



**LEASE**

# 2,228 SF Warehouse / Office space

**204 SOUTH 13TH AVENUE**

St. Charles, IL 60174

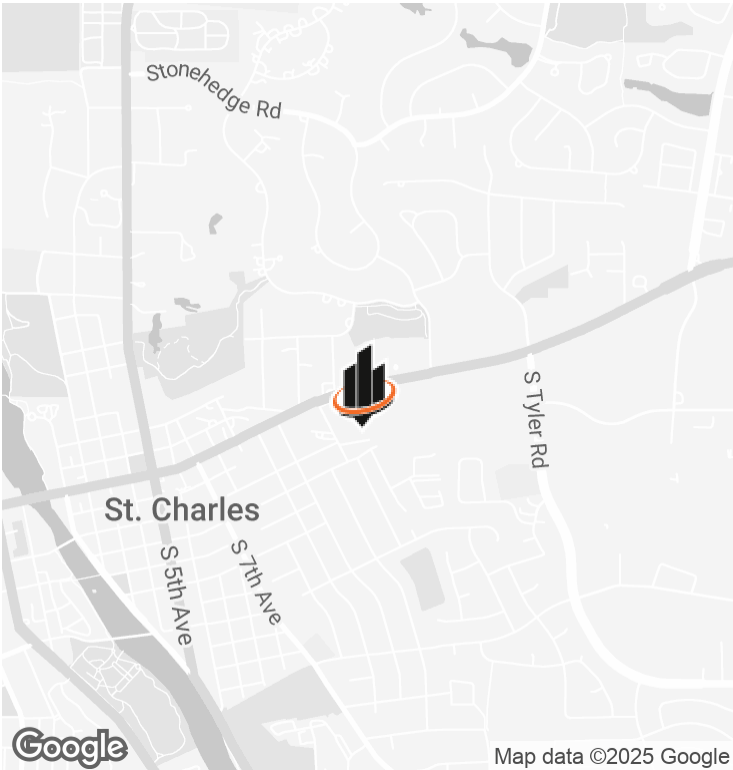
**PRESENTED BY:**

**SHARON O'LEARY**

O: 630.938.4950

sharon.oleary@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

|                |                           |
|----------------|---------------------------|
| LEASE RATE:    | \$2,000.00 per month (MG) |
| AVAILABLE SF:  | 2,228 SF                  |
| BUILDING SIZE: | 11,000 SF                 |

PROPERTY DESCRIPTION

Flex/warehouse space for lease in multi tenant building in St. Charles. Space has 9' drive in door with warehouse space, office space, one restroom and a storage area. 2-3 outdoor parking spaces available. No large trucks or car repair allowed.

