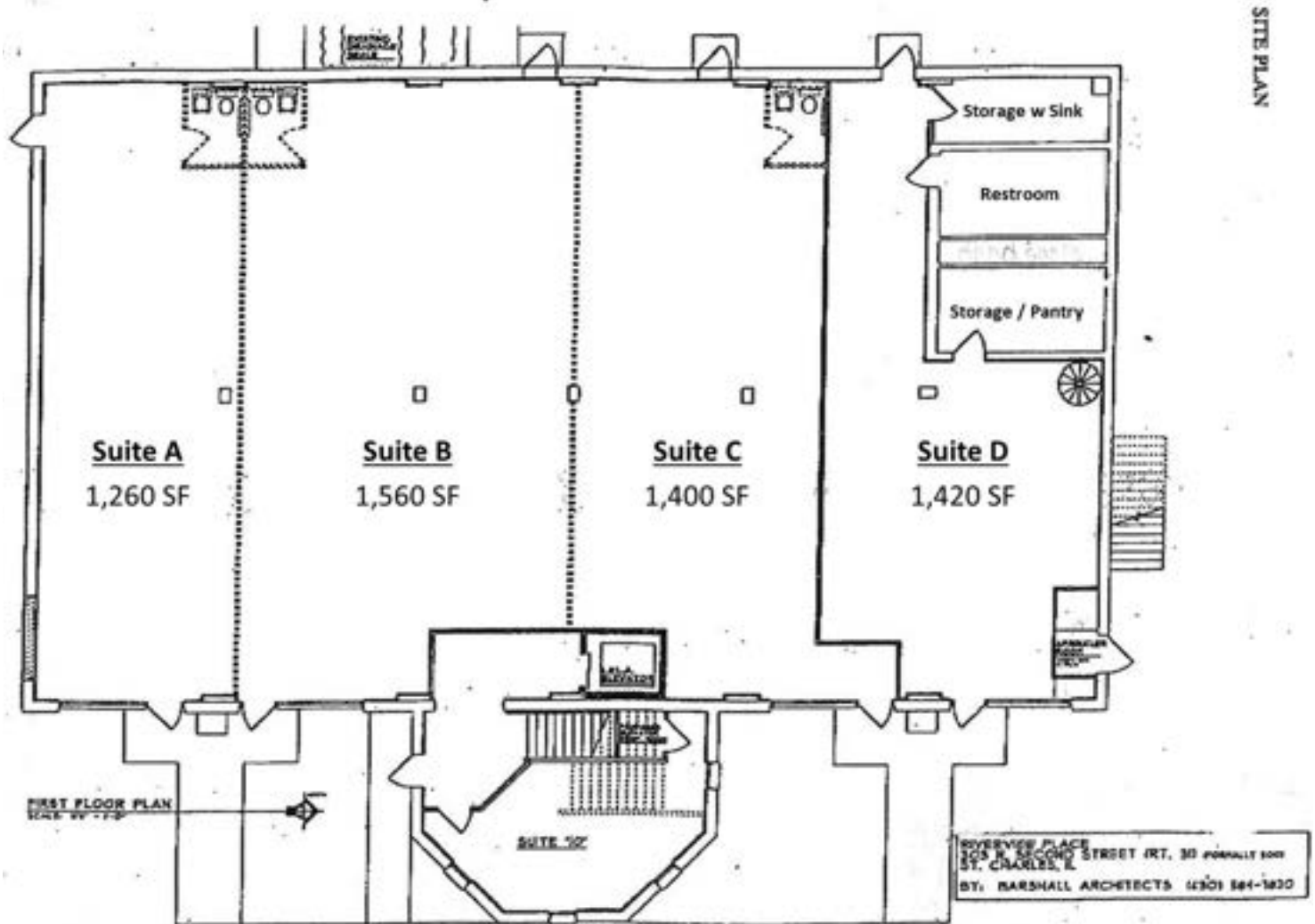


Back Space



Private Restroom

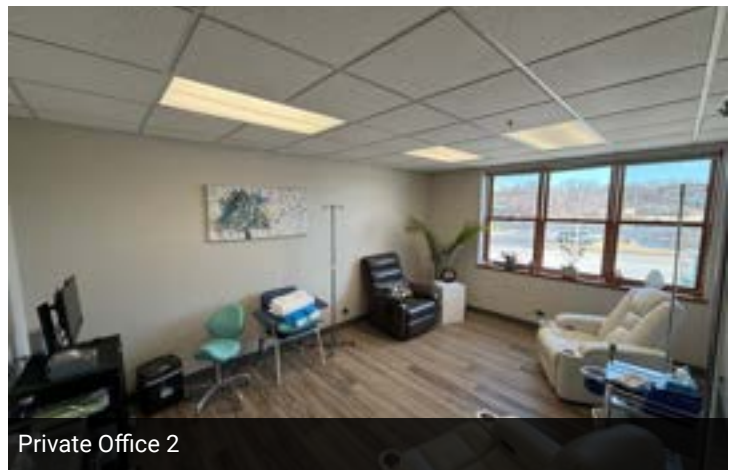
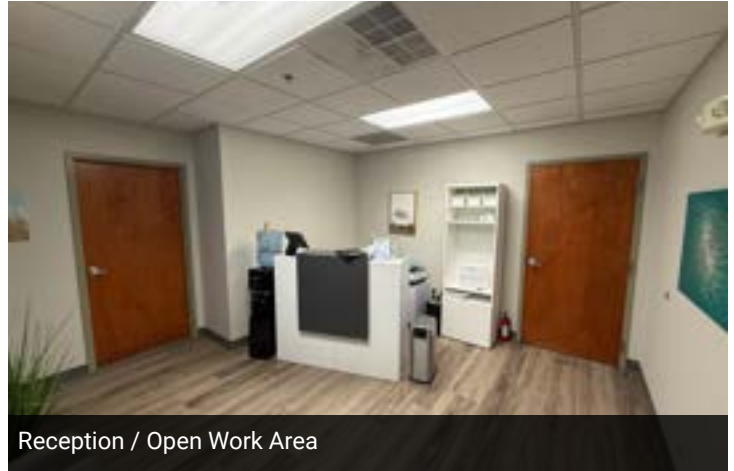
1ST FLOOR FOOTPRINT



