



Offering Summary

Ground Lease Rate:	Negotiable
Lot 2:	0.88 Acres
Lot 5:	0.89 Acres
Available SF:	1,500 - 4,500 SF
Traffic Count:	Approx. 33,000 VPD
Submarket	Western Suburbs
Market	Chicago

Property Overview

Pad sites available for ground lease or build to suit (BTS) fronting Charlestowne Mall in St. Charles. The pads feature frontage along the heavily trafficked Route 64 (North Avenue) providing visibility and exposure to approximately 33,000 VPD. The pad sites offer restaurants and retailers an opportunity to join a thriving trade corridor with a mix of national and local retailers including Target, TJ Maxx, Ross Dress For Less, Ulta Beauty, Petco, Walmart, and Jewel-Osco, among many others. Retailers located directly within the development include Classic Cinemas, Coopers Hawk, Chipotle, Starbucks, and Verizon. 525 apartments, 162 townhomes, and an additional 300,000 SF of retail space are proposed at the development.

Property Highlights

- Two (2) pad sites directly fronting Route 63 (North Avenue) at Charlestowne Mall in St. Charles
- Visibility and exposure to approximately 33,000 VPD
- 525 apartments, 162 townhomes, and an additional 300,000 SF of retail space are proposed at the development
- Opportunity to join a thriving retail corridor featuring national retailers Target, TJ Maxx, Ross Dress For Less, Ulta Beauty, Petco, Walmart, and Jewel-Osco, among many others.

