



312 W. MAIN ST.

St. Charles, IL 60174

Scott Whisler

Vice President
847.640.1500
swhisler@brianproperties.com

Mark Meskauskas

President
847.640.1500
mark@brianproperties.com



BRIAN
PROPERTIES, INC.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
FLOOR PLANS – FIRST FLOOR	5
FLOOR PLANS – SECOND FLOOR	6
PROPERTY DESCRIPTION	7
ADDITIONAL PHOTOS - EXTERIOR	8
ADDITIONAL PHOTOS - INTERIOR	9
LOCATION INFORMATION	10
REGIONAL MAP	11
LOCATION MAP	12
AERIAL MAP	13
PLAT OF SURVEY	14
FINANCIAL ANALYSIS	15
FINANCIAL SUMMARY	16
INCOME & EXPENSES	17
DEMOGRAPHICS	18
DEMOGRAPHICS MAP & REPORT	19

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Brian Properties, Inc. its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Brian Properties, Inc. its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Brian Properties, Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Brian Properties, Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Brian Properties, Inc. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Brian Properties, Inc. in compliance with all applicable fair housing and equal opportunity laws.





Section 1

Property Information

Scott Whisler

Vice President
847.640.1500
swhisler@brianproperties.com

Mark Meskauskas

President
847.640.1500
mark@brianproperties.com



BRIAN
PROPERTIES, INC.

**PROPERTY HIGHLIGHTS**

- **For Sale: \$1,975,000**
- **For Lease: \$25.00/SF NNN**
- 6,874 SF Building In Downtown St. Charles
- Fully Built-Out Restaurant Space – Turnkey Condition
- Renovated In 2014, Modern And Well-Maintained
- Second Floor Convertible Into Four 1-Bedroom Apartments
- Current Zoning (CBD-1) Allows Residential Conversion
- Adds Mixed-Use Income Diversification And Reduced Risk
- High Visibility, Strong Foot Traffic In A Thriving Downtown Location
- Low Kane County Property Taxes
- Flexible Opportunity For Owner-Users, Investors, Or Tenants
- Ideal For Restaurant, Retail, Or Mixed-Use Redevelopment

PROPERTY DESCRIPTION

Presenting a prime opportunity for retail, restaurant, and mixed-use investors, this 6,874 SF property offers a fully built-out restaurant space in a desirable downtown St. Charles location. Renovated in 2014, this well-maintained building requires minimal deferred maintenance, allowing for a seamless transition for prospective tenants.

Zoned CBD-1 – Core Central Business District, the property's second floor could be converted into four one-bedroom apartments, an option supported under current zoning. This unique feature provides flexibility for both owner-users and investors, offering the opportunity to diversify the rent roll with both commercial and residential tenants. A multi-tenant configuration lowers overall risk and enhances long-term stability by creating multiple income streams.

Strategically positioned to capitalize on the dynamic Chicago market and benefiting from low Kane County taxes, this property represents a compelling investment opportunity for those seeking a turnkey restaurant or retail space with the added upside of a mixed-use redevelopment play.

Scott Whisler | Vice President | 847.640.1500 | swhisler@brianproperties.com

Mark Meskauskas | President | 847.640.1500 | mark@brianproperties.com

638-640 E. Golf Rd, Arlington Heights, IL 60005 | 847.640.1500 | brianproperties.com



**BRIAN
PROPERTIES, INC.**



312 W MAIN ST_FIRST FLOOR PLAN

SUITE #	SIZE	LEASE RATE	RE TAXES	CAM	MONTHLY GROSS	VIRTUAL TOUR
312	6,874 SF	\$25.00 SF/yr	\$4.12 SF/yr	\$3.00 SF/yr	\$18,399	-

Scott Whisler | Vice President | 847.640.1500 | swhisler@brianproperties.com

Mark Meskauskas | President | 847.640.1500 | mark@brianproperties.com

638-640 E. Golf Rd, Arlington Heights, IL 60005 | 847.640.1500 | brianproperties.com



**BRIAN
PROPERTIES, INC.**



312 W MAIN ST_SECOND FLOOR PLAN

SUITE #	SIZE	LEASE RATE	RE TAXES	CAM	MONTHLY GROSS	VIRTUAL TOUR
312	6,874 SF	\$25.00 SF/yr	\$4.12 SF/yr	\$3.00 SF/yr	\$18,399	-

