



TURNKEY RESTAURANT

3341 W. MAIN STREET, SAINT CHARLES, IL 60175

5,196+/- SF RETAIL FOR LEASE

Your Vision. Our Dedication. Your Partner.

MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203
St. Charles, IL 60174
630.513.0173 | murraycommercial.com

JACE MURRAY

President/Managing Broker
630.244.3272
jace@murraycommercial.com

THIJS DENNISON

Broker
630.251.2144
thijs@murraycommercial.com

TURNKEY OPPORTUNITY

3341 W. MAIN STREET, SAINT CHARLES, IL 60175

FOR LEASE



OFFERING SUMMARY

Available SF:	5,196+/- SF
Base Rent (\$/SF/YR):	\$20.00
Lease Type:	NNN
CAM Est. (\$/SF/YR):	\$4.00
Real Estate Tax Est. (\$/SF/YR):	\$4.07

PROPERTY OVERVIEW

Step into a turnkey restaurant opportunity at 3341 W. Main Street, Saint Charles, IL. This prime corner property, located at the signalized intersection of Main St. & Peck Rd., boasts a Walgreens Anchored Site and abundant parking. Join the ranks of popular dining destinations like Charlie Fox's Pizza and take advantage of the on-site dry cleaner for tenant convenience. With highly visible signage opportunities for branding, this well-maintained property exudes professional appeal, offering an enticing opportunity for businesses seeking a thriving location in Saint Charles.

PROPERTY HIGHLIGHTS

- Prime corner location at Signalized Intersection (Main & Peck)
- Walgreens Anchored Site
- Abundant parking for convenience
- Join popular dining destinations like Charlie Fox's Pizzeria
- On-site dry cleaner for tenant convenience
- Highly visible signage opportunities for branding
- Well-maintained property with professional appeal



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West Gate

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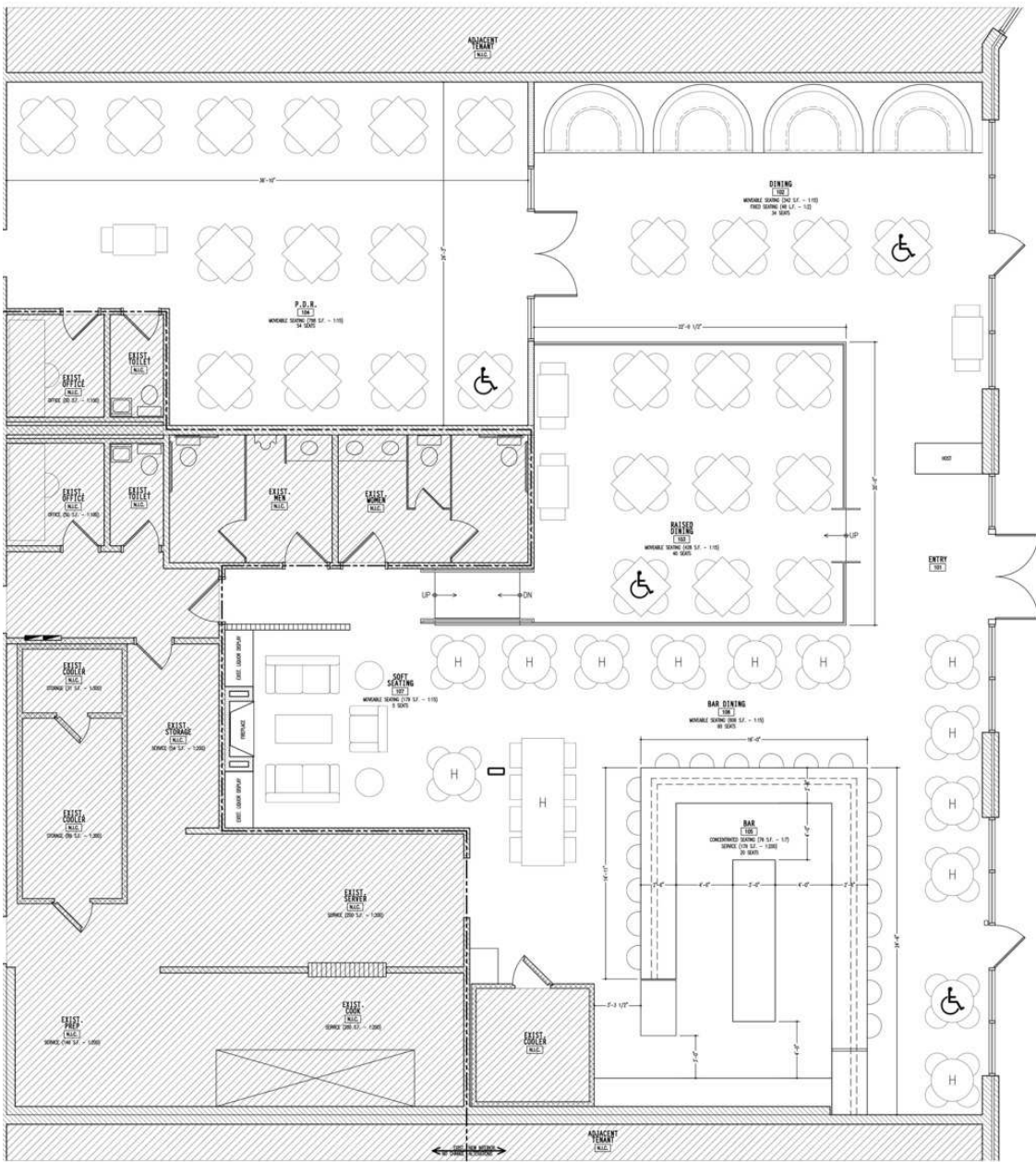
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FOOTPRINT