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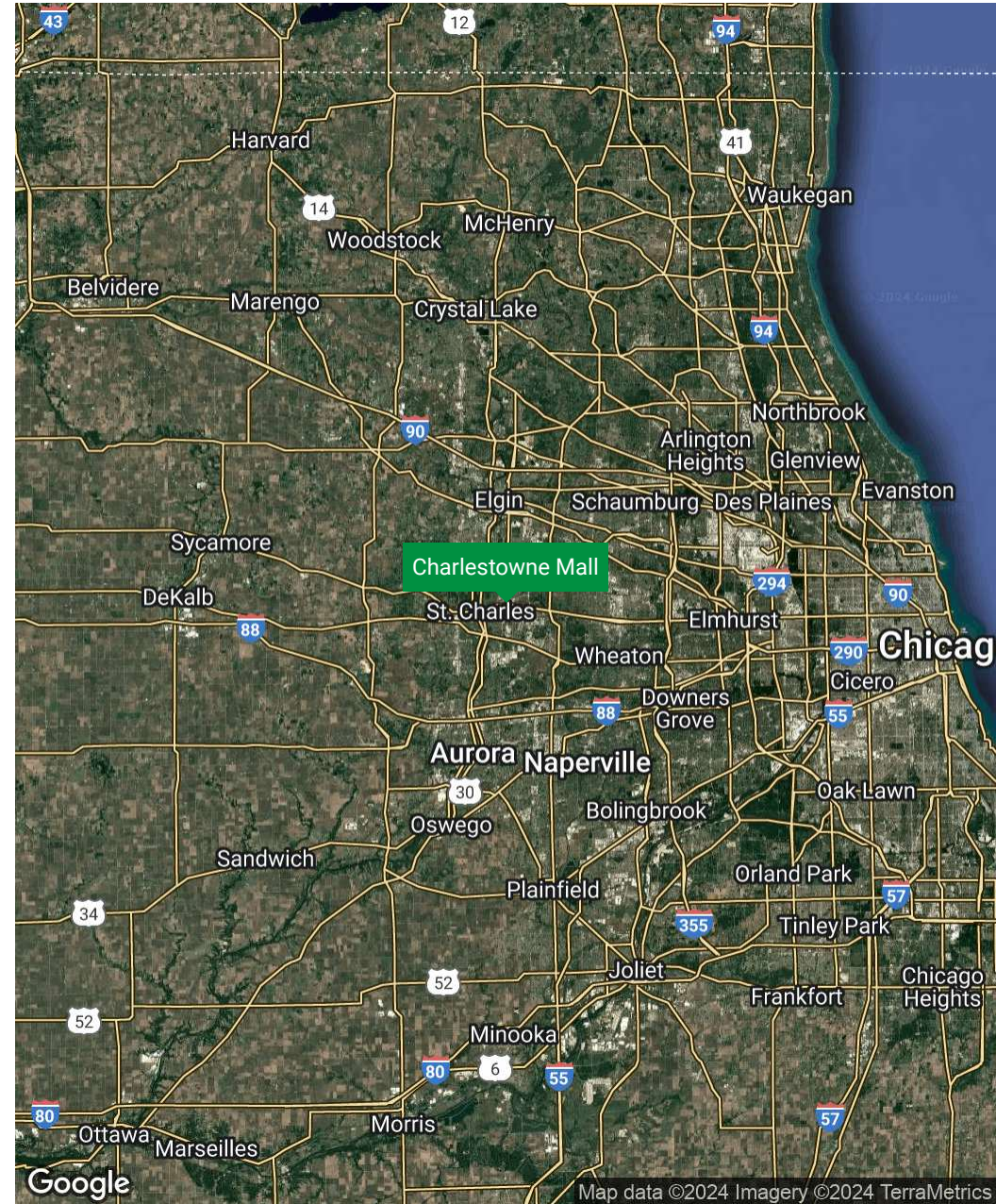
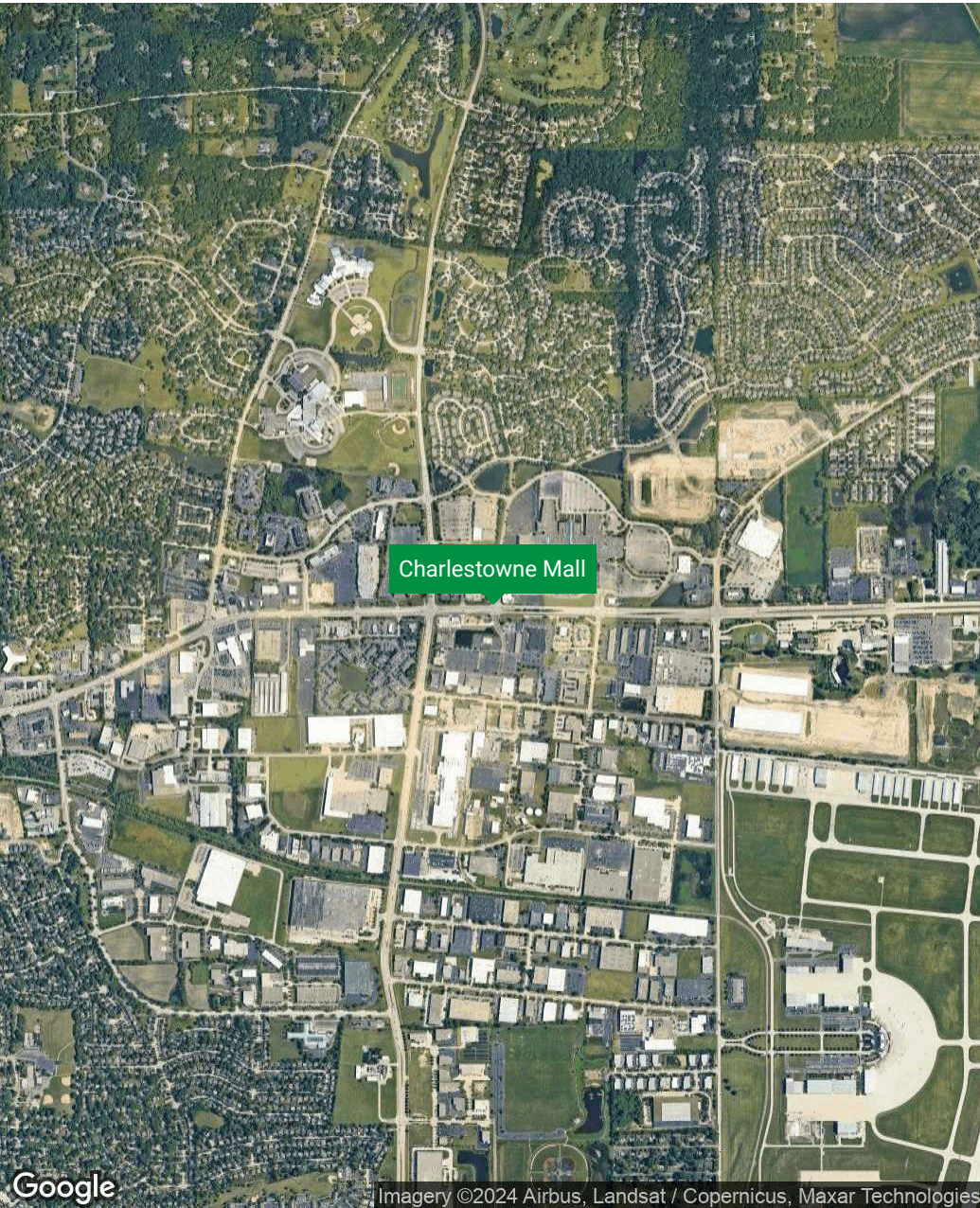
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FOR LEASE | 3700 E MAIN ST