Scott Whisler | Vice President | 847.640.1500 | swhisler@brianproperties.com

Mark Meskauskas | President | 847.640.1500 | mark@brianproperties.com

638-640 E. Golf Rd, Arlington Heights, IL 60005 | 847.640.1500 | brianproperties.com



**BRIAN
PROPERTIES, INC.**

**LOCATION DESCRIPTION**

Located in the vibrant community of St. Charles, IL, the subject property is surrounded by a diverse array of attractions and destinations that appeal to retail and restaurant investors or tenants. The area boasts a charming historic downtown district, with a variety of boutique shops, trendy eateries, and lively entertainment venues. Nearby, the scenic Fox River offers a picturesque backdrop for outdoor dining and recreation, attracting visitors from near and far. Additionally, the property benefits from convenient access to major highways and public transportation, enhancing its appeal as a prime location for retail and dining establishments.

SITE DESCRIPTION

Lot Size: Approx. 5,408 SF (per survey)
Frontage: 49 feet along Main Street, offering strong visibility and signage potential
Building Footprint: Two-story structure positioned near the front lot line along Main Street, maximizing street presence
Access: Direct pedestrian access from Main Street; rear alley access for deliveries and service
Parking: Street parking available along Main Street and municipal lots nearby (no dedicated on-site parking shown)
Building Area: 6,874 SF total across two stories
Zoning: CBD-1 – Core Central Business District

INTERIOR DESCRIPTION

The subject property is a two-story building most recently operated as Shakou Sushi. The first floor is fully built out for restaurant use, featuring a full bar, dedicated sushi bar, commercial-grade kitchen with hood system, walk-in cooler and freezer, office, and separate men's and women's restrooms. The design is open to the second floor, creating an inviting atmosphere with natural flow between levels.

The second floor is currently configured as a mezzanine-style dining area, providing additional seating and a second bar, along with dry storage and office space. Importantly, the second floor was originally built as apartments and could easily be converted back into four one-bedroom units under current CBD-1 zoning. This offers future owners or investors a unique opportunity to diversify income by adding residential tenants while retaining ground-floor commercial operations.



Additional Photos - Exterior

For Sale & Lease
312 W. Main St. | St. Charles, IL | 60174



Scott Whisler | Vice President | 847.640.1500 | swhisler@brianproperties.com
Mark Meskauskas | President | 847.640.1500 | mark@brianproperties.com

638-640 E. Golf Rd, Arlington Heights, IL 60005 | 847.640.1500 | brianproperties.com



**BRIAN
PROPERTIES, INC.**

Additional Photos - Interior

For Sale & Lease

312 W. Main St. | St. Charles, IL | 60174



Scott Whisler | Vice President | 847.640.1500 | swhisler@brianproperties.com

Mark Meskuskas | President | 847.640.1500 | mark@brianproperties.com

638-640 E. Golf Rd, Arlington Heights, IL 60005 | 847.640.1500 | brianproperties.com



