



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

RETAIL/OFFICE SPACE FOR LEASE

*Your Vision. Our Dedication. Your Partner.*

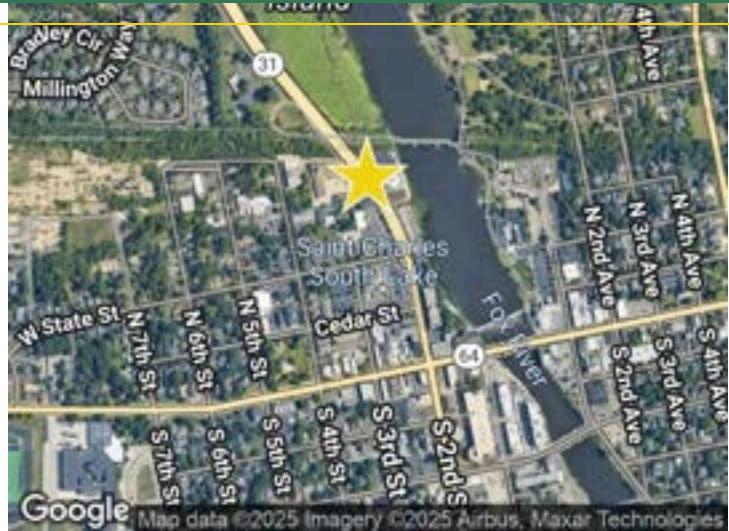
**MURRAY COMMERCIAL**

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**THIJS DENNISON**

Broker  
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## 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

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## AVAILABLE SPACES

## SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Turnkey Opportunity in a High-Visibility Location!			
Suite D	1,420 SF	NNN	\$18.00 SF/yr

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

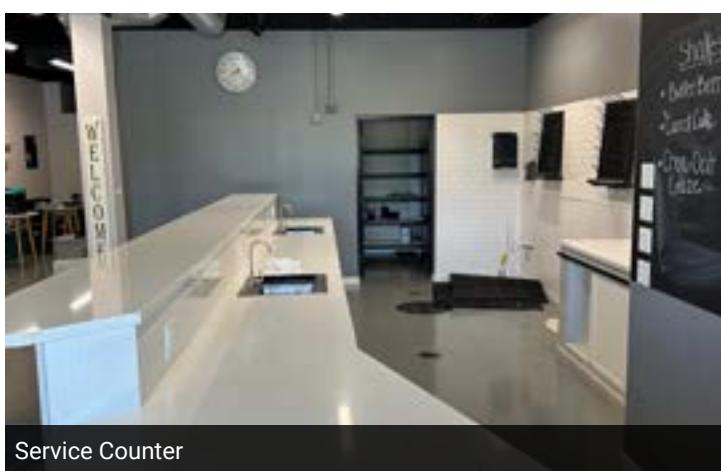
SUITE D - 1ST FLOOR RETAIL - 1,420+/- SF



