

HIGH VISIBILITY HIGH TRAFFIC RETAIL PADS

3800 E MAIN STREET
ST CHARLES, IL 60174

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High Visibility Retail Pads



PROJECT OVERVIEW

Multiple outlot opportunities along Main St (North Ave / IL Route 64) on the east side of St Charles. Opportunities include five pad sites with excellent frontage and full access to Main St via two signaled intersections. Multiple drive thru opportunities available. Outlots are anchored by extremely successful Von Maur, Classic Cinemas, Cooper's Hawk Winery, and Starbucks

Future plans for onsite apartments and townhomes along with new retail, restaurant, and entertainment as part of comprehensive redevelopment of the site .

LOCATION AND MARKET OVERVIEW

The project is located on the east side of St Charles in one of the most affluent trade areas in west suburban Chicago including more than 500,000 residents in central Kane and DuPage Counties. In addition to strong project anchors, the local retail market features Super Target, Jewel-Osco, Walmart Supercenter, and a myriad of national retail tenants.

The project is further supported by Pheasant Run Resort and convention center, along with eight national hotel chains, St. Charles East High School, East Gate Industrial Park, and Dupage County Airport.

BULLETS HEADLINE

- Anchored by Extremely Successful Von Maur, Classic Cinemas, Cooper's Hawk Winery, and Starbucks
- Full Access to Main St (North Ave / IL 64) via two Signaled Intersections
- Trade Area Population Exceeding 500,000
- 35,000 VPD on Main St. Additional 23,000 VPD on Kirk Rd and 8,000 VPD on Kautz Rd
- Main St (IL Rt 64/North Ave) recently expanded to 6 lanes from this project east to the City of Chicago in anticipation of continued growth.

High Visibility Retail Pads



HIGHLIGHTS

- Freestanding Buildings from 3,100-6,500 SF [Flexibility to deliver expanded footprints]
- Multiple Drive Thru Opportunities
- Ground Lease, Build-to-Suit, and Multi-Tenant Opportunities
- Full Access to Main St via Two Signaled Entrances
- Exposure to 35,000+ VPD on Main St
- Main St [IL Rt 64/North Ave] recently expanded to 6 lanes from this project east to the City of Chicago

DESCRIPTION

Prominent outlot opportunities along Main St / IL Route 64 anchored by Von Maur, Classic Cinemas 18, highly successful Cooper's Hawk Winery, and Starbucks.

These outlot offer dominant visibility with exposure to more than 35,000 VPD on Main St. giving unparalleled presence in the market.

Freestanding, multi-tenant, build-to-suit, and land lease options including multiple drive thru opportunities.

Convenient access with two signaled entrances on Main Street plus a signaled entrance on Smith Rd. Additional access to Kirk Rd via Foxfield Dr.

