

Downtown St. Charles

**12 N 3RD STREET**

St. Charles, IL 60174

**CORCORAN**  
COMMERCIAL REAL ESTATE



FOR SALE

## BUILDING & BUSINESS



### CONTACT INFORMATION:

Ryan Corcoran  
630.301.2999  
ryan@complexmgmt.com

### PROPERTY INFORMATION:

- **Building Size:** 8,515 Square Feet
- **Zoning:** CBD-1—Central Business
- **Occupant Load:** 427 People
- **Fully Built Kitchen and Bar:**
  - Sale Comes with all Restaurant Assets
  - All Furniture and Fixtures included
  - All POS equipment included
  - All security equipment included



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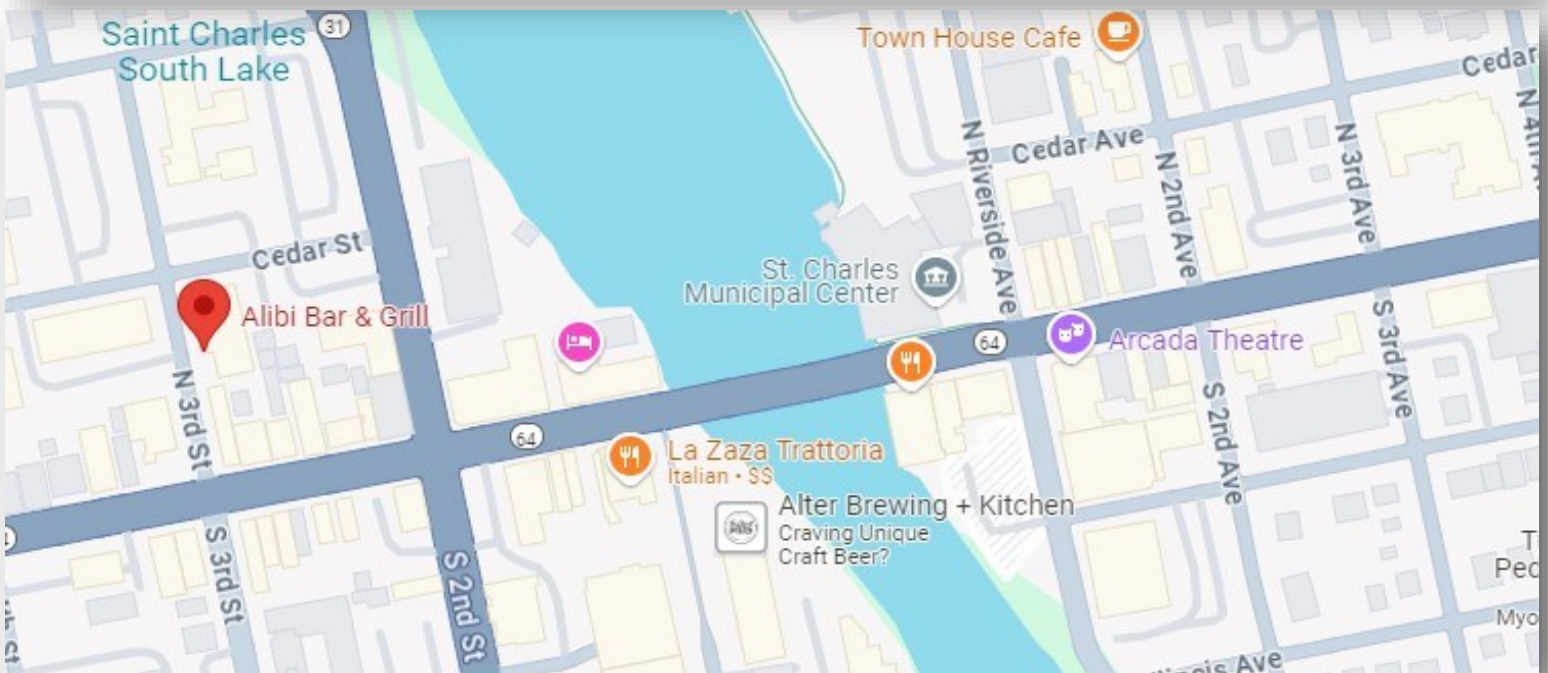


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## LOCATION



8,515 SF Single Tenant  
Restaurant



Saint Charles  
South Lake

Town House Cafe

Alibi Bar & Grill

St. Charles  
Municipal Center

La Zaza Trattoria  
Italian • SS

Alter Brewing + Kitchen  
Craving Unique  
Craft Beer?

