



LEASE

Retail / Office Space

108 VALLEY DR

Elburn, IL 60119

PRESENTED BY:

SHARON O'LEARY

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.00 SF/yr (NNN)
NUMBER OF UNITS:	8
AVAILABLE SF:	1,150 - 2,500 SF
LOT SIZE:	38,096 SF
BUILDING SIZE:	10,000 SF

PROPERTY DESCRIPTION

1,150 - 2,500 SF of Retail/Office/Medical space for lease at the highly trafficked intersection of Route 38 and Route 47 in Elburn. Just 7 miles west of Geneva. Prairie Valley Center offers flexible units with large full length windows to allow lots of natural light. Close proximity to residential and other retail including Jewel, Walgreens, McDonalds, Post Office, Banks, etc. Ample parking and visibility with signage.

Located at the major intersection of Main St. (Route 46 & Lincoln Hwy (Route 38) in Elburn. Nearby businesses include Jewel, McDonalds, Taco Bell, Post Office, Walgreens, Dunkin, Banks, etc.

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HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Busy intersection at Route 38 & Route 47
- Ample easily accessible parking
- Large storefront windows
- Signage on Route 47
- FREE RENT incentives
- Perfect for Retail, Office or Medical use



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ADDITIONAL PHOTOS



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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,150 - 2,500 SF	LEASE RATE:	\$12.00 SF/yr

AVAILABLE SPACES

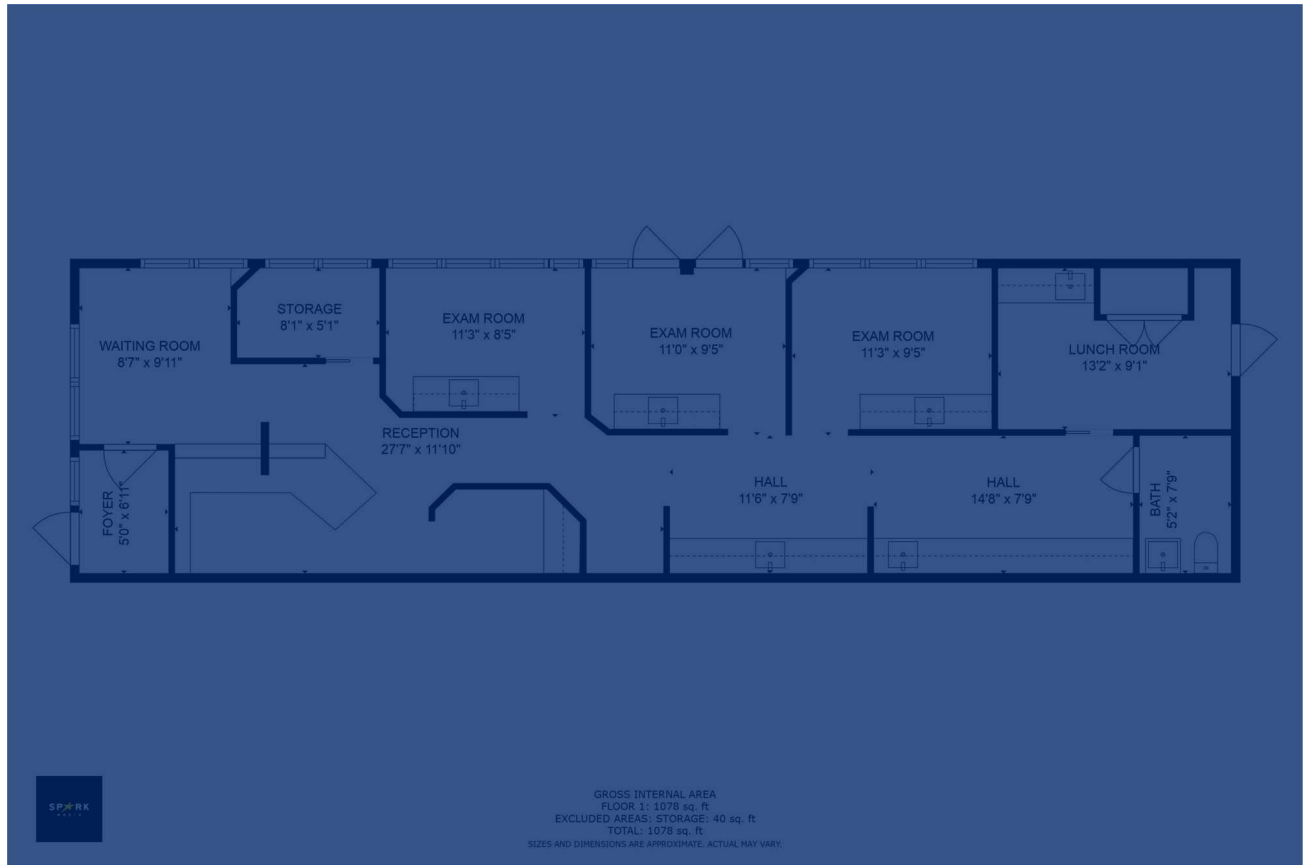
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit C	Available	1,150 SF	NNN	\$12.00 SF/yr	-
Unit D	Available	1,181 SF	NNN	\$12.00 SF/yr	-
Unit FG	Available	2,500 SF	NNN	\$12.00 SF/yr	-
Unit H	Available	1,250 SF	NNN	\$12.00 SF/yr	-

