

546 S Randall Road Suite F St. Charles , IL

AVAILABLE SPACE:

- **2,310 SF**
End Cap Space

\$17.00/SQ.FT.

4 MONTHS FREE RENT!!!



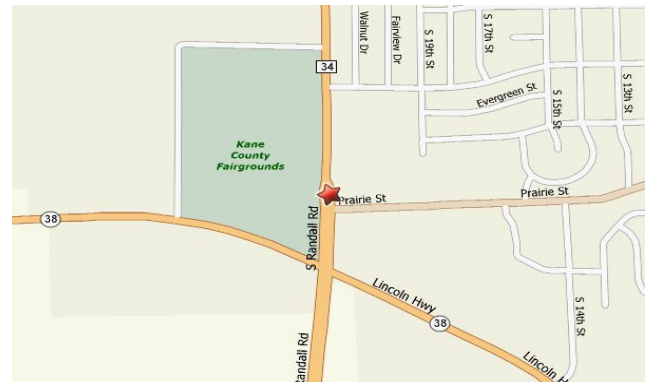
PROPERTY HIGHLIGHTS:

- Join Syrup, Global Brew, & CD One Price Cleaners!!!
- Great Visibility
- Insert available off Randall Road Monument Sign

- 325 Parking Spaces throughout center
- Frontage off Randall Road
- High Traffic Corner

LOCATION:

- North East Corner, Randall Road & Prairie Street
- North of Roosevelt Road (Rt. 38)
- South of North Ave.

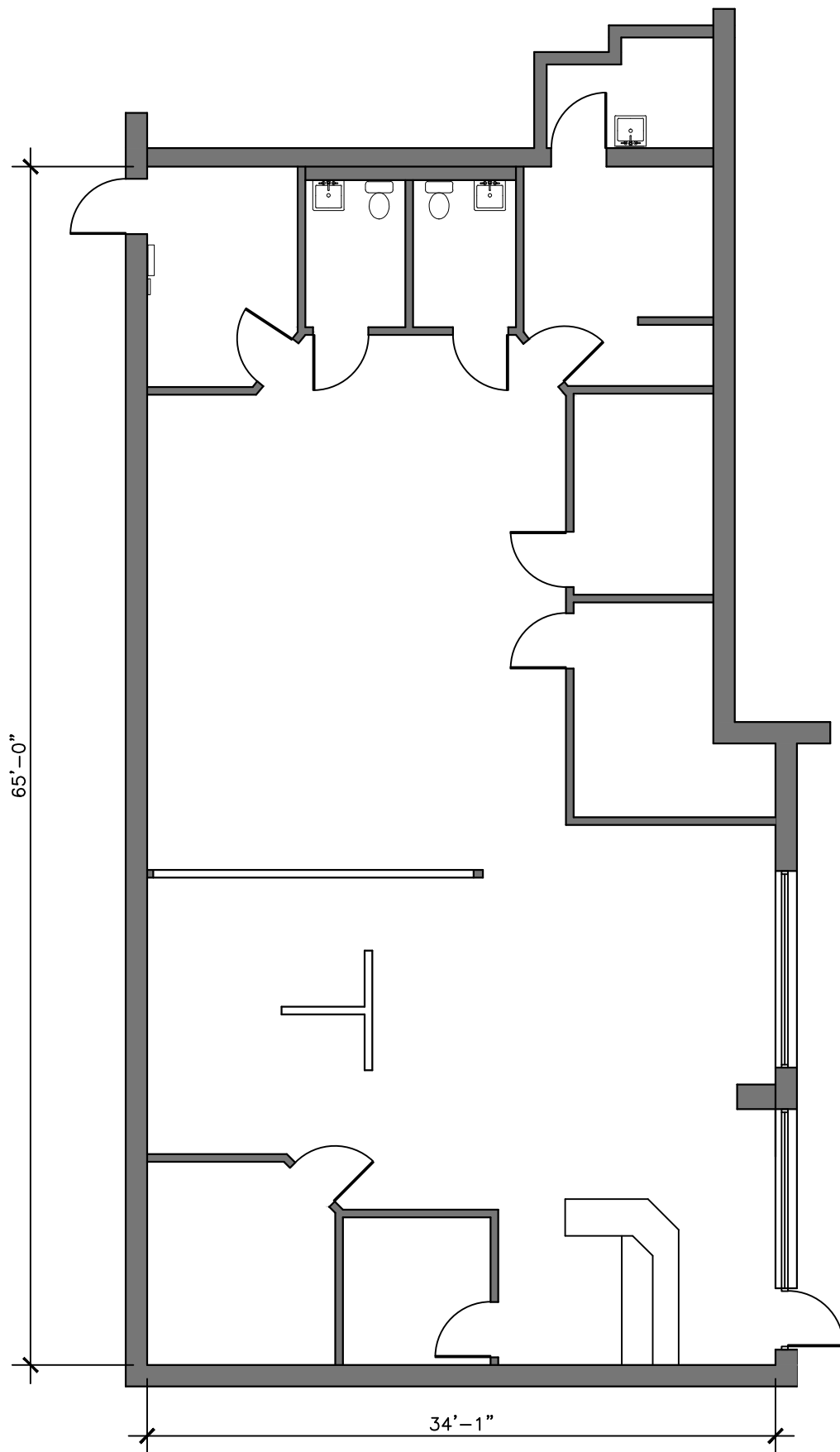


DEMOGRAPHICS:

Radius:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	11,978	57,295	108,593
Avg. Income:	\$112,593	\$118,295	\$122,294

Traffic Count

- 39,100 vehicles per day



UNIT 546F

[illegible]

DEPRESSED CURB

PAVEMENT THICKNESS 9" MIN.

12" 7"

3/4" 1 1/2"

(1/2" AT HANDICAP RAMPS)

2 No. 6 SMOOTH DOWEL BARS WITH GREASED CAPS AT EXPANSION JOINTS.

4" 11" 4"

IDOT CA-6 CRUSHED STONE BASE (4" MIN) (WHERE APPLICABLE)

B6.12 CURB & GUTTER

EDGE OF PAVEMENT

12" 6"

1/4" 2" RAD.

3" RAD.

3/4" PER 1'

PAVEMENT THICKNESS 9" MIN.

4" 11" 4"

2 No. 6 SMOOTH DOWEL BARS WITH GREASED CAPS AT EXPANSION JOINTS.

IDOT CA-6 CRUSHED STONE BASE (4" MIN) (WHERE APPLICABLE)

NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS, AND SHALL BE GROOVED WITH AN EDDING TOOL. SEE ARTICLE 420.10 OF IDOT STANDARD SPECIFICATIONS.
2. EXPANSION JOINTS SHALL BE PLACED AT 60' (MAX.) INTERVALS, AT ALL P.C.'S AND P.T.'S, CURB RETURNS, AND AT THE END OF EACH FOUR
3. P.C.C. SHALL CONSIST OF IDOT CLASS SI (6.1 BAG MIX) CONCRETE, WITH 5% TO 8% AIR ENTRAINMENT, AND A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI. AT 14 DAYS. (NO FLY ASH ALLOWED)

NOT TO SCALE

FOR RESIDENTIAL STREETS ONLY

COMB. CONCRETE CURB AND GUTTER (SPECIAL)

P.C.C. INTEGRAL CURB AND GUTTER (SPECIAL)

DATE: 10-22-10

0-5

- Pear Trees (26 Total)
 - 15 Current
 - 11 NEW
- Gold Cedar Mulch

$$1'' = 30'$$