Arcada Theatre



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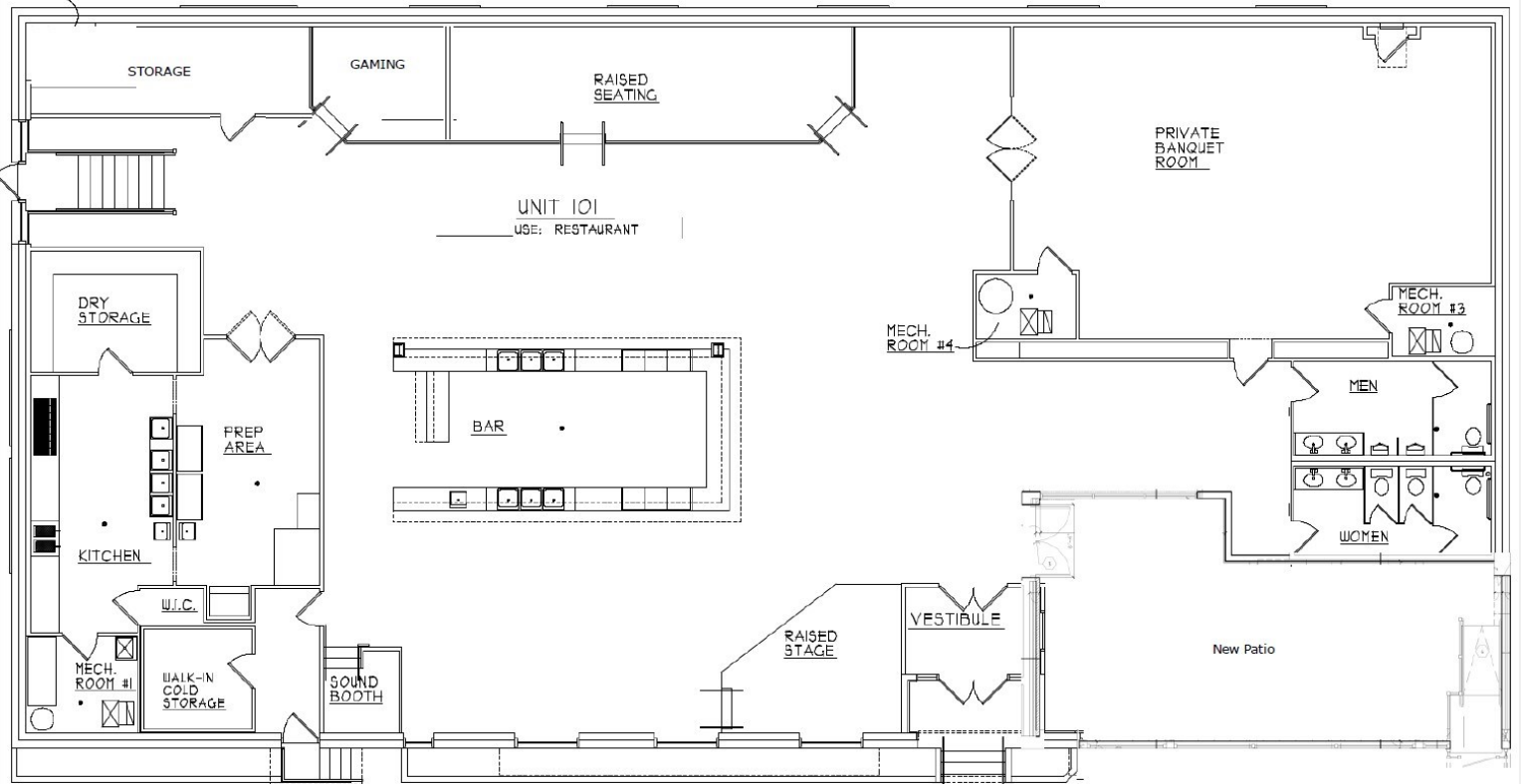
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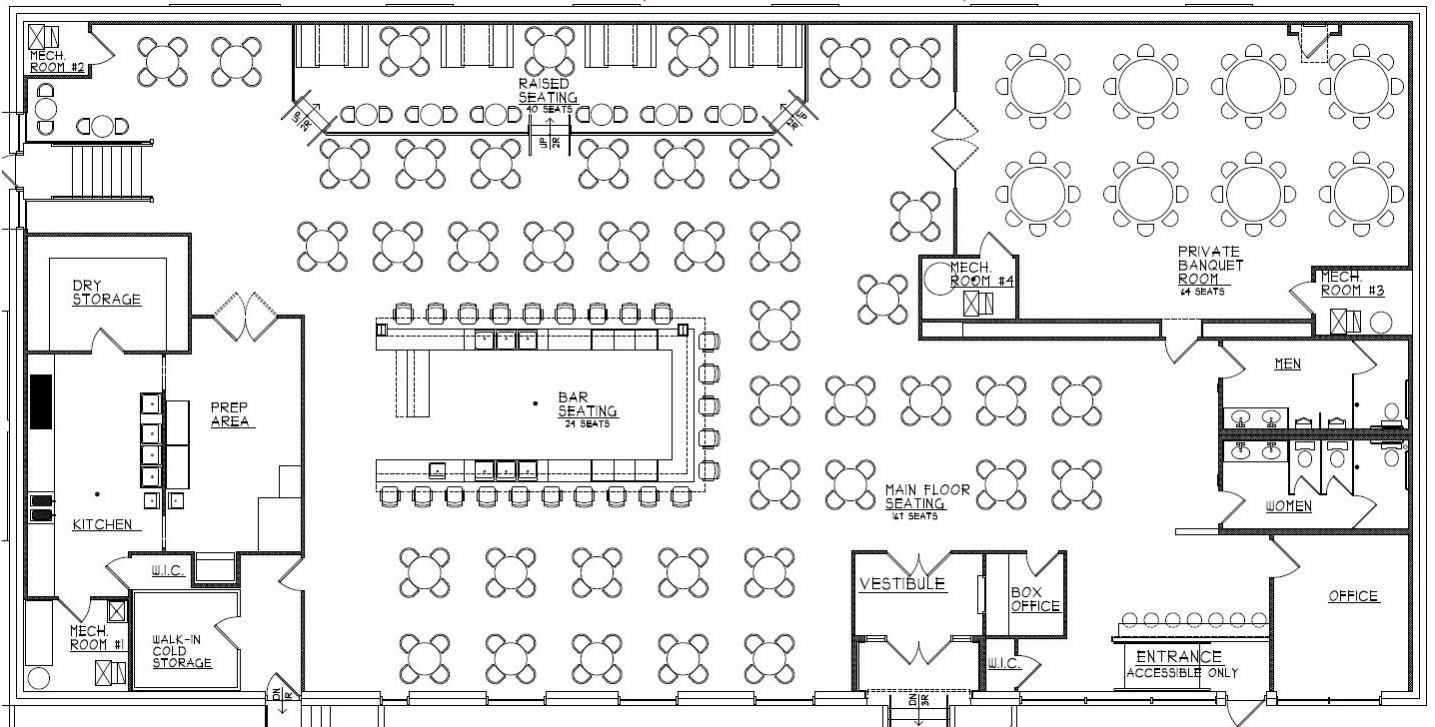