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UNIT H



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,150 - 2,500 SF	LEASE RATE:	\$12.00 SF/yr

AVAILABLE SPACES

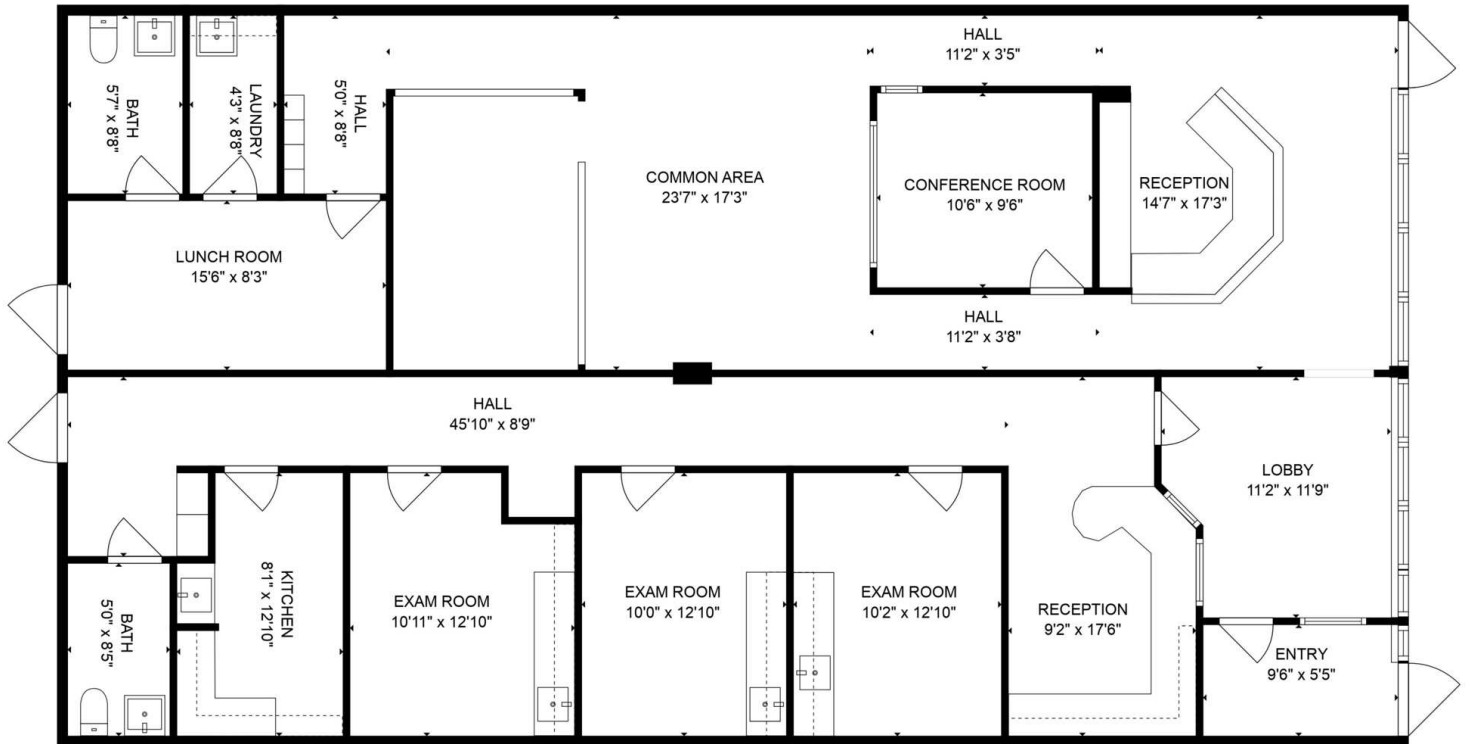
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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UNIT H



