



### PROPERTY DESCRIPTION

Suite L2B, built out as a former med spa, is now for sale or for lease. Could be used as an office suite, a chiropractor or doctor's office, a physical therapist office, and the like. Beautifully remodeled in 2022. Start your business among other long time businesses in this highly visible, well-maintained office condominium plaza in St. Charles at the Northeast corner of Dean Street and Randall Road. CONTACT BROKER FOR PRICING

### PROPERTY HIGHLIGHTS

- 1,500 SF Office space in prime location in St. Charles, IL
- Spacious and versatile layout - 3 patient rooms, lab room with stackable washer/dryer hookup, restroom, and small private office or computer room.
- Modern and stylish design - Newly remodeled in 2022
- Ample Parking for Tenants and Customers
- Professional and Well-Maintained Building



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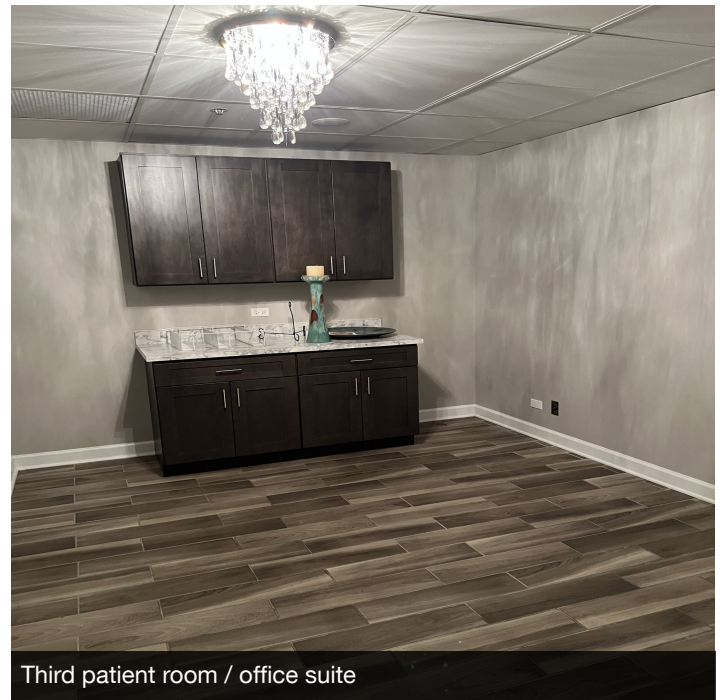
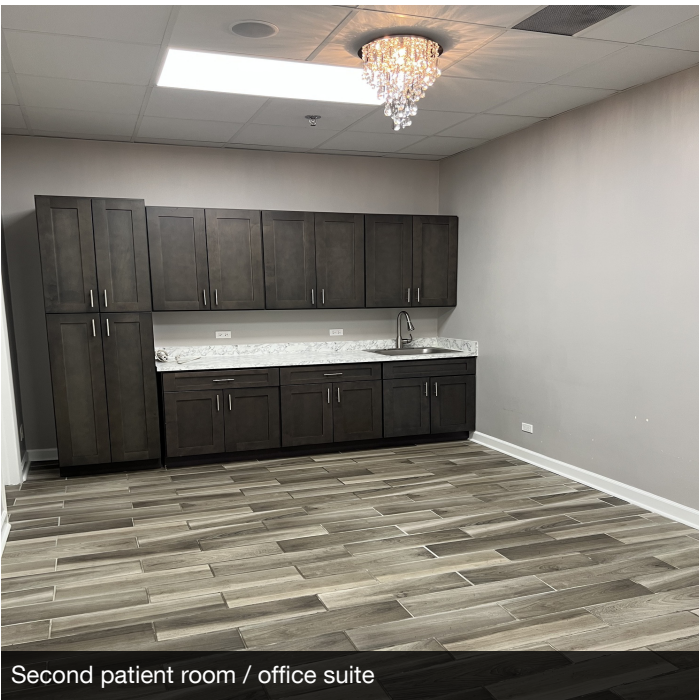
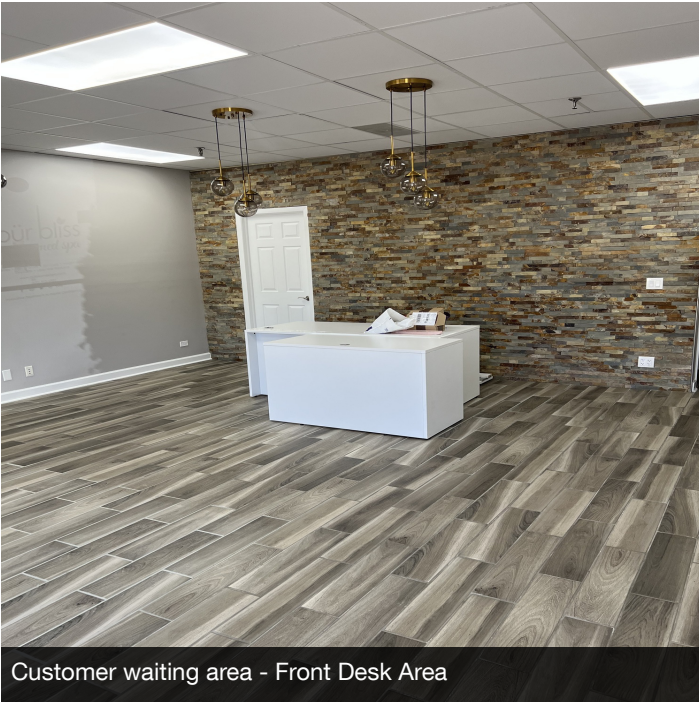