LAYOUT

**CURRENT LAYOUT**



**SEATING (OLDER LAYOUT)**





Downtown St. Charles

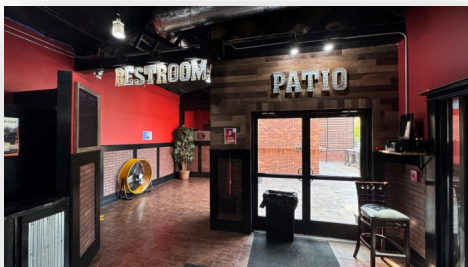
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HIGHLIGHTS





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## COMPARABLE VIDEO GAMING REPORT



### Illinois Gaming Reports:

[HTTPS://IGB.ILLINOIS.GOV/VIDEO-GMAIN/VIDEO-REPORTS.HTML](https://igb.illinois.gov/video-gmain/video-reports.html)

### St. Charles, IL Video Gaming Ordinance:

[HTTPS://LIBRARY.MUNICODE.COM/IL/ST.CHARLES/CODES/  
CODE\\_ORDINANCES?NODELD=TIT5BULIRE\\_CH5.09VIGA](https://library.municode.com/il/st.charles/codes/code_ordinances?nodeId=TIT5BULIRE_CH5.09VIGA)

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CORCORAN COMMERCIAL REAL ESTATE



RE TAXES

Christopher J. Lauzen CPA, MBA Kane County Treasurer
Make Checks Payable to: KANE COUNTY TREASURER
Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: 09-27-362-011



1st
2
0
2
3

\*\*DUPLICATE\*\*

SIMPSON RICHARD
PO BOX 1211
ELMHURST IL 60126

Table with 2 columns: Description (1ST INSTALLMENT 2023, ADJUSTMENT, PENALTY, etc.) and Amount (\$9,524.70, \$0.00, etc.)