GROSS INTERNAL AREA
 FLOOR 1: 2269 sq. ft
 TOTAL: 2269 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

LEASE INFORMATION

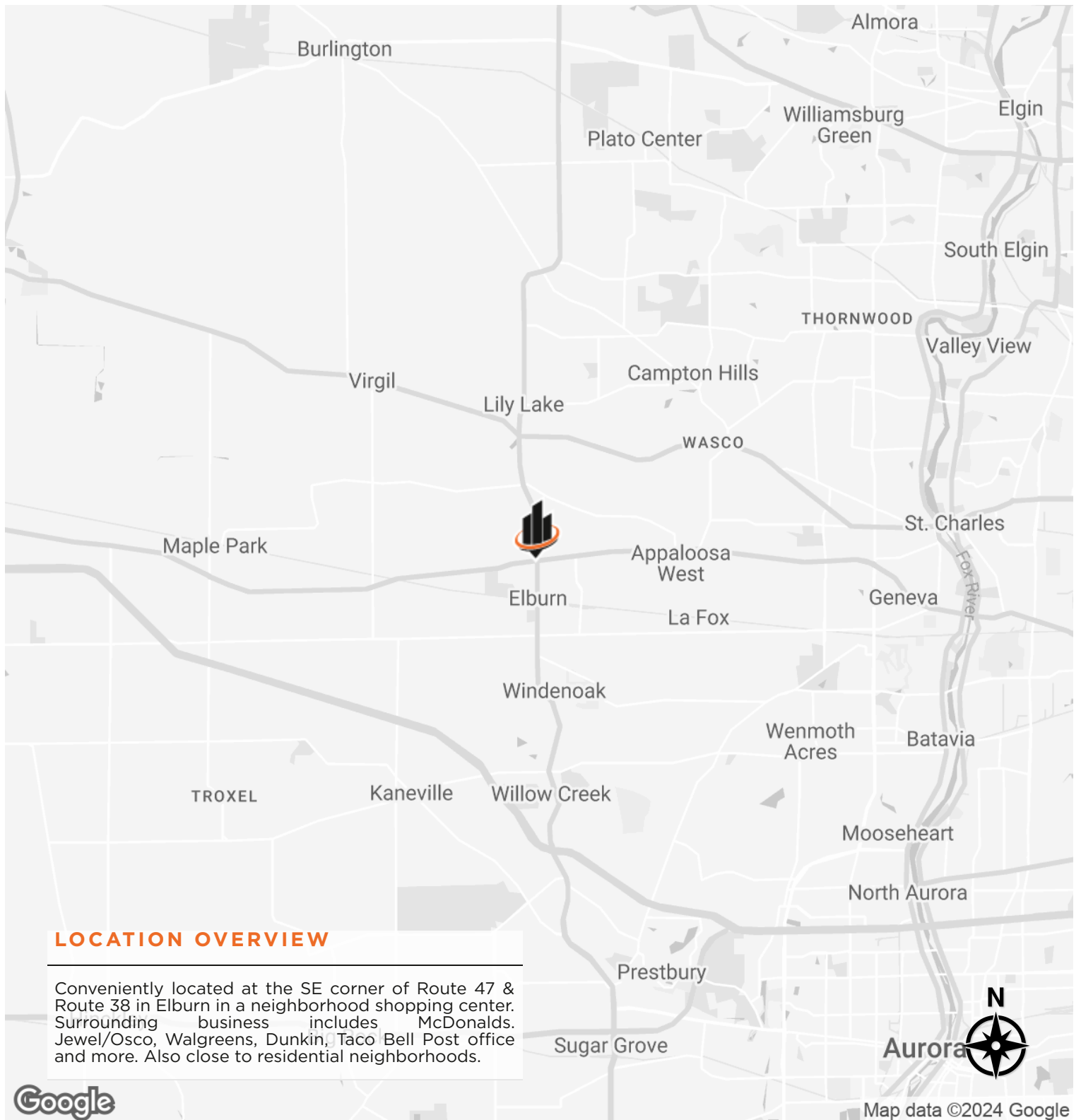
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AVAILABLE SPACES

