



40W222 LaFox Road, Suite E-1 & M-2
SAINT CHARLES, IL 60175

1,265 & 1,820± SF RETAIL SPACE FOR LEASE

Your Vision. Our Dedication. Your Partner.

MURRAY COMMERCIAL

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RETAIL SPACE FOR LEASE



MONTHLY RENT **\$1,634/ \$3,200**

OFFERING SUMMARY

Available SF:	1,265-1,820±
Lease Type:	Modified Gross/ NNN
Year Built:	2001
Building Size:	23,500 SF

PROPERTY OVERVIEW

Campton Centre – Prime Office & Retail Space on LaFox Road

Campton Centre is the heart of retail, office, and medical activity along LaFox Road. This beautifully maintained, professional elevator building features a brick exterior with custom finishes throughout.

Enjoy a prime location with excellent accessibility—just 5 miles from the LaFox Metra Train Station and directly across from the scenic Great Western Trail.

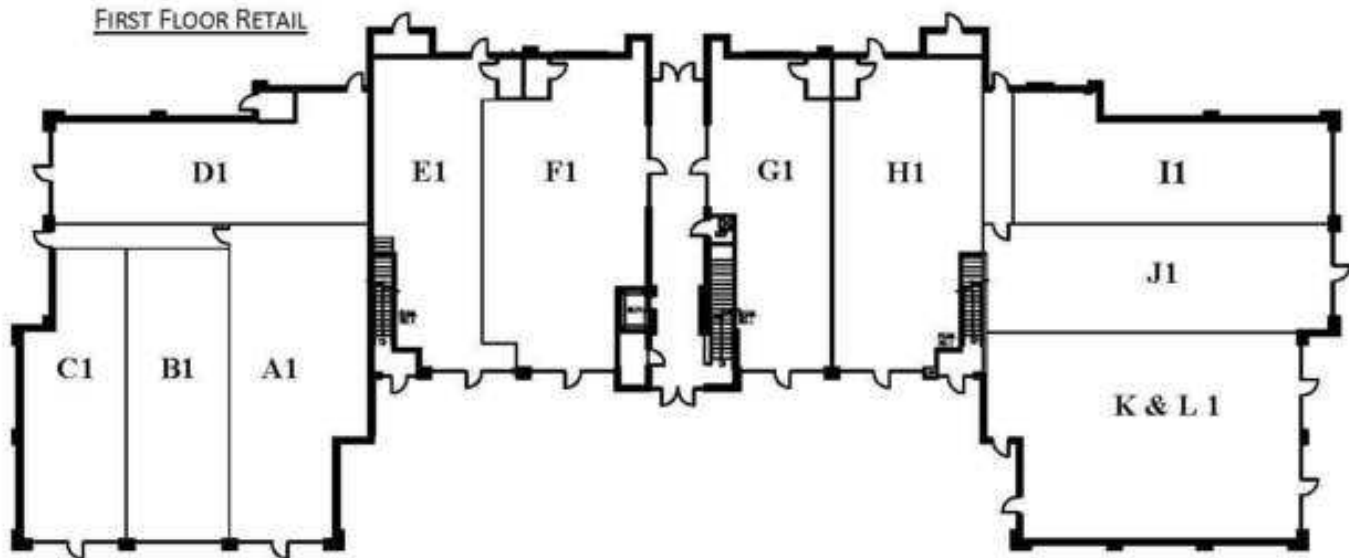
Tenants benefit from walkable access to a variety of restaurants, shops, and everyday conveniences. Current tenants include medical and professional offices, dry cleaners, Subway, Shima Sushi, and more.

Located in a high-traffic area, Campton Centre offers strong visibility and prominent signage opportunities—an ideal setting for businesses looking to grow in a vibrant mixed-use environment.