**BRIAN
PROPERTIES, INC.**



Section 2

Location Information

Scott Whisler

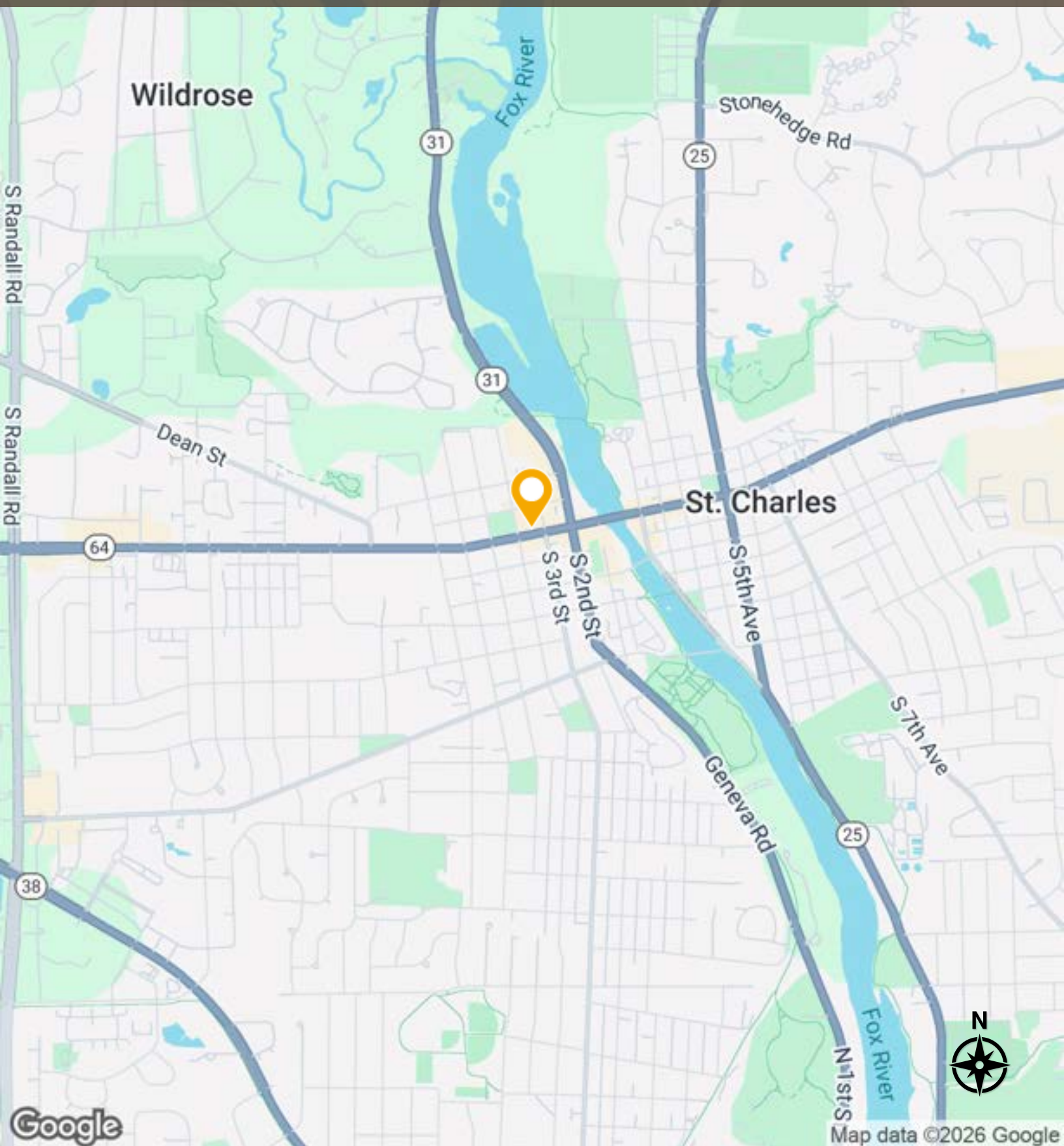
Vice President
847.640.1500
swhisler@brianproperties.com

Mark Meskauskas

President
847.640.1500
mark@brianproperties.com



BRIAN
PROPERTIES, INC.