Remove stub and remit with payment

09273620111000000000000603247

Christopher J. Lauzen CPA, MBA Kane County Treasurer
Make Checks Payable to: KANE COUNTY TREASURER
Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: 09-27-362-011



2nd
2
0
2
3

\*\*DUPLICATE\*\*

SIMPSON RICHARD
PO BOX 1211
ELMHURST IL 60126

Table with 2 columns: Description (2ND INSTALLMENT 2023, ADJUSTMENT, PENALTY, etc.) and Amount (\$9,524.70, \$0.00, etc.)

Remove stub and remit with payment

0927362011200000000000903244

Main tax bill table with columns: Rate 2022, Tax 2022, Taxing District, Rate 2023, Tax 2023, Parcel Number, TIF BASE, and various tax schedule details.

2023 Kane County Real Estate Tax Bill
Christopher J. Lauzen CPA, MBA
719 S. Batavia Avenue, Bldg. A
Geneva, IL 60134



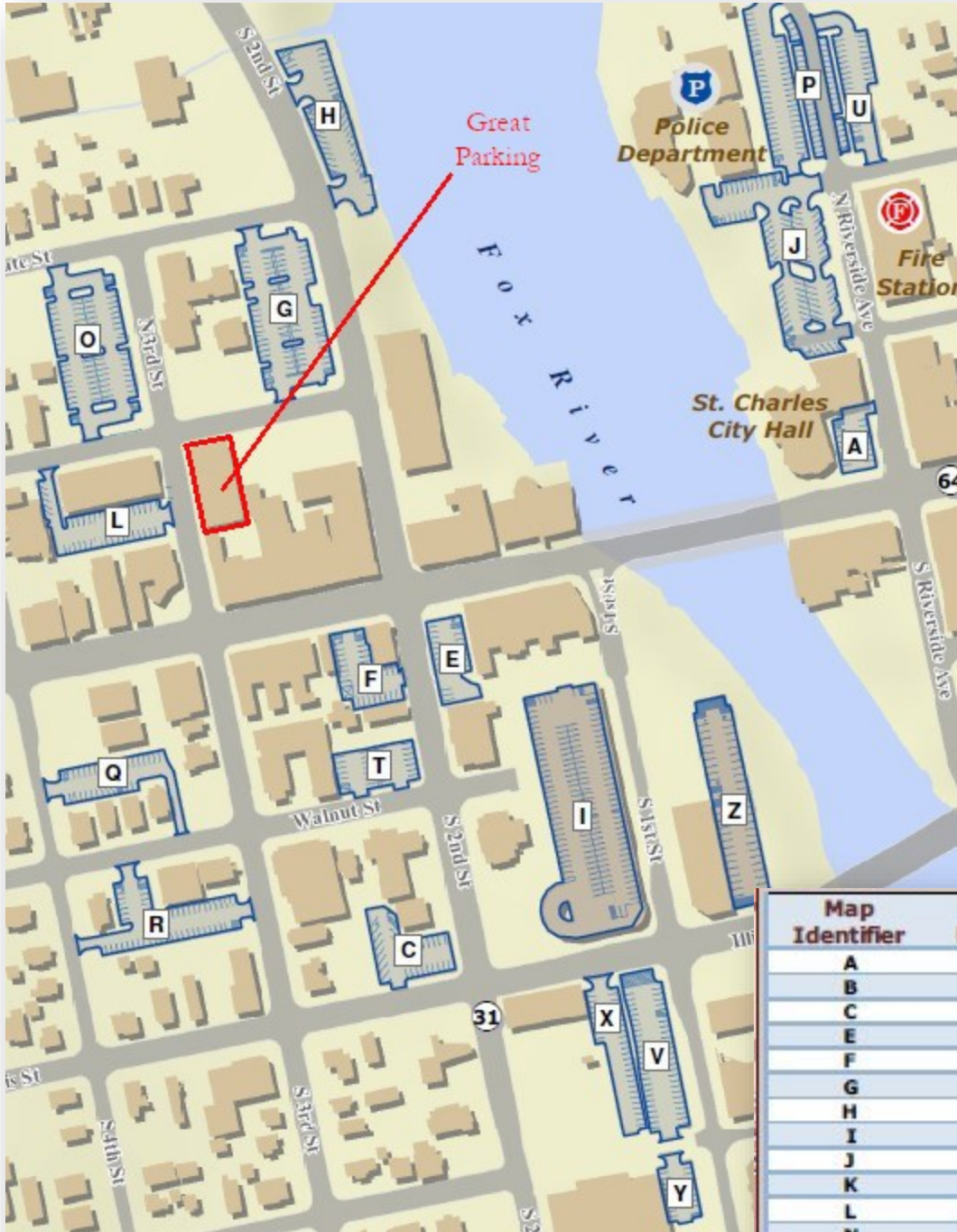
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## PARKING