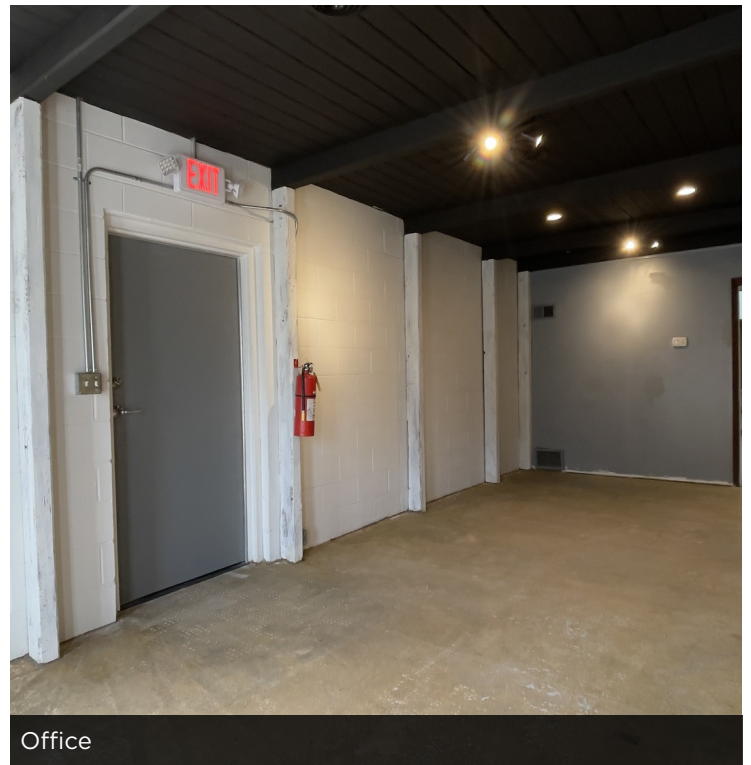
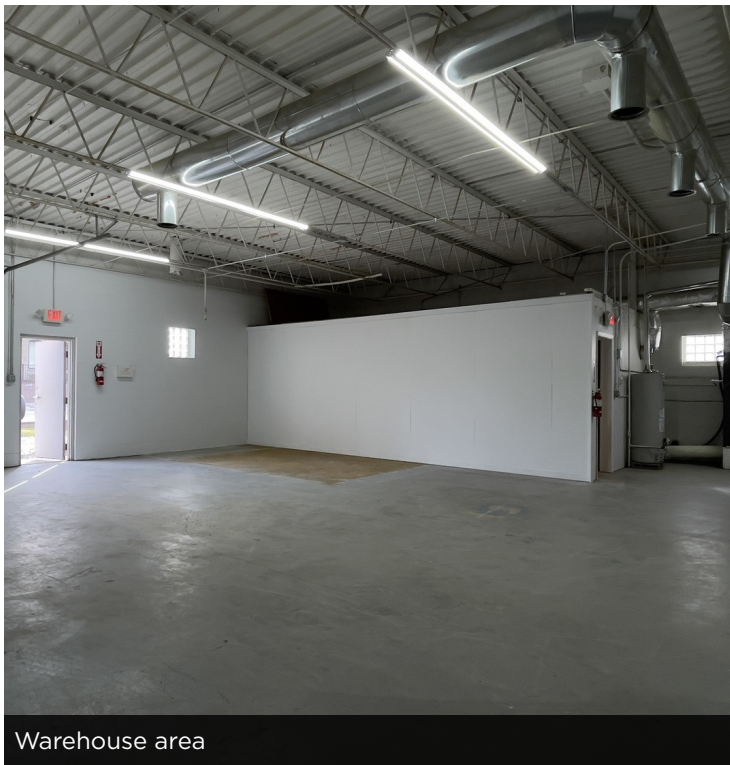
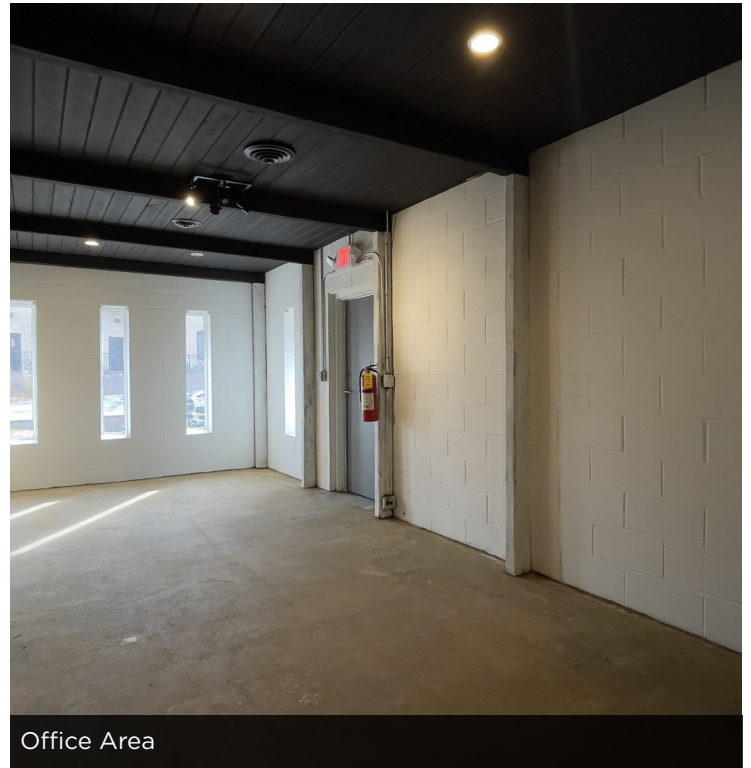
Asking rent is \$2,000 / Month plus utilities.