PRELIMINARY	
BUILDING	
EXISTING TOTAL BUILDING FLOOR AREA:	45,250 SQ. FT.
EXISTING TOTAL BUILDING HEIGHT:	1 STORY
EXISTING BUILDING CONSTRUCTION TYPE:	TYPE A & B
EXISTING BUILDING USE GROUPS:	(A)-(2) 4000
PROPOSED TENANT USE GROUPS:	(A)-(2) 4000
FULLY SPRINKLERED:	YES - NO
TENANT RENOVATED AREA:	6,540 SQ. FT.
GENERAL FIRE RESISTIVE REQUIREMENTS:	
EXTERIOR WALLS:	0 HOUR (2)
CEILING, PARTITION WALLS:	1 HOUR (2)
DOOR FRAMEWORKS:	0 HOUR (2)
INTERIOR WALLS:	0 HOUR (2)
INTERIOR FLOOR FINISHES:	0 HOUR (2)
ROOF:	0 HOUR (2)
OCCUPANT	
OCCUPANT LOAD CALCULATION:	
FIRE SEATING:	213
WORKABLE SEATING AREAS:	
SERVICE AREAS:	
STORAGE AREAS:	
OFFICES:	
CONCENTRATED:	
PLUMBING FIXTURE	
TOTAL NUMBER OF OCCUPANTS:	TOTAL PLUMBING FIXTURES
MINIMUM NO. OF WATER CLOSETS:	FEMALE: 2 PER 1 MALE: 1 PER
MINIMUM NO. OF LAVS:	FEMALE: 1/4 PER 1 MALE: 1 PER
TOTAL NO. OF LAVS:	FEMALE: 1 PER 1 MALE: 1 PER
SEATING COUNT	
DINING:	12
SOFT SEATING:	5
BAR DINING:	60
BAR:	20
TOTAL SEATING:	213
BA	
TOTAL SEATING:	
TOTAL BAR SEATING:	
TOTAL BAR SEATING < 10% OF TOTAL	

A101 PRELIMINARY LAYOUT
SCALE: 1/4" = 1'-0"