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# OFFICE PHOTOS

2020 DEAN STREET

2020 Dean Street - Suite L2B St. Charles, IL 60174



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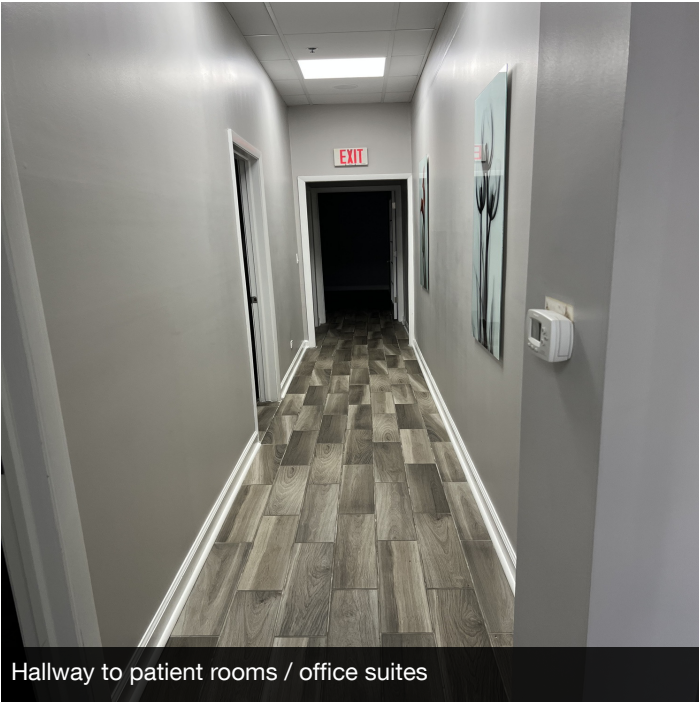


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Hallway to patient rooms / office suites



Unisex Restroom



Lab area with stackable washer/dryer hookup.



Lab area



Small private office area.