303 N. 2nd Street

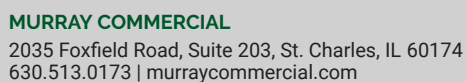
SAINT CHARLES, IL 60174

SUITE 28 - 2ND FLOOR OFFICE - 900+/- SF



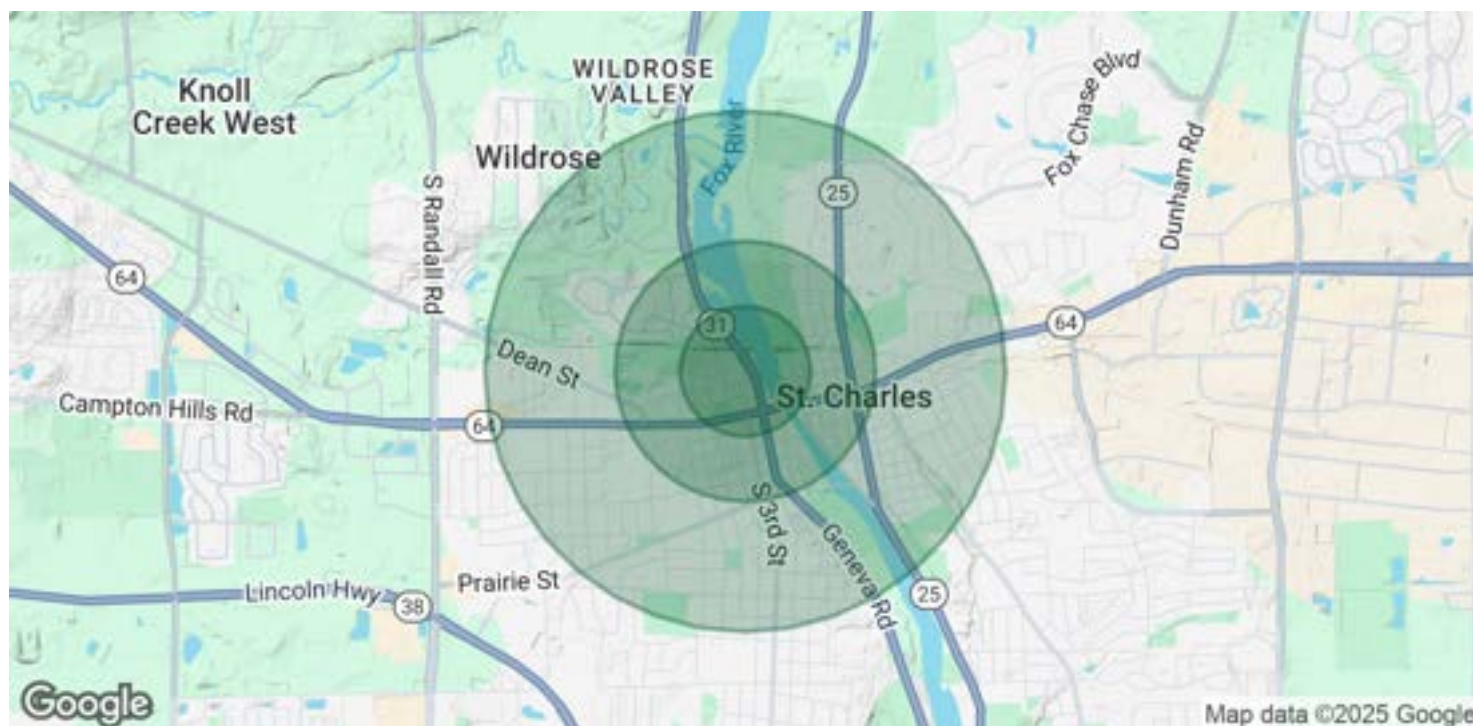
SAINT CHARLES, IL 60174

This aerial map of St. Charles, Illinois, highlights a 'Subject Property' located on the Fox River. The property is situated near Boy Scout Island and is surrounded by several businesses, each indicated by a callout: Port Company, Jalisco, The Honey Baked Ham, Shakou, Salerno's, Hotel Baker, Riverside Pizzeria, La Zaza, and Gia Mia. The map shows a grid of streets including W State St, S 1st St through S 10th St, and S 11th St, as well as major roads like Highway 64 and Highway 67. The Fox River and Boy Scout Island are prominent features in the upper portion of the map.



THIJS DENNISON
630.251.2144
thijs@murraycommercial.com

DEMOGRAPHICS



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	548	2,247	8,556
Average Age	45.2	41.3	41.2
Average Age (Male)	44.1	40.6	40.9
Average Age (Female)	47.6	42.9	41.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	300	1,080	3,792
# of Persons per HH	1.8	2.1	2.3
Average HH Income	\$75,215	\$96,040	\$110,543
Average House Value	\$2,202,826	\$755,172	\$453,268

TRAFFIC COUNTS

11,700/day

* Demographic data derived from 2020 ACS - US Census

RETAIL / OFFICE SPACE FOR LEASE

CONFIDENTIALITY & DISCLAIMER

The material contained herein is furnished solely to consider the purchase of the subject Property and is not to be used for any other purpose. This information should not be photocopied or disclosed to any third party without the written consent of Murray Commercial or the Property Owner ("Owner"), or used for any purpose other than to evaluate the possible purchase of the Property.

Murray Commercial is the only party authorized to represent the Owner regarding the sale of the Property, and no other person is authorized by Owner to provide any information or to make any representations other than contained herein. If the person receiving these materials does not choose to pursue a purchase of the Property, this material must be returned to Murray Commercial.