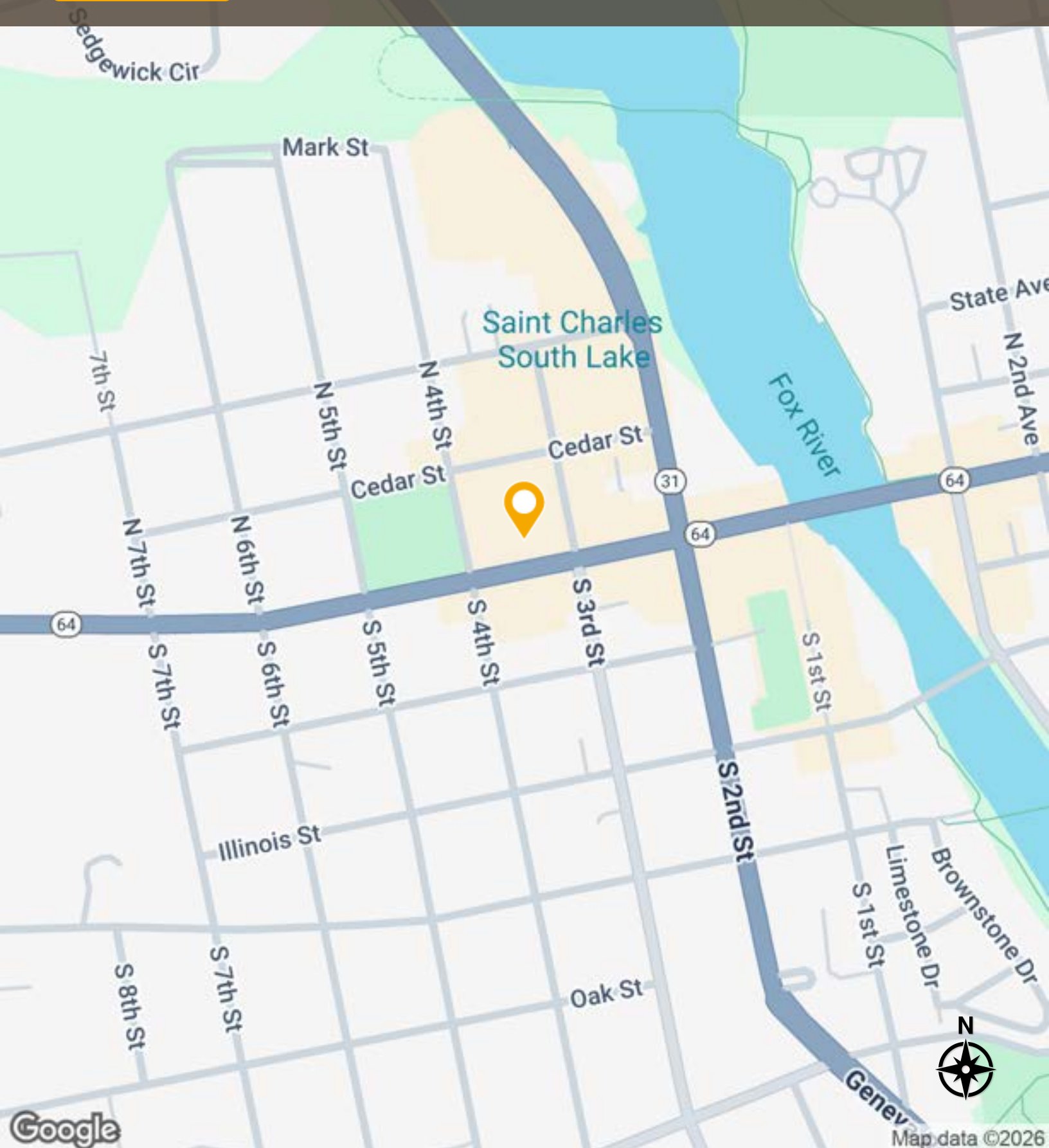
Scott Whisler | Vice President | 847.640.1500 | swhisler@brianproperties.com

Mark Meskauskas | President | 847.640.1500 | mark@brianproperties.com

638-640 E. Golf Rd, Arlington Heights, IL 60005 | 847.640.1500 | brianproperties.com



**BRIAN
PROPERTIES, INC.**



Scott Whisler | Vice President | 847.640.1500 | swhisler@brianproperties.com

Mark Meskauskas | President | 847.640.1500 | mark@brianproperties.com

638-640 E. Golf Rd, Arlington Heights, IL 60005 | 847.640.1500 | brianproperties.com

