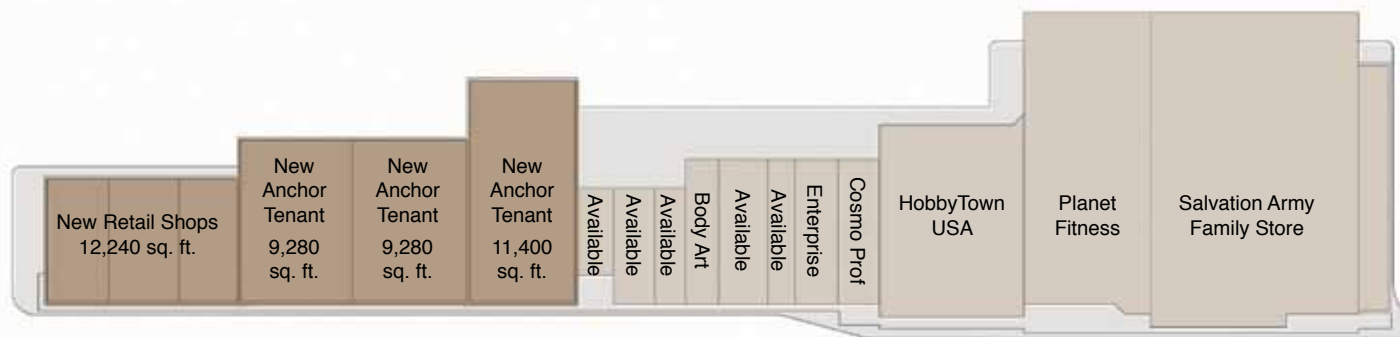


TRI-CITY CENTER

For Lease - Retail Space

Illinois Route 38, West State Street | St. Charles, Illinois 60174



Proposed In line Addition

AVAILABLE SPACES:

- | | |
|------------------------------|-----------------------------|
| • Proposed Out Lot #1 | 66,847.88 sq. ft (1.53 ac) |
| • Proposed Out Lot #2 | 89,959.87 sq. ft. (2.07 ac) |
| • Proposed In Line Addition | 42,200 sq. ft. |
| • Proposed Adjacent Addition | 56,000 sq. ft |

DEMOGRAPHIC SUMMARY:

	Radius		
	1 mile	3 miles	5 miles
Daytime Population	11,828	56,126	105,235
Residential Population	4,650	33,552	37,432
Average Household Inc.	\$95,510	\$101,552	\$106,909

THE AREA:

- Great visibility and traffic counts along Randall Road and Route 38
- Join stores already there - Salvation Army Family Store, Planet Fitness, HobbyTown USA, Great Western Flooring and Enterprise
- Other tenants in the area include Jewel/Osco, Meijer, Lowe's, Walgreens, Dick's Sporting Goods, American Eagle Outfitters, Banana Republic, Crate & Barrel, Barnes and Noble, Red Lobster, Houlihan's and Bar Louie



www.shodeen.com

Dan Meisinger, Leasing Representative
dan_meisinger@shodeen.com

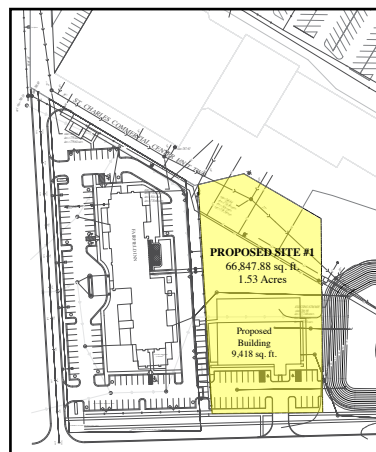
office 630.232.7883, Ext. 8276 | cell 630.774.8553 | 77 N. First Street, Geneva, IL 60134



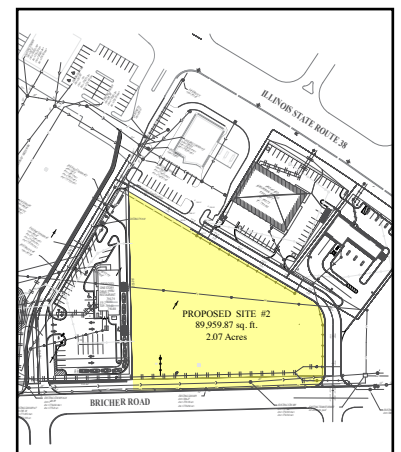
JOIN AREA RETAILERS



Tri-City Center Property



Proposed Out lot #1



Proposed Out lot #2