Map Identifier	Parking Lot Name	Spaces Available
A	Checker Board	16
B	Second Court	68
C	Baker Court	29
E	Checkmate	19
F	Ambrose	28
G	River Plaza	85
H	River Court	36
I	Plaza Building	429
J	Municipal Lot	90
K	East Main Court	33
L	Old St. Charles Court	45
N	Methodist Church	46
O	VFW	76
P	North Riverside Ave	93
Q	North Walnut	32
R	South Walnut	47
S	Walnut Parking Deck	78
T	R.T.C. Parking Lot	27
U	Safety Town	49
V	Indiana St	53
X	Indiana St	34
Y	Indiana St	19
Z	1st St Parking Garage	110

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## DEMOGRAPHICS

### Demographic Summary Report

12 N 3rd St, St Charles, IL 60174			
Building Type: <b>General Retail</b>	Total Available: <b>0 SF</b>		
Secondary: <b>Bar/Nightclub</b>	% Leased: <b>100%</b>		
GLA: <b>8,515 SF</b>	Rent/SF/Yr: <b>-</b>		
Year Built: <b>1950</b>			
			
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	10,657	55,390	101,013
2024 Estimate	10,714	55,797	102,338
2020 Census	10,732	56,497	106,453
Growth 2024 - 2029	-0.53%	-0.73%	-1.29%
Growth 2020 - 2024	-0.17%	-1.24%	-3.87%
<b>2024 Population by Hispanic Origin</b>	1,314	5,628	9,886
<b>2024 Population</b>	10,714	55,797	102,338
White	8,631 80.56%	45,676 81.86%	82,884 80.99%
Black	153 1.43%	729 1.31%	1,500 1.47%
Am. Indian & Alaskan	46 0.43%	189 0.34%	287 0.28%
Asian	229 2.14%	1,828 3.28%	4,403 4.30%
Hawaiian & Pacific Island	38 0.35%	127 0.23%	207 0.20%
Other	1,616 15.08%	7,249 12.99%	13,056 12.76%
U.S. Armed Forces	0	0	0
<b>Households</b>			
2029 Projection	4,586	21,605	37,612
2024 Estimate	4,611	21,761	38,089
2020 Census	4,623	21,993	39,514
Growth 2024 - 2029	-0.54%	-0.72%	-1.25%
Growth 2020 - 2024	-0.26%	-1.05%	-3.61%
Owner Occupied	2,876 62.37%	16,214 74.51%	29,504 77.46%
Renter Occupied	1,735 37.63%	5,546 25.49%	8,585 22.54%
<b>2024 Households by HH Income</b>	4,612	21,760	38,091
Income: <\$25,000	464 10.06%	1,543 7.09%	2,820 7.40%
Income: \$25,000 - \$50,000	887 19.23%	2,729 12.54%	4,329 11.36%
Income: \$50,000 - \$75,000	630 13.66%	2,390 10.98%	4,078 10.71%
Income: \$75,000 - \$100,000	541 11.73%	2,514 11.55%	3,834 10.07%
Income: \$100,000 - \$125,000	475 10.30%	2,318 10.65%	3,787 9.94%
Income: \$125,000 - \$150,000	435 9.43%	2,058 9.46%	3,496 9.18%
Income: \$150,000 - \$200,000	508 11.01%	3,568 16.40%	6,562 17.23%
Income: \$200,000+	672 14.57%	4,640 21.32%	9,185 24.11%
<b>2024 Avg Household Income</b>	\$116,078	\$142,596	\$149,516
<b>2024 Med Household Income</b>	\$90,018	\$118,377	\$126,412