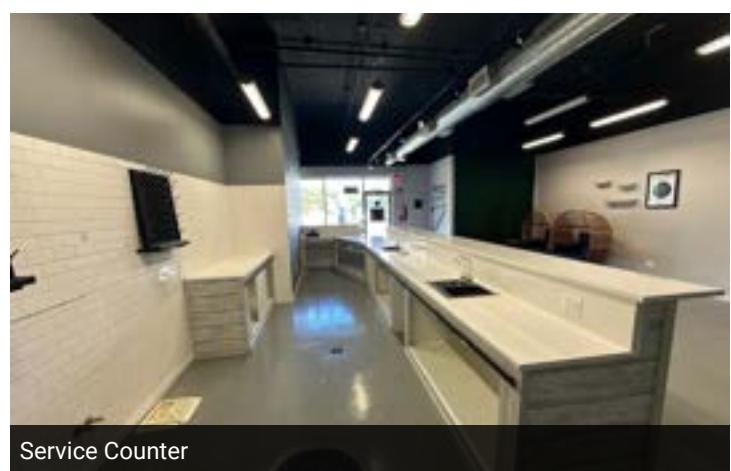
Open Area



Open Area



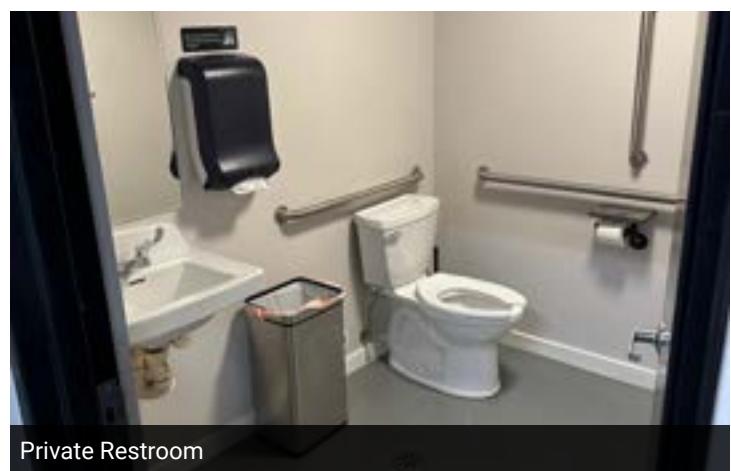
Service Counter



Service Counter



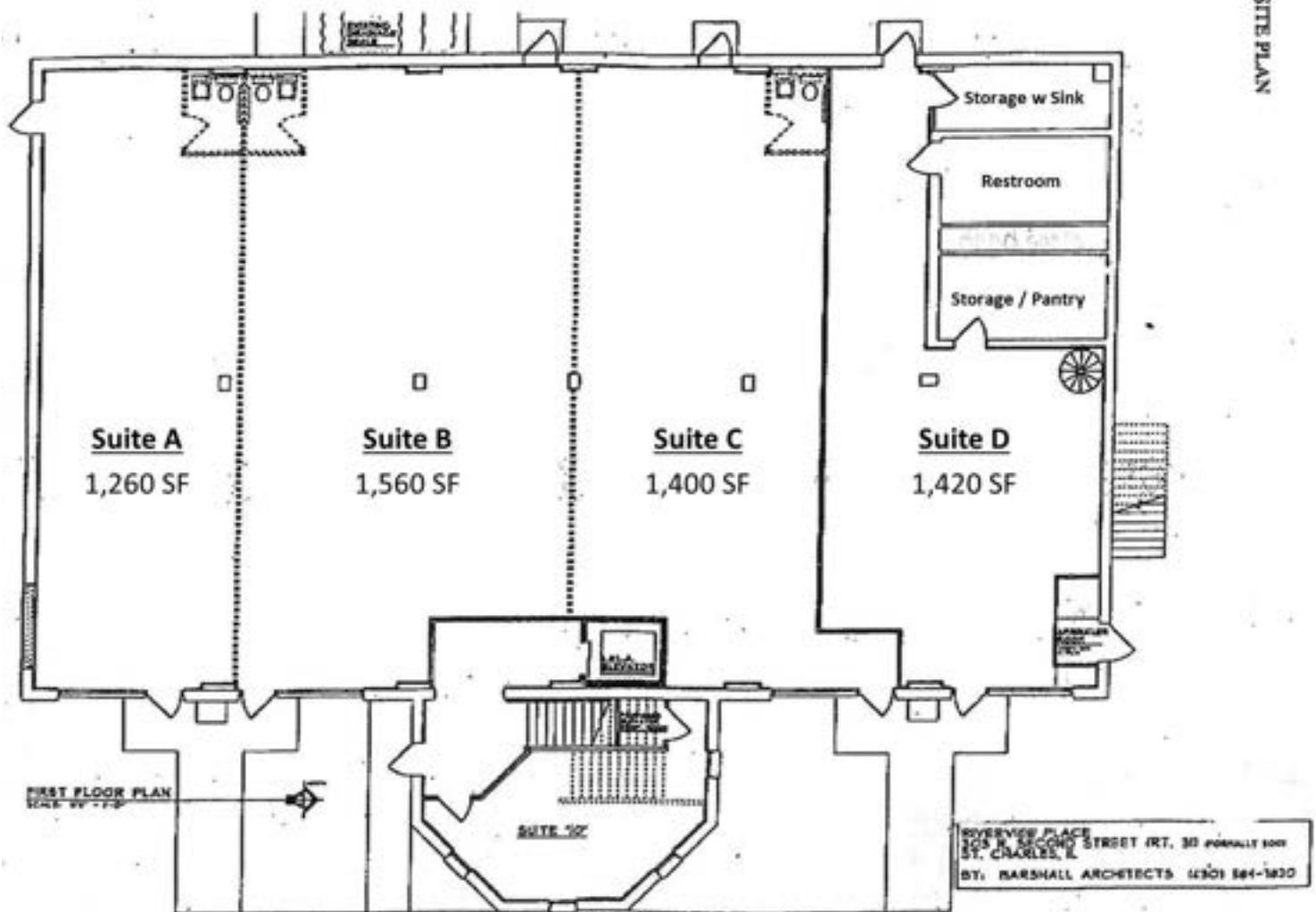
Back Space



Private Restroom

## 1ST FLOOR FOOTPRINT

SITE PLAN