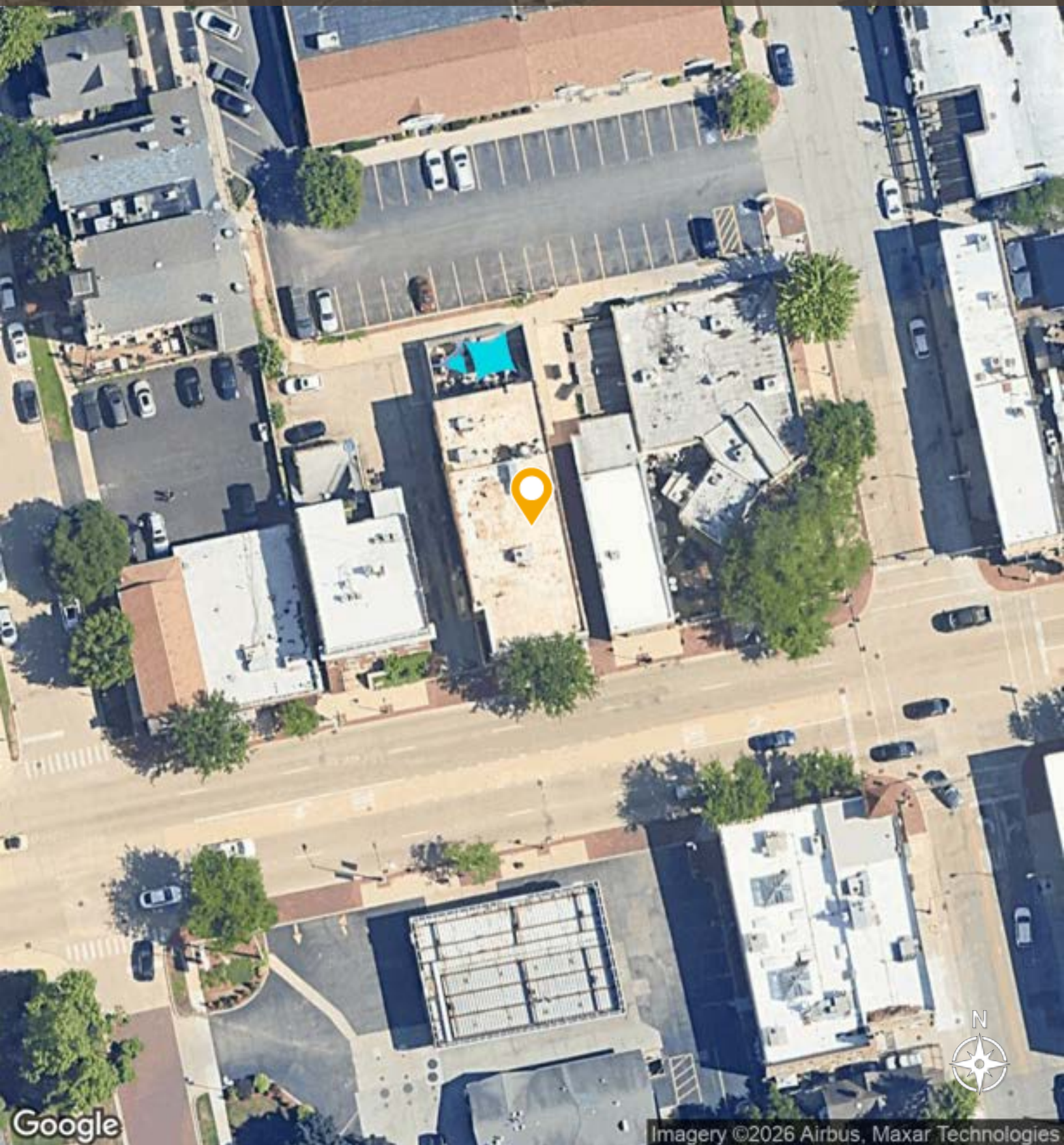


**BRIAN
PROPERTIES, INC.**

Aerial Map

For Sale & Lease

312 W. Main St. | St. Charles, IL | 60174



Google

Imagery ©2026 Airbus, Maxar Technologies

Scott Whisler | Vice President | 847.640.1500 | swhisler@brianproperties.com

Mark Meskauskas | President | 847.640.1500 | mark@brianproperties.com

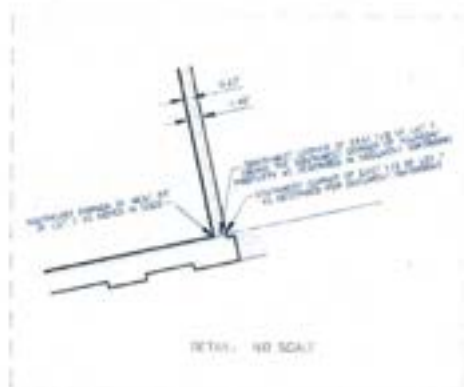
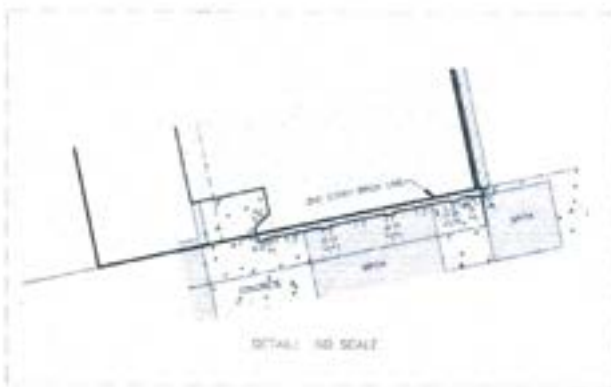
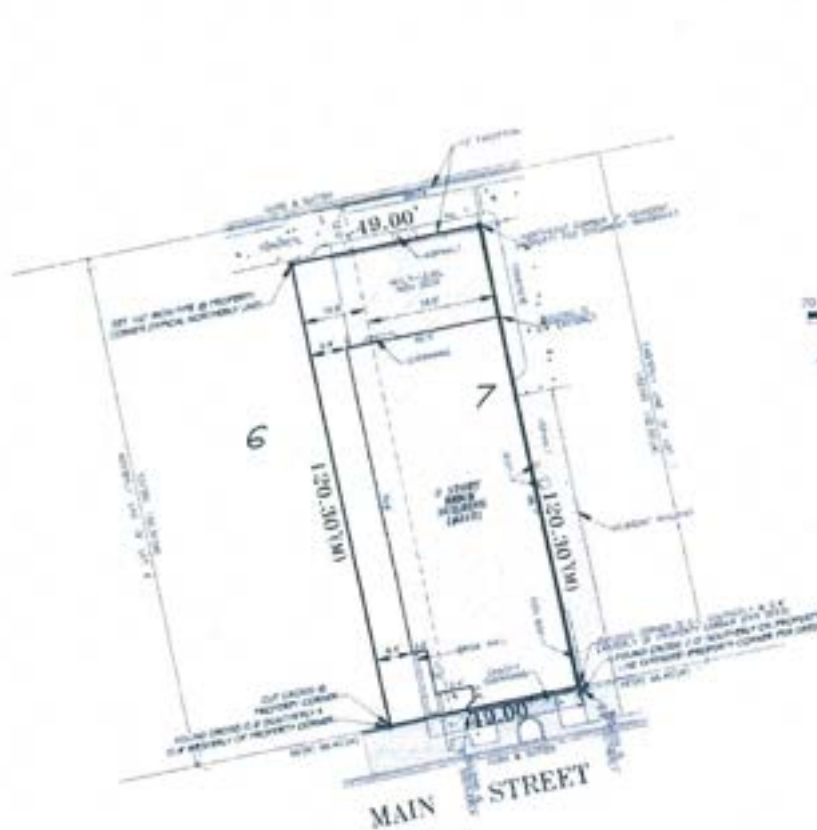
638-640 E. Golf Rd, Arlington Heights, IL 60005 | 847.640.1500 | brianproperties.com



**BRIAN
PROPERTIES, INC.**

PLAT OF SURVEY

THE EASTERLY 14 FEET OF LOT 6 AND THE WESTERLY 33 FEET OF LOT 7, ALL IN BLOCK 18, EXCEPT THE WESTERLY 12 FEET OF THE WESTERLY 33 FEET OF LOT 7, AND THE WESTERLY 12 FEET OF THE EASTERLY 14 FEET OF LOT 6 IN BLOCK 181 OF THE ORIGINAL TOWN, SAN CITY OF ST. CHARLES, IN HAND TWENTY, BEING PART OF THE THIRD PRINCIPAL MEADIAN



LEGEND

- (S) - SURVEY / MEASURED
- (L) - LOT LENGTH
- (W) - WIDTH
- (A) - AREA

NEKOLA SURVEY, INC.
PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
4000 N. SCHUMACHER RD., STE. 200
MOLINE, ILLINOIS 62441
630.326.1530 FAX 630.326.1430