LOCATION MAP



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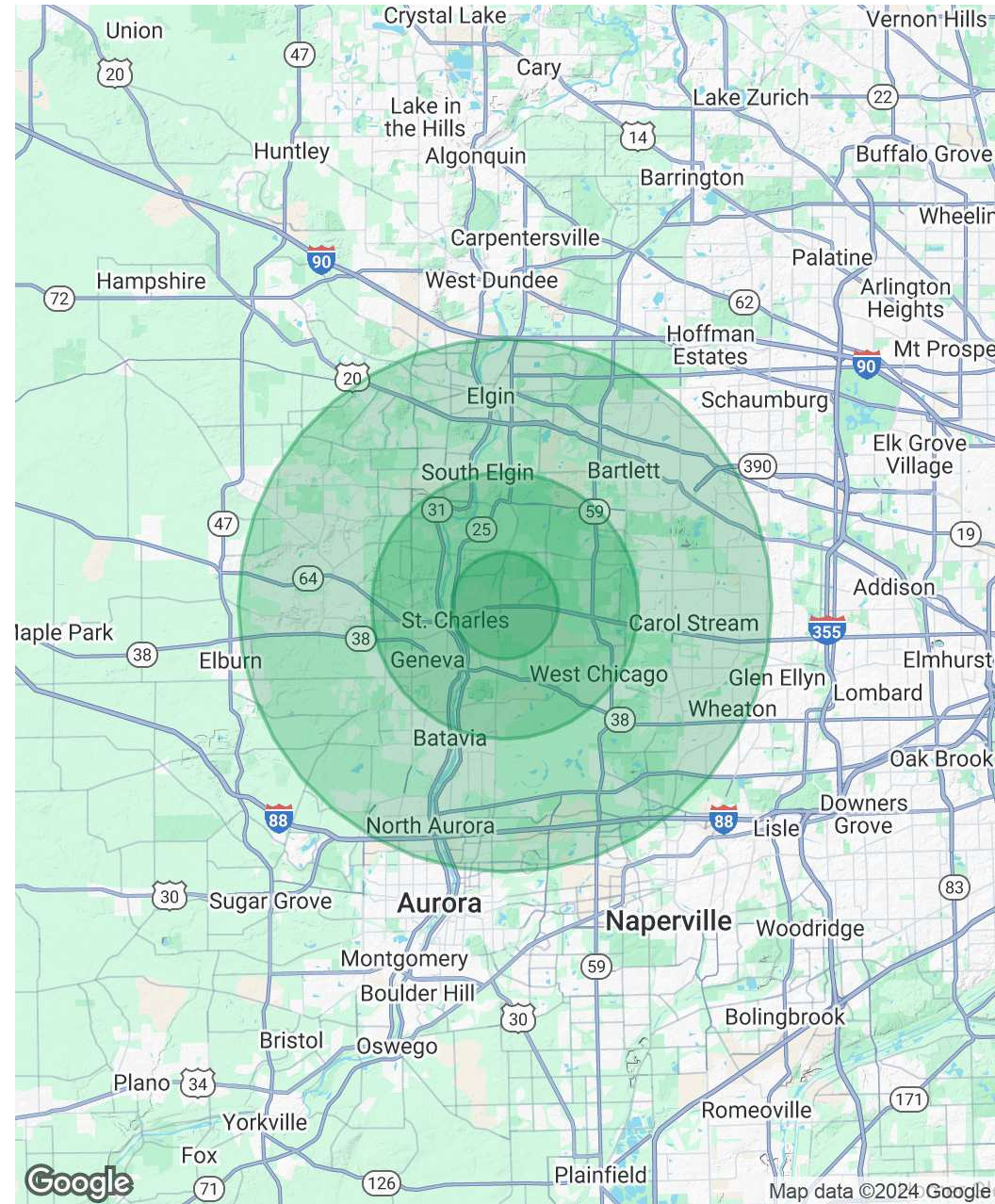
FOR LEASE | 3700 E MAIN ST

DEMOGRAPHICS MAP & REPORT

Population	2 Miles	5 Miles	10 Miles
Total Population	19,955	107,437	680,439
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	44	42	41

Households & Income	2 Miles	5 Miles	10 Miles
Total Households	7,643	39,425	242,764
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$177,185	\$161,153	\$136,163
Average House Value	\$459,604	\$430,824	\$359,384

Demographics data derived from AlphaMap



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