303 N. 2nd Street

SAINT CHARLES, IL 60174

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



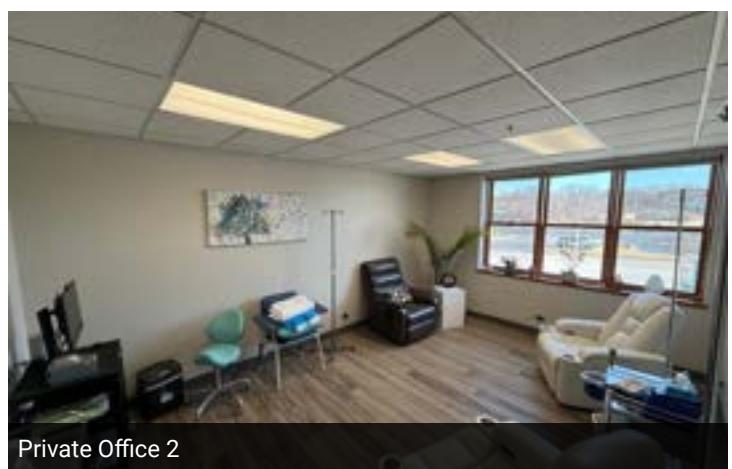
Reception / Open Work Area



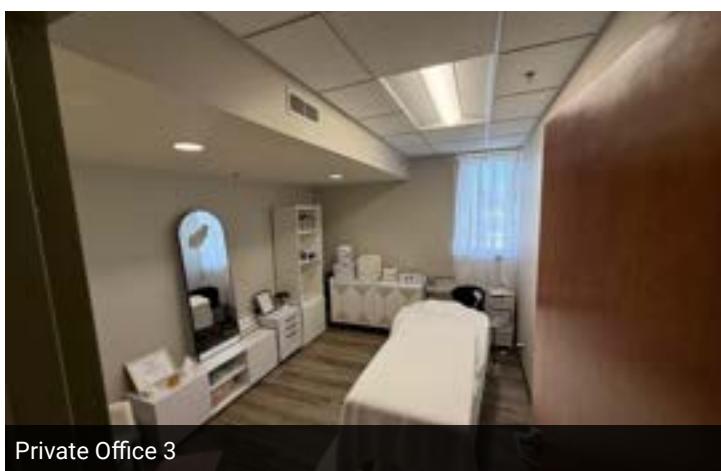
Reception / Open Work Area