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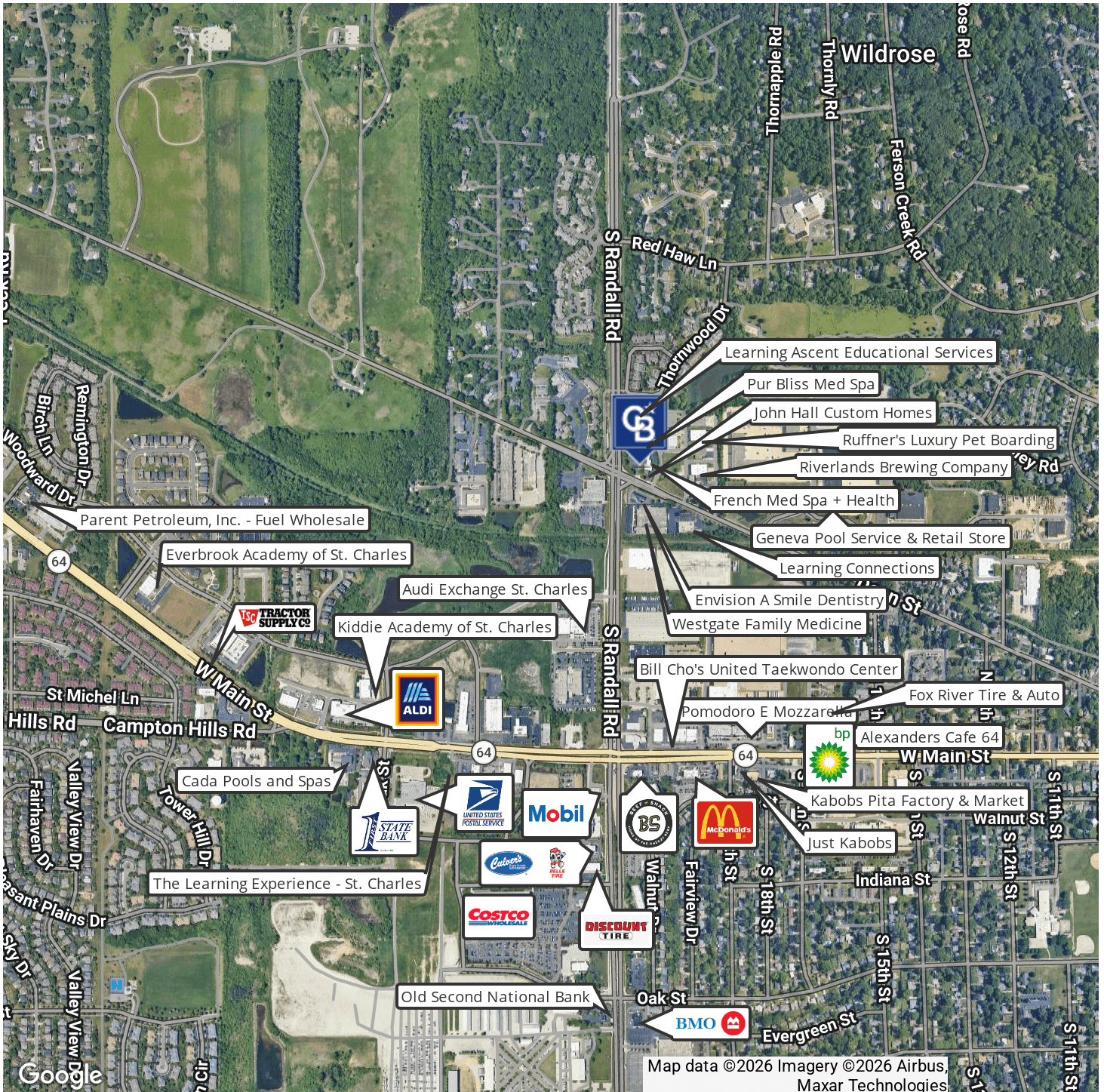