THIS SURVEY WAS COMPLETED ON THE 2ND DAY OF AUGUST, 2012.
BY: [Signature]
DATE: 08/02/12
NEKOLA SURVEY, INC. 1001 S. MICHIGAN STREET, 2ND FLOOR, CHICAGO, ILLINOIS 60605
THIS SURVEY WAS COMPLETED ON THE 2ND DAY OF AUGUST, 2012.
BY: [Signature]
DATE: 08/02/12
NEKOLA SURVEY, INC. 1001 S. MICHIGAN STREET, 2ND FLOOR, CHICAGO, ILLINOIS 60605

Scott Whisler | Vice President | 847.640.1500 | swhisler@brianproperties.com

Mark Meskuskas | President | 847.640.1500 | mark@brianproperties.com

638-640 E. Golf Rd, Arlington Heights, IL 60005 | 847.640.1500 | brianproperties.com



BRIAN PROPERTIES, INC.



Section 3

Financial Analysis

Scott Whisler

Vice President
847.640.1500
swhisler@brianproperties.com

Mark Meskauskas

President
847.640.1500
mark@brianproperties.com



BRIAN
PROPERTIES, INC.

INVESTMENT OVERVIEW

Price	\$1,975,000
Price per SF	\$287
Price per Unit	\$1,975,000
CAP Rate	8.70%
Cash-on-Cash Return (yr 1)	10.10%
Total Return (yr 1)	\$82,660
Debt Coverage Ratio	1.53

OPERATING DATA

Total Scheduled Income	\$207,913
Gross Income	\$207,913
Operating Expenses	\$36,063
Net Operating Income	\$171,850
Pre-Tax Cash Flow	\$59,833

FINANCING DATA

Down Payment	\$592,500
Loan Amount	\$1,382,500
Debt Service	\$112,017
Debt Service Monthly	\$9,334
Principal Reduction (yr 1)	\$22,827

Disclaimer – Illustrative Financials Only

The Financial Summary and Income & Expense statements contained in this brochure are pro forma financials prepared for illustrative purposes only. They are intended to demonstrate potential performance scenarios for an owner-user or investor and do not represent actual operating results for the property.

Scott Whisler | Vice President | 847.640.1500 | swhisler@brianproperties.com

Mark Meskauskas | President | 847.640.1500 | mark@brianproperties.com

638-640 E. Golf Rd, Arlington Heights, IL 60005 | 847.640.1500 | brianproperties.com



**BRIAN
PROPERTIES, INC.**

INCOME SUMMARY

Estimated Rent	\$171,850
Estimated Insurance	\$7,800
Estimated Real Estate Taxes	\$28,263
GROSS INCOME	\$207,913

EXPENSES SUMMARY

Real Estate Taxes	\$28,263
Insurance	\$7,800
OPERATING EXPENSES	\$36,063

NET OPERATING INCOME	\$171,850
-----------------------------	------------------

Enter comments here...Disclaimer – Illustrative Financials Only

The Financial Summary and Income & Expense statements contained in this brochure are pro forma financials prepared for illustrative purposes only. They are intended to demonstrate potential performance scenarios for an owner-user or investor and do not represent actual operating results for the property.

Scott Whisler | Vice President | 847.640.1500 | swhisler@brianproperties.com

Mark Meskauskas | President | 847.640.1500 | mark@brianproperties.com

638-640 E. Golf Rd, Arlington Heights, IL 60005 | 847.640.1500 | brianproperties.com