PROPERTY HIGHLIGHTS

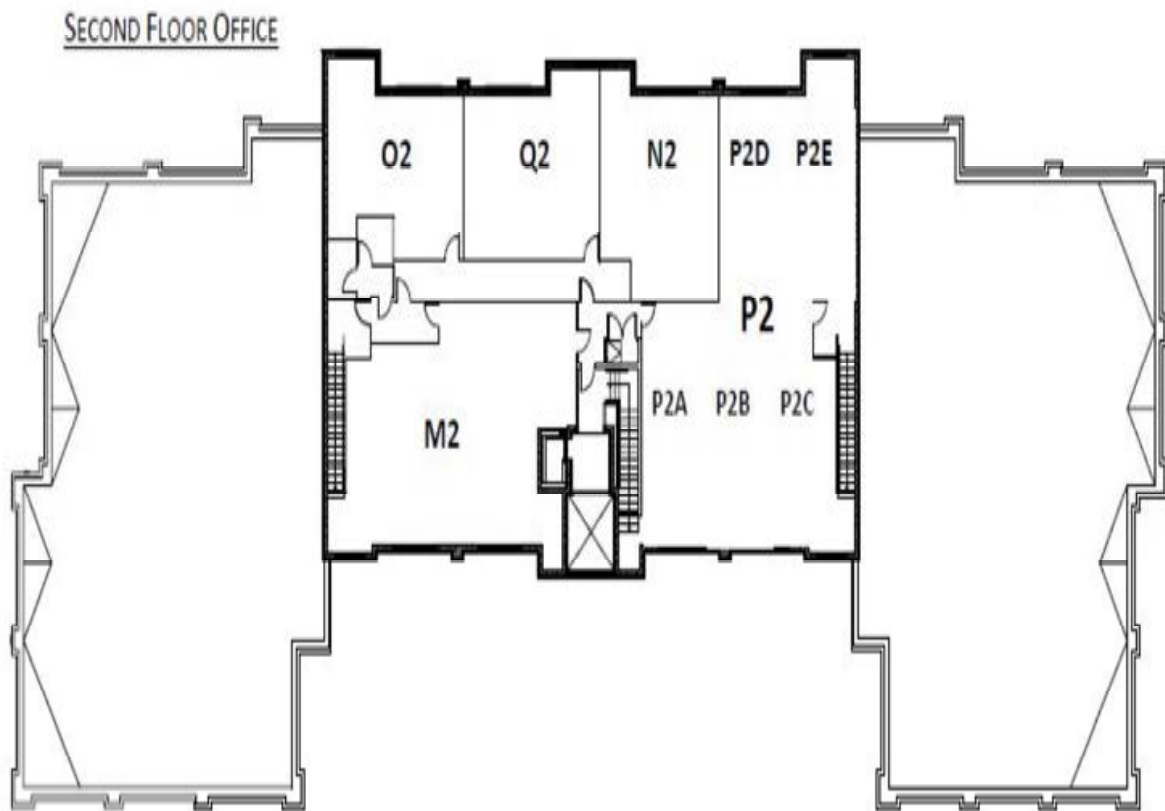
- **Prime Mixed-Use Location:** Campton Centre is the hub for retail, office, and medical activity along LaFox Road
- **Professional Building:** Beautiful elevator building with brick exterior and custom finishes throughout
- **Convenient Access:** Just 5 miles from the LaFox Metra Train Station