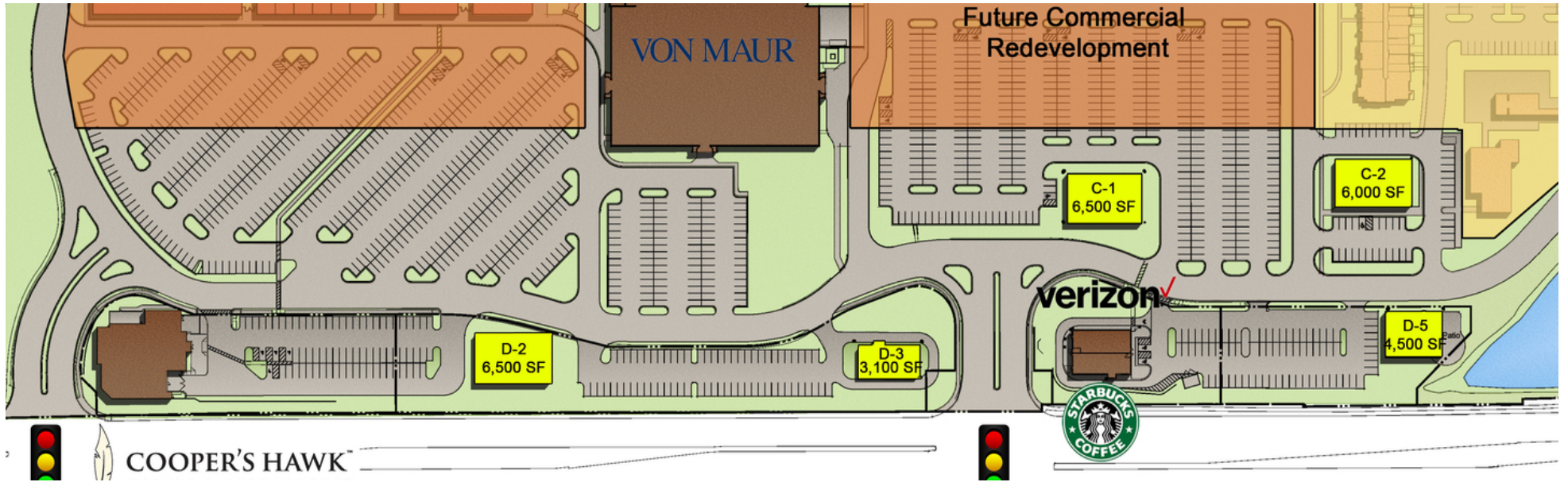


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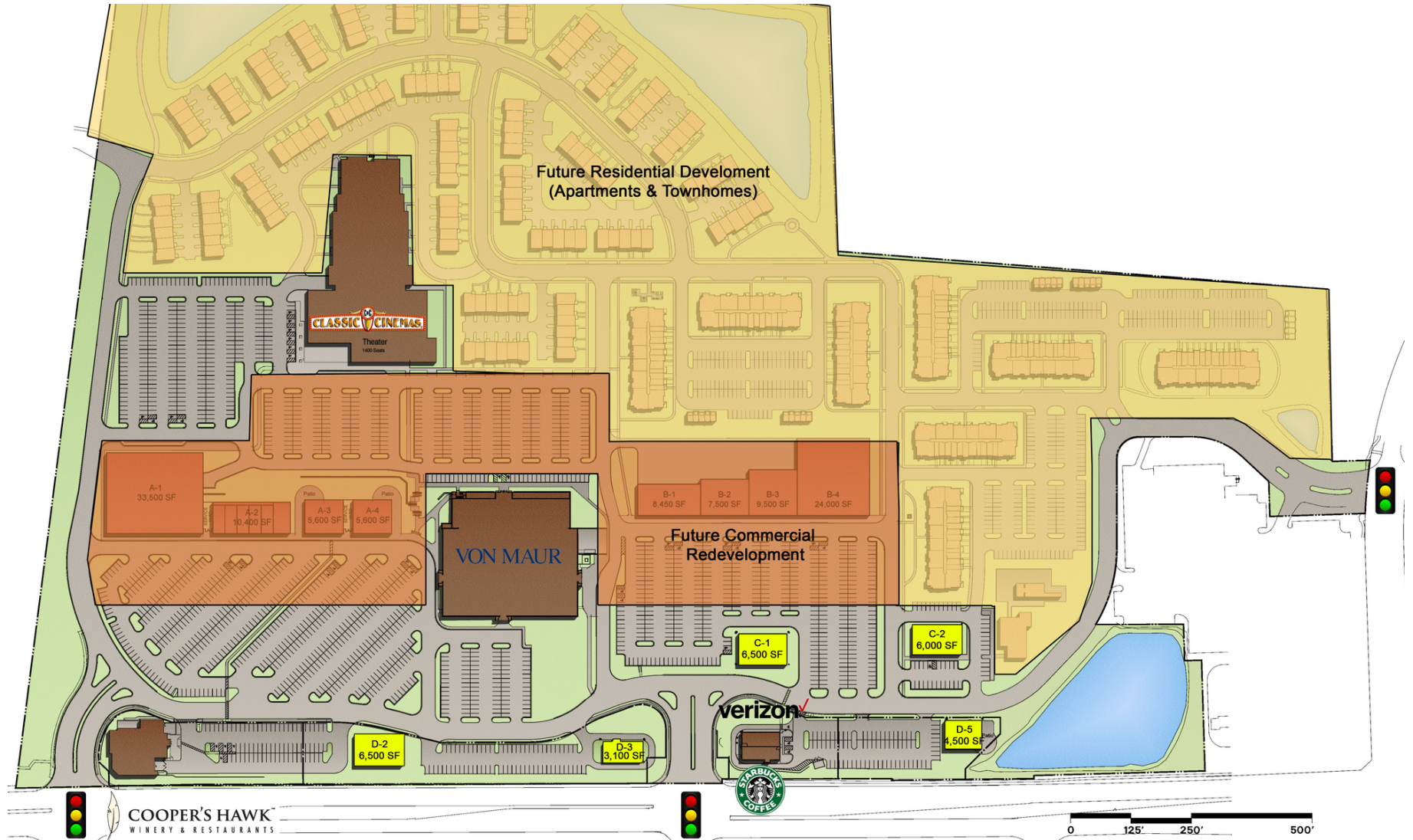
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Available Retail Pads