PROPERTY HIGHLIGHTS

- Convenient location east side of St. Charles
- Flex/Warehouse space
- 9' Drive in door
- Office space

SHARON O'LEARY  
O: 630.938.4950  
sharon.oleary@svn.com

## ADDITIONAL PHOTOS



**SHARON O'LEARY**

O: 630.938.4950

sharon.oleary@svn.com

## ADDITIONAL PHOTOS



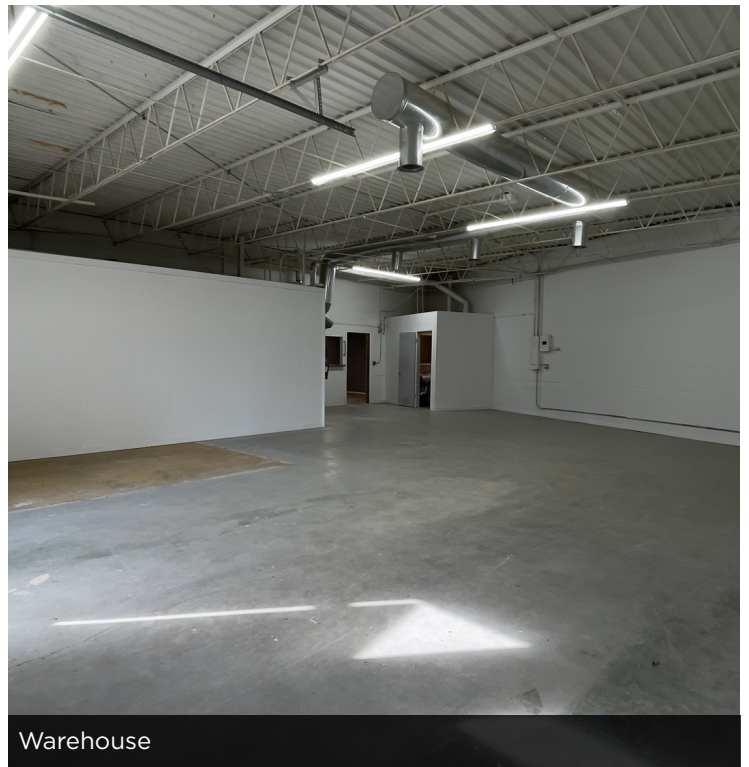
Work Area



Work Area



Restroom



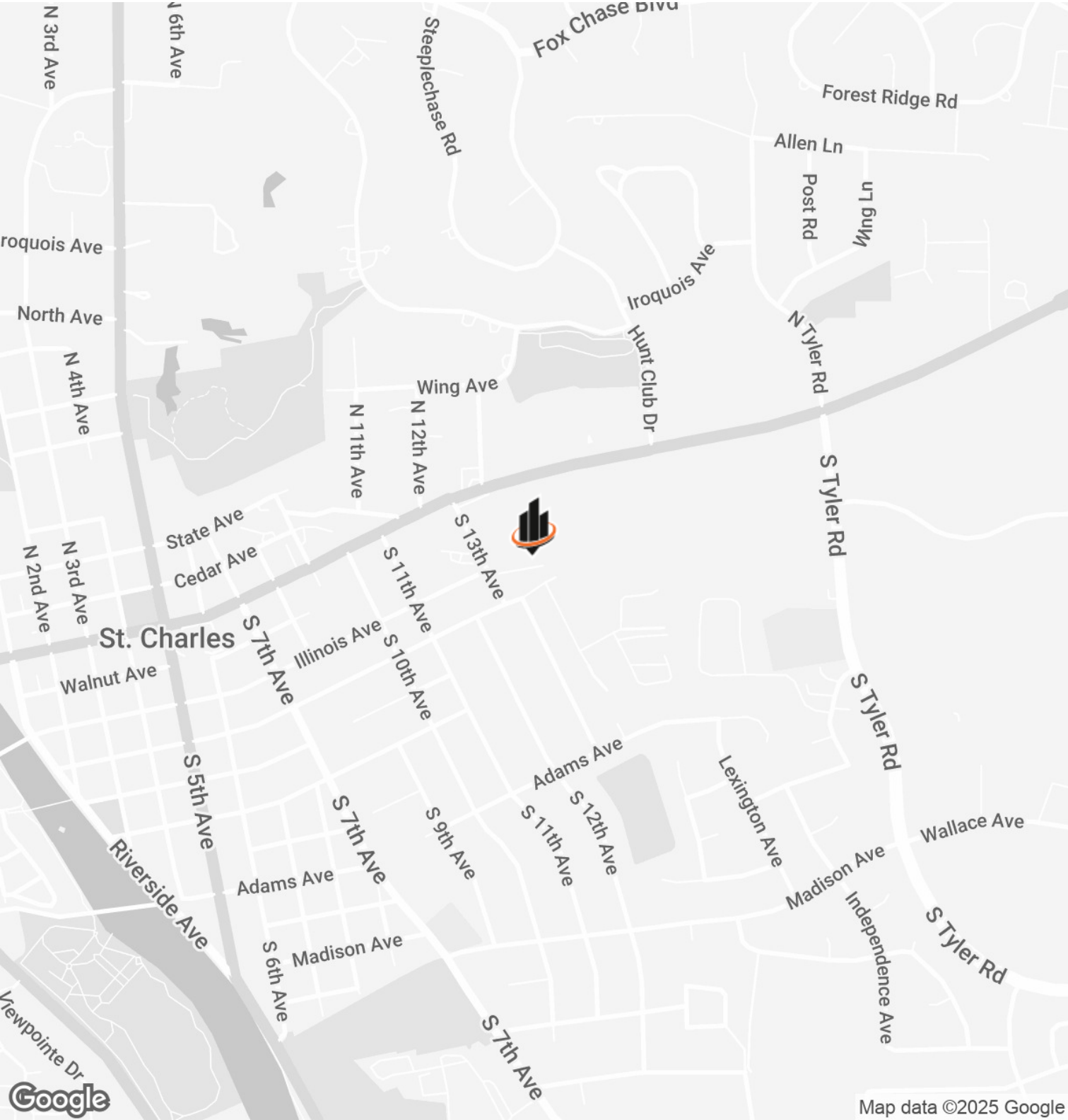