FIRST FLOOR SITE PLAN



AVAILABLE SPACES

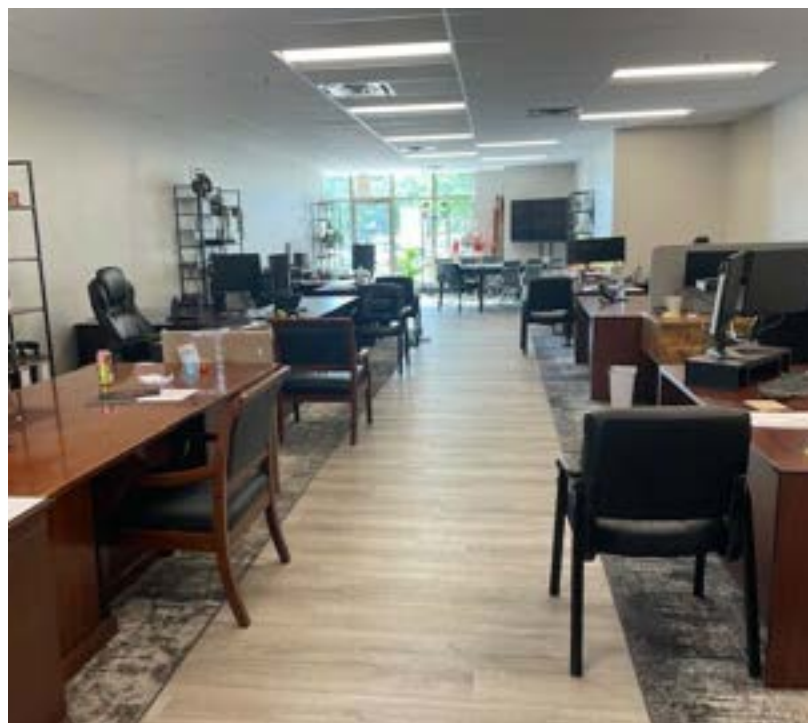
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite E-1	1,265 SF	Modified Gross	\$1,634 per month	<p>Turnkey Retail Space: Street-level open layout, ready for immediate occupancy</p> <p>Ideal for Retail or Service Use: Flexible layout suitable for a variety of business types</p> <p>Walkable Surroundings: Close to restaurants, shops, and everyday services</p> <p>Prominent Signage: Maximize your brand visibility with on-building signage opportunities</p>
Suite M-2	1,804 SF	NNN	\$14.50 SF/yr	<p>Large open office space with windows, 2 private offices and break room</p> <p>CAM \$3.50</p> <p>RE Taxes \$3.10</p>



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SUITE E-1 PHOTOS



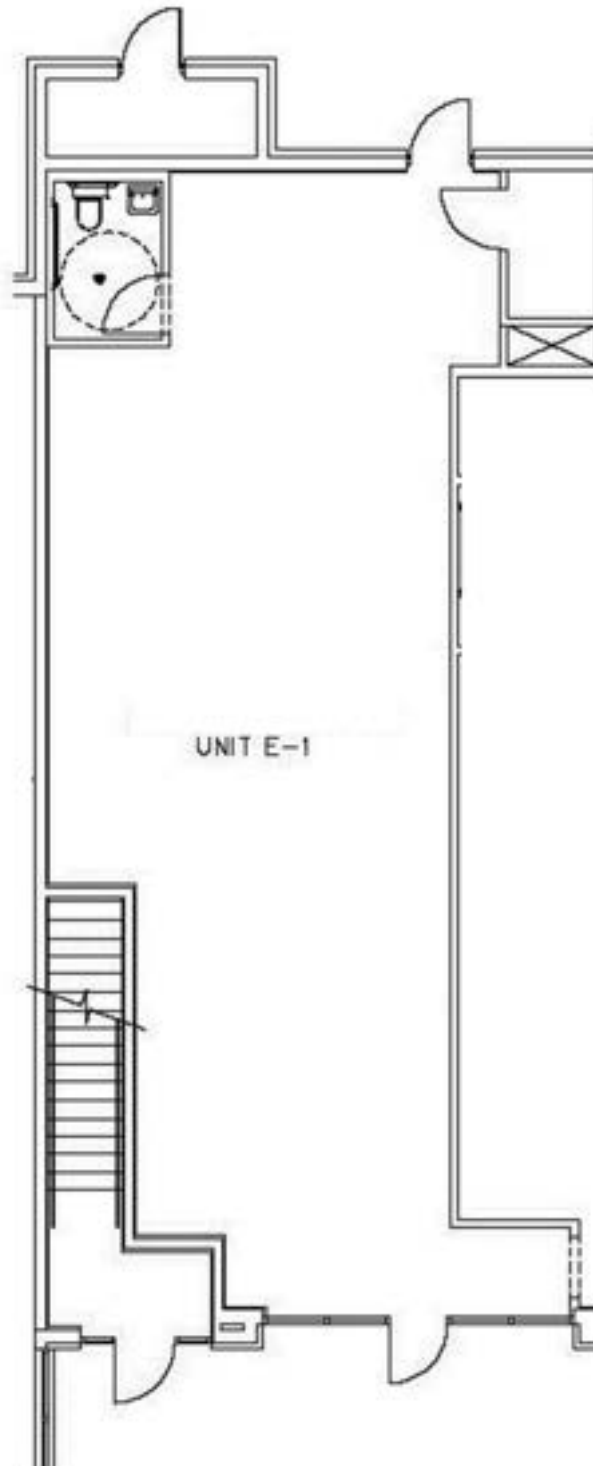
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SUITE M-2 PHOTOS