**BRIAN
PROPERTIES, INC.**



Section 4

Demographics

Scott Whisler

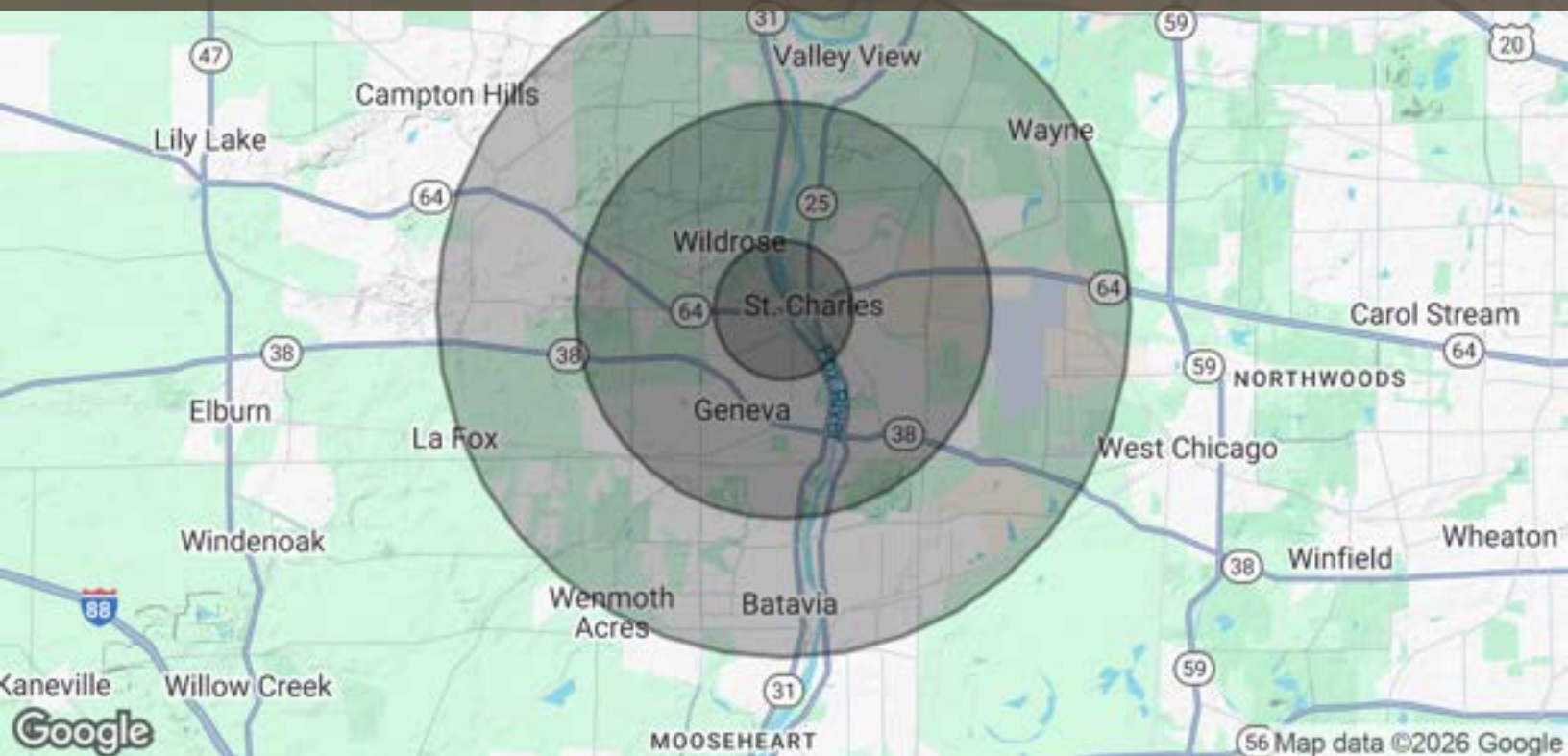
Vice President
847.640.1500
swhisler@brianproperties.com

Mark Meskauskas

President
847.640.1500
mark@brianproperties.com



BRIAN
PROPERTIES, INC.



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,267	53,125	107,981
Average Age	40.5	41.5	41.3
Average Age (Male)	40.6	40.5	40.2
Average Age (Female)	40.2	42.4	41.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,150	20,843	40,293
# of Persons per HH	2.2	2.5	2.7
Average HH Income	\$105,015	\$127,354	\$136,305
Average House Value	\$297,477	\$340,336	\$348,459

2020 American Community Survey (ACS)

Scott Whisler | Vice President | 847.640.1500 | swhisler@brianproperties.com

Mark Meskauskas | President | 847.640.1500 | mark@brianproperties.com

638-640 E. Golf Rd, Arlington Heights, IL 60005 | 847.640.1500 | brianproperties.com



**BRIAN
PROPERTIES, INC.**



312 W. MAIN ST.

St. Charles, IL 60174

Scott Whisler

Vice President

847.640.1500

swhisler@brianproperties.com

Mark Meskauskas

President

847.640.1500

mark@brianproperties.com



BRIAN
PROPERTIES, INC.

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Brian Properties, Inc. Price is subject to change listing may be withdrawn without notice.