Neither Murray Commercial nor Owner make any representations or warranties, express or implied, as to the accuracy or completeness of this material, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. The information contained herein may include certain statements and estimates by Murray Commercial with respect to the projected future performance of the Property. These projections may or may not be proven to be accurate and there can be no guarantee that such estimates will be achieved. Further, Murray Commercial and Owner disclaim all liability for representations or warranties, expressed or implied, contained in or omitted from this material, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to the recipient in any final, fully-executed, and delivered Real Estate Purchase Agreement between the recipient and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Murray Commercial, or any of their officers, employees, representatives, independent contractors, or affiliates, for the accuracy or completeness thereof. Recipients of this material are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This material is a solicitation of interest only and is not an offer to sell the Property. Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this material or making an offer to purchase the Property unless and until Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release Owner and Murray Commercial from any liability with respect thereto.

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.

AGENCY DISCLOSURE



AGENCY DISCLOSURE

Thank you for allowing Murray Commercial the opportunity to share this information and/or show you the above-referenced property. This activity does not result in the Broker/Sales Associate acting as your agent. The Broker/Sales Associate is acting as the Designated Agent for the Owner. As a result, the Broker/Sales Associate will NOT act as a Dual Agent and will NOT be acting as an agent on your behalf.

The information contained herein was obtained from sources believed to be reliable; however, Murray Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale, lease, or withdrawal without notice.

EXCLUSIVE BROKER



THIJS DENNISON

Broker

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