SUITE E-1 FOOTPRINT



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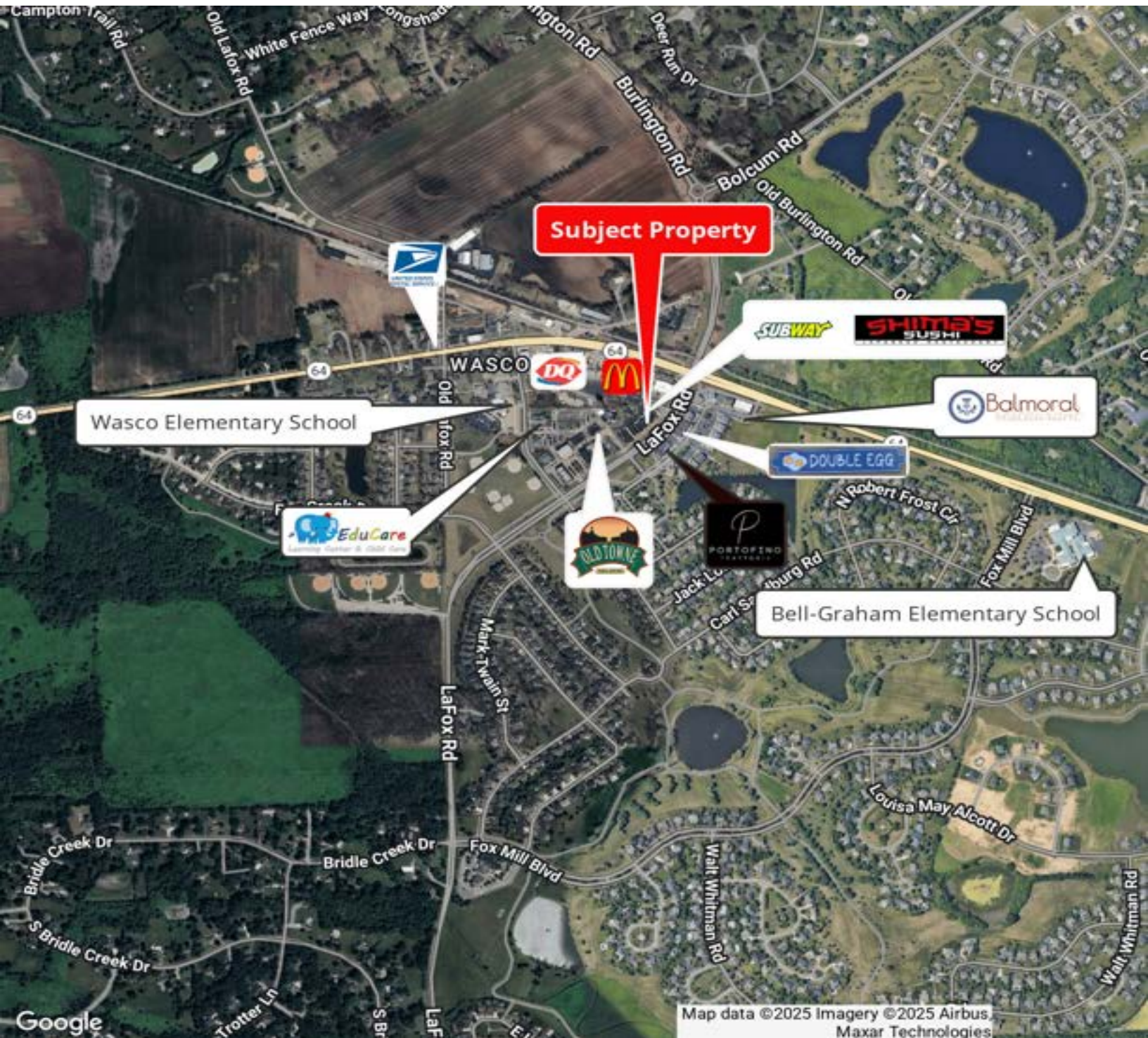
M-2 FOOTPRINT