Footprint - Suite 3



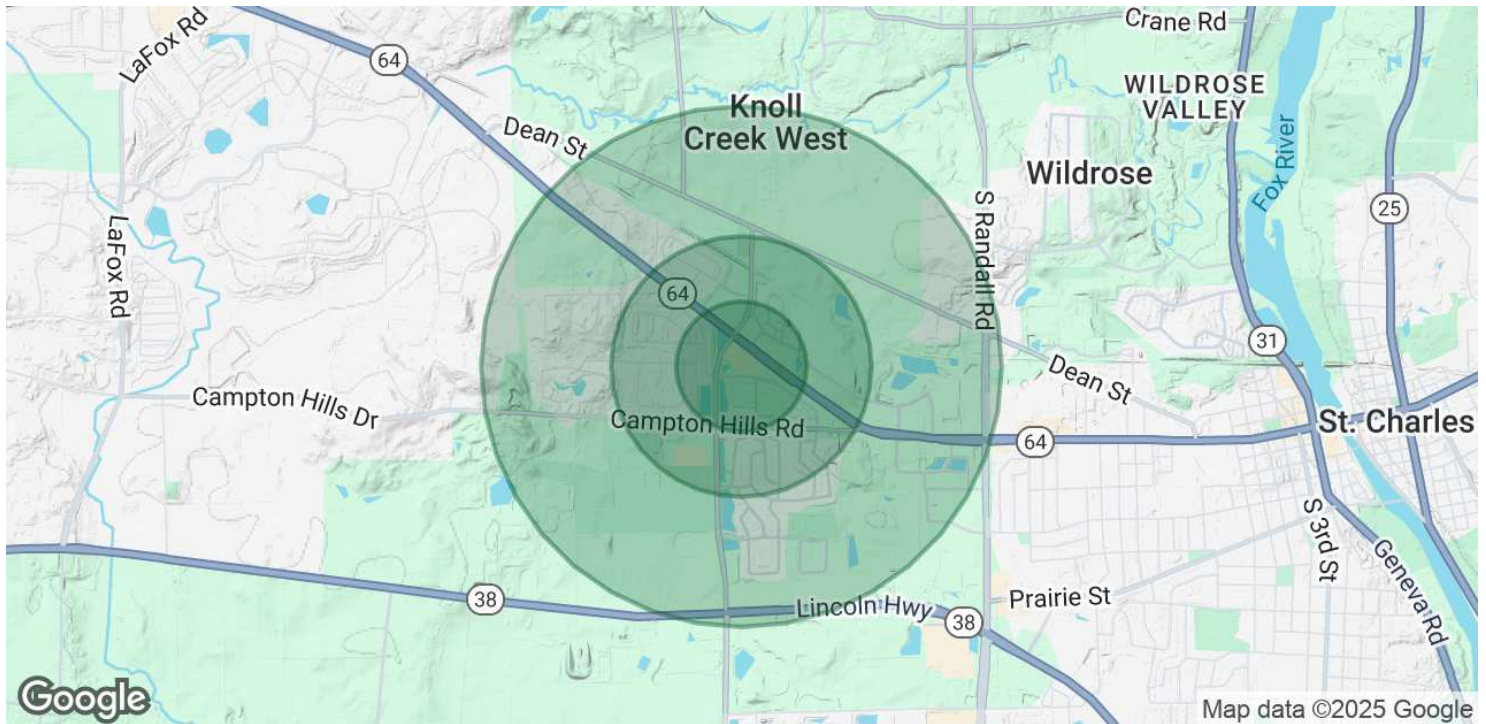
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LOCATION / RETAILER MAP



DEMOGRAPHICS



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	517	1,573	4,448
Average Age	42.2	42.2	41.7
Average Age (Male)	47.2	45.5	43.0
Average Age (Female)	42.0	43.3	44.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	216	609	1,549
# of Persons per HH	2.4	2.6	2.9
Average HH Income	\$118,764	\$124,408	\$132,053
Average House Value	\$287,351	\$304,641	\$327,141

TRAFFIC COUNTS

16,900/day

2020 American Community Survey (ACS)

RETAIL SPACE FOR LEASE

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully-executed Real Estate Purchase Agreement shall bind the Property and each prospective purchaser proceeds at its own risk.



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AGENCY DISCLOSURE

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.

The information contained herein was obtained from sources believed to be reliable; however, Murray Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale, lease, or withdrawal without notice.

Broker Owned...James C. Murray III is a licensed real estate broker within the State of Illinois and has ownership interest in the subject property.



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EXCLUSIVE BROKER

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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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PROFESSIONAL BACKGROUND

With over 25 years of Commercial Real Estate Experience, Jace continues to exceed expectations with his client focused approach and dedication to building lasting relationships with his clients. While working with investors and clients within the commercial real estate industry, Jace has developed a unique and diversified skill set to assist clients and maximize their objectives.

His multidisciplinary commercial real estate background has provided consultative and real estate brokerage services ranging from complex land assemblage assignments, development, 1031 tax deferred exchanges, acquisition and syndication of commercial properties, and structuring a firm dedicated to providing client centered commercial real estate brokerage services and full service asset management and property management services.

EDUCATION

As a graduate of Purdue University and The Krannert School of Business, achieving a bachelor of science degree in Management & Finance, Jace initially pursued his sales and management interests within the financial world with Prudential Preferred Financial Services, specializing in estate planning and small business planning. This established his passion for client interaction and desire to help others achieve their financial goals. He then turned to the real estate arena and joined his father in the mid 1990's to further his career and begin the evolution of Murray Commercial. As the firm has evolved to become a full service real estate brokerage and asset management company, he has been instrumental in enhancing the firm's ability to provide best of class services within the commercial real estate industry.

MEMBERSHIPS

Active throughout the community and a lifetime resident of the St. Charles area, Jace continues to be active in many volunteer activities and philanthropic support of our communities. He is currently an active board member of the Northwestern Memorial Foundation and past board member of the Delnor Health System.

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