Warehouse

**SHARON O'LEARY**

O: 630.938.4950

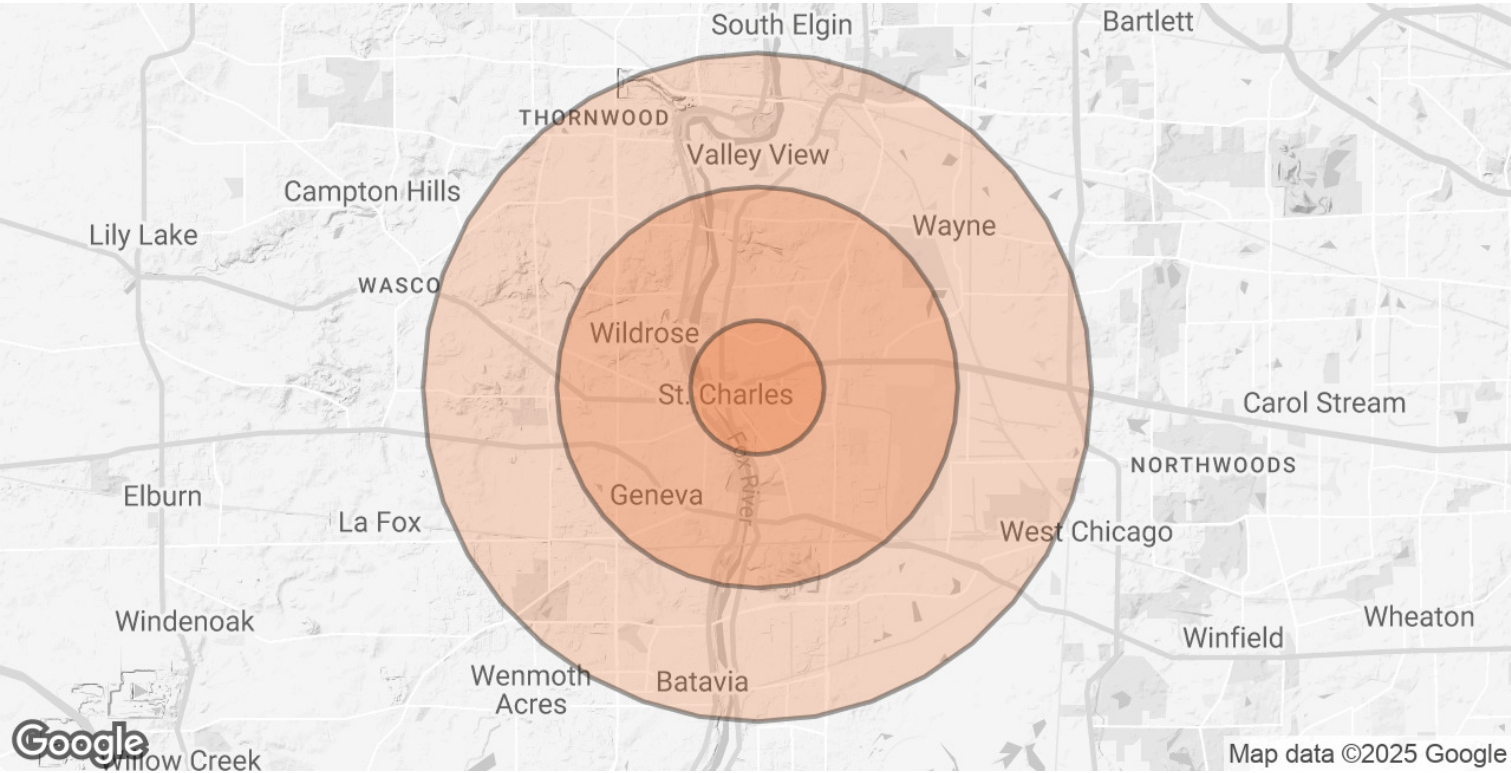
sharon.oleary@svn.com

LOCATION MAP ST CHARLES



**SHARON O'LEARY**  
O: 630.938.4950  
sharon.oleary@svn.com

DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 8,676  | 50,991  | 107,265 |
| AVERAGE AGE          | 44     | 42      | 41      |
| AVERAGE AGE (MALE)   | 42     | 41      | 40      |
| AVERAGE AGE (FEMALE) | 45     | 43      | 43      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 3,827     | 20,247    | 40,210    |
| # OF PERSONS PER HH | 2.3       | 2.5       | 2.7       |
| AVERAGE HH INCOME   | \$152,669 | \$165,652 | \$174,050 |
| AVERAGE HOUSE VALUE | \$453,170 | \$448,466 | \$455,587 |

Demographics data derived from AlphaMap

SHARON O'LEARY  
O: 630.938.4950  
sharon.oleary@svn.com