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# RETAILER /OFFICE MAP

2020 DEAN STREET

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Map data ©2026 Imagery ©2026 Airbus,  
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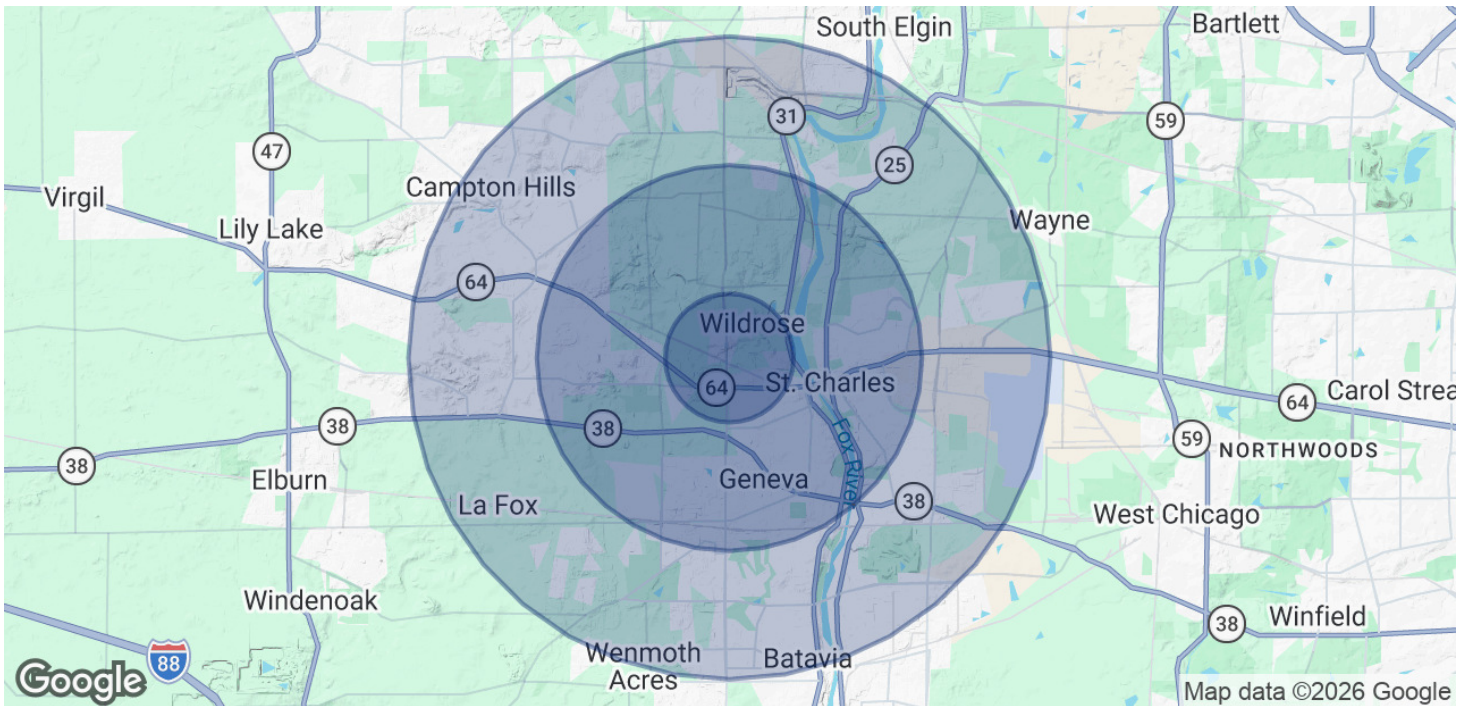


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# DEMOGRAPHICS

2020 DEAN STREET

2020 Dean Street - Suite L2B - St. Charles, IL 60174



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,081	46,798	101,925
Average Age	40	42	41
Average Age (Male)	39	41	40
Average Age (Female)	41	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,835	18,274	37,560
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$146,865	\$175,813	\$182,125
Average House Value	\$399,317	\$464,675	\$469,310

Demographics data derived from AlphaMap

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