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LOCATION



LOCATION OVERVIEW

Conveniently located at the SE corner of Route 47 & Route 38 in Elburn in a neighborhood shopping center. Surrounding business includes McDonalds, Jewel/Osco, Walgreens, Dunkin, Taco Bell Post office and more. Also close to residential neighborhoods.

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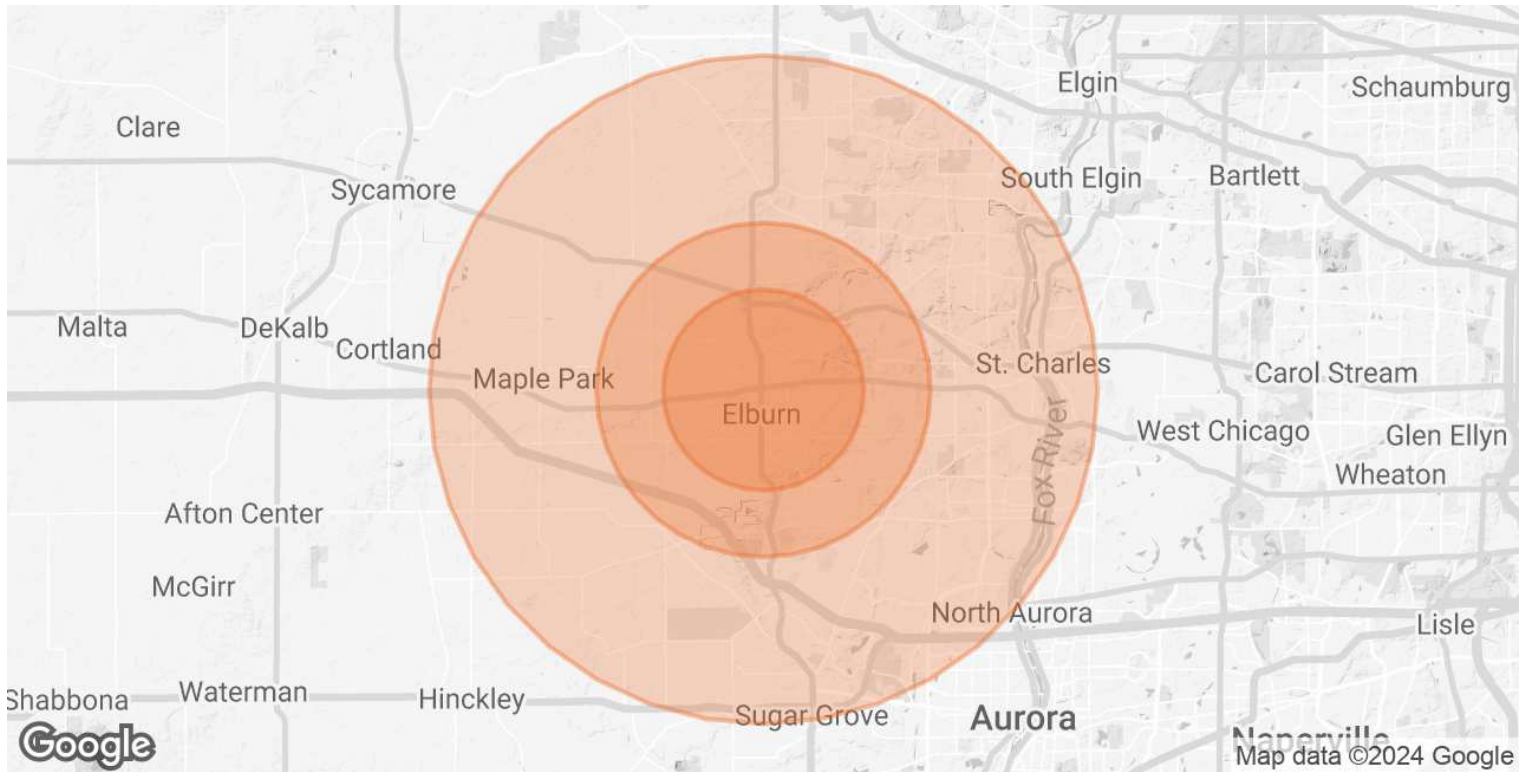
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SURROUNDING BUSINESS



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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	9,874	22,907	168,259
AVERAGE AGE	40	40	41
AVERAGE AGE (MALE)	39	40	40
AVERAGE AGE (FEMALE)	41	41	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,532	7,863	62,474
# OF PERSONS PER HH	2.8	2.9	2.7
AVERAGE HH INCOME	\$153,241	\$190,814	\$171,865
AVERAGE HOUSE VALUE	\$415,105	\$475,377	\$437,493

Demographics data derived from AlphaMap

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Senior Advisor

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PROFESSIONAL BACKGROUND

Sharon O'Leary specializes in selling and leasing office/medical, industrial, retail, and land sales, primarily in the suburban Chicago markets. With over 17 years of Commercial Real Estate experience, O'Leary has completed more than 400 leasing and sales transactions, including several tenant representation assignments.

Before joining SVN, Sharon was a Senior Broker with Murray Commercial in St. Charles for ten years. She began her career as a sales and leasing agent with a commercial developer in the west suburbs. Most of her career has focused on St. Charles, Geneva, Elgin, surrounding communities, and other western and northwest suburbs. O'Leary is very involved with local government agencies, serving on many committees and involvement with many professional organizations. These affiliations allow her to offer an extensive network of experienced business associates and to be the local Commercial Real Estate expert in the communities she serves. She serves as a St. Charles Downtown Business Alliance Committee chair and Commercial Construction Real Estate Development committee for the St. Charles Chamber.

O'Leary holds a Bachelor of Science in Marketing from Northern Illinois University and has been a lifetime resident of the western suburb of St. Charles, where she lives with her husband and raised her two children. Before becoming a Real Estate Broker, Sharon was a Marketing Communications Specialist with two local manufacturing companies. Her volunteer efforts in the local community include past Board members of the St. Charles Downtown Partnership, Committee volunteers for CASA Kane County, and the Girls and Boys Club of Elgin, among others.

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