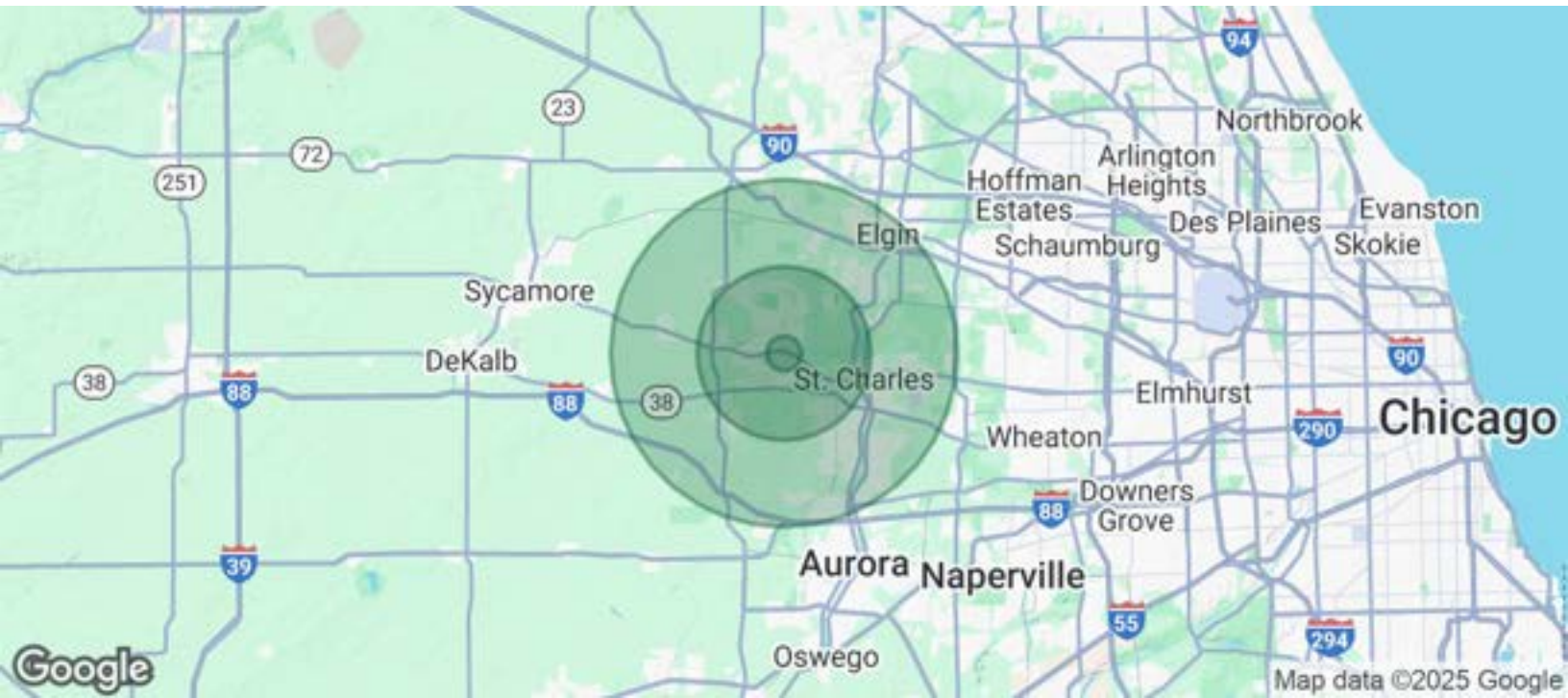
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RETAILER / LOCATION MAP



DEMOGRAPHICS



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,728	57,123	277,946
Average Age	39.4	37.5	37.7
Average Age (Male)	39.4	37.4	36.9
Average Age (Female)	39.3	37.4	38.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	552	18,354	96,098
# of Persons per HH	3.1	3.1	2.9
Average HH Income	\$148,596	\$131,370	\$106,994
Average House Value		\$416,044	\$356,843

2020 American Community Survey (ACS)

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AGENCY DISCLOSURE



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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.

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EXCLUSIVE BROKER



THIJS DENNISON

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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



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