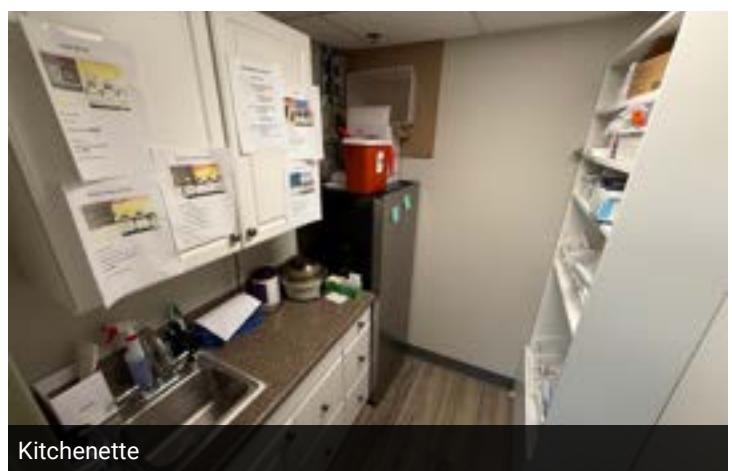
Private Office 1



Private Office 2

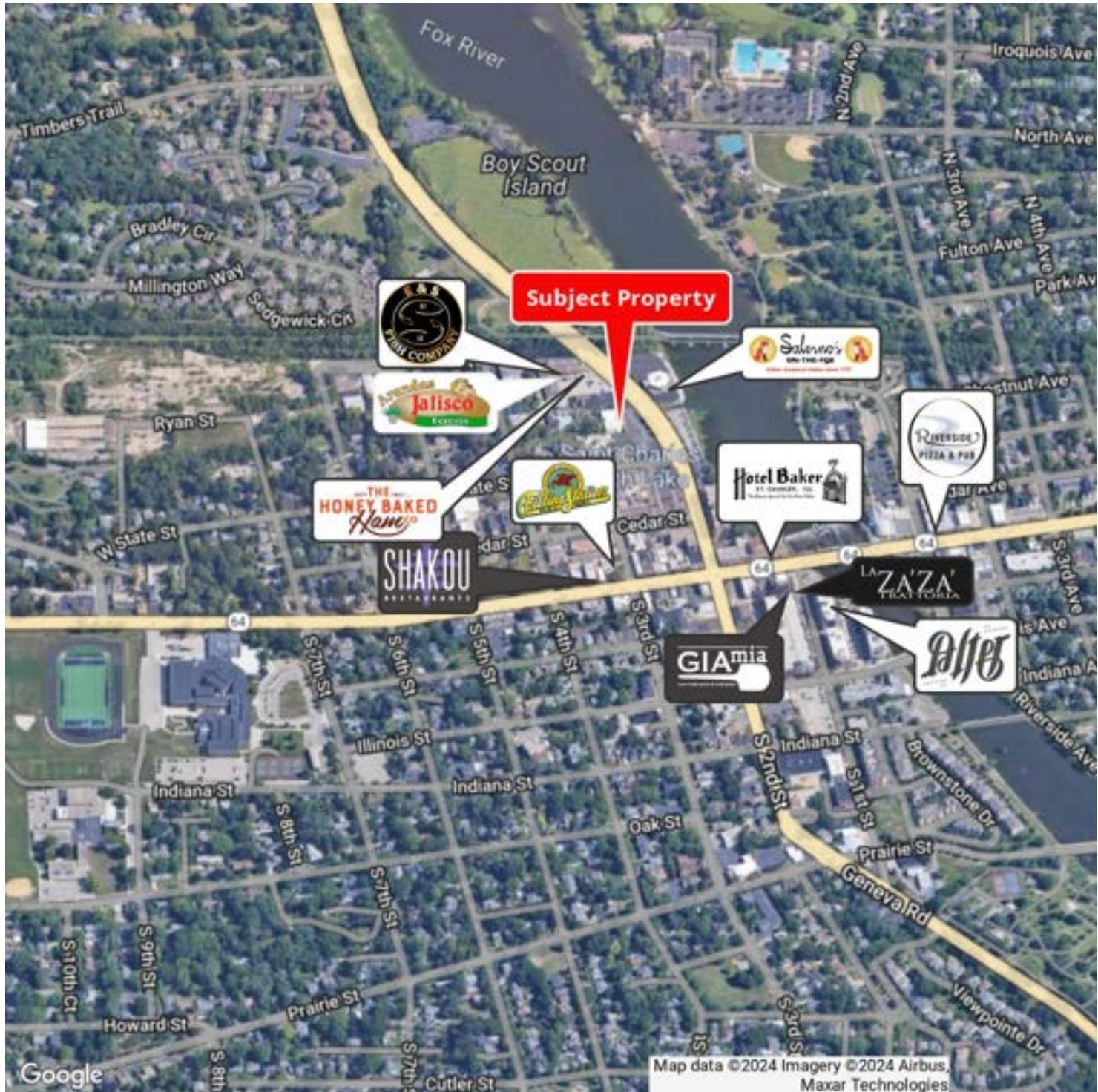


Private Office 3

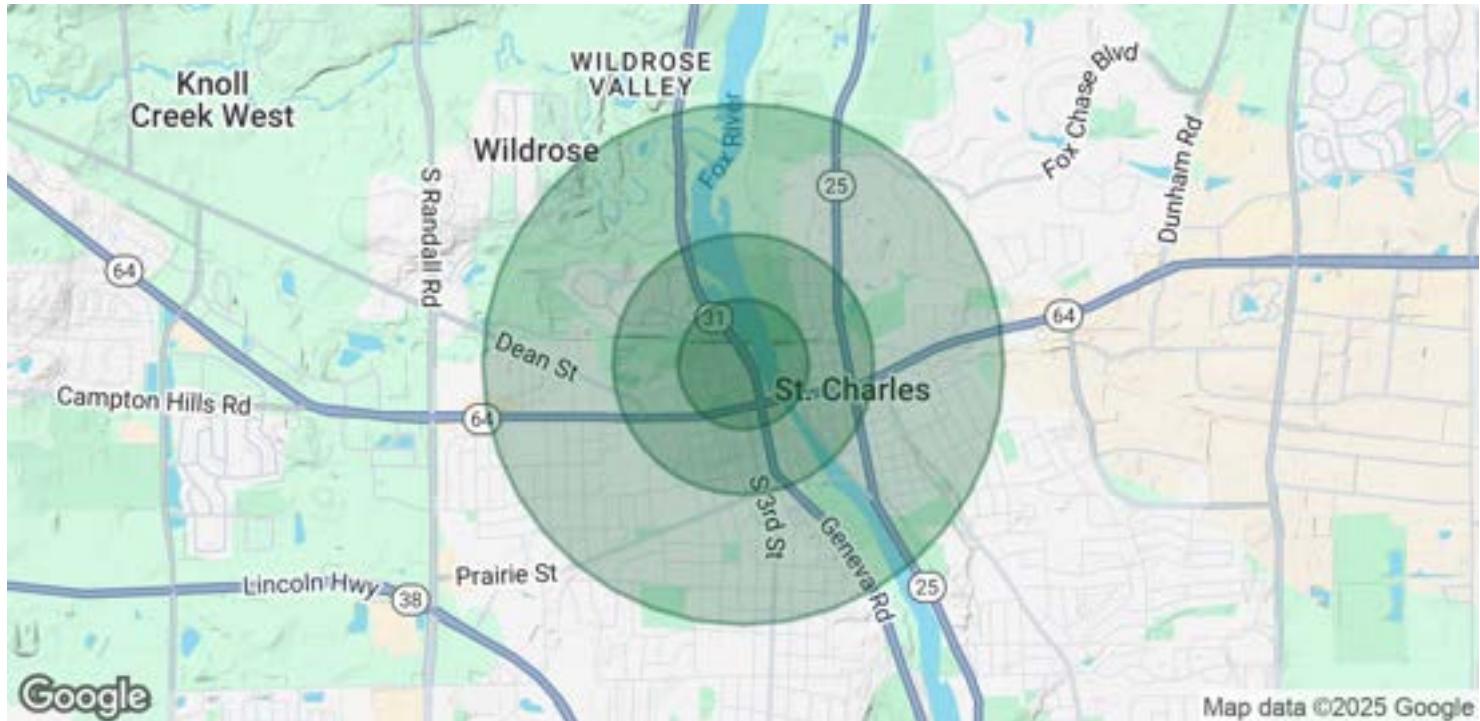


Kitchenette

## SURROUNDING RETAILERS / LOCATION MAP



## 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

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## AGENCY DISCLOSURE



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## 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