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
PAD C-1	Available	6,500 SF	Ground Lease / BTS	Negotiable	Flexible unit size subject to negotiation.
PAD C-2	Available	6,000 SF	Ground Lease / BTS	Negotiable	Flexible unit size subject to negotiation.
PAD D-2	Available	6,500 SF	Ground Lease / BTS	Negotiable	Flexible unit size subject to negotiation.
PAD D-3	Available	3,100 SF	Ground Lease / BTS	Negotiable	Flexible unit size subject to negotiation. Ideal for QSR with drive thru.
PAD D5 - 4,500 SF	Available	4,500 SF	Ground Lease / BTS	Negotiable	Flexible unit size subject to negotiation.

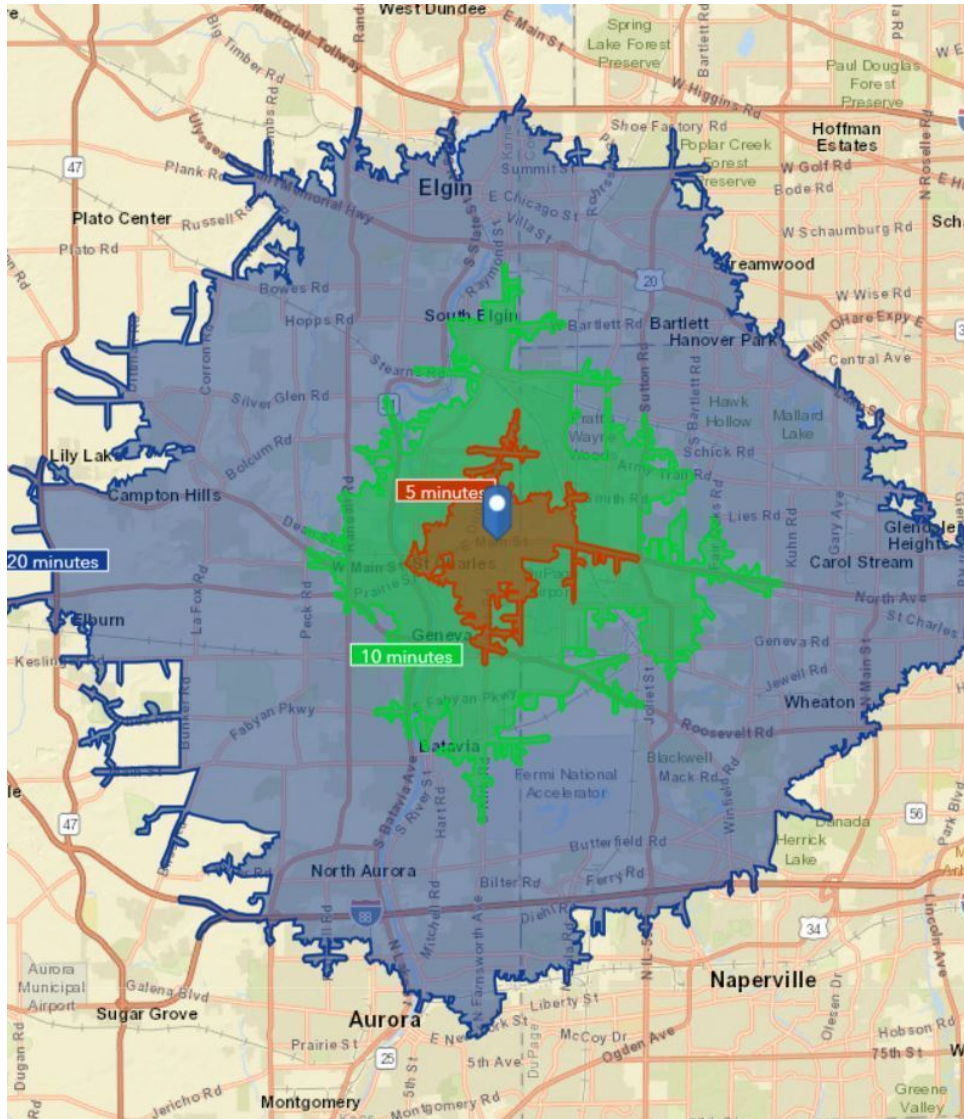
Site Plan



Retailer Map



Demographics & Business Summary



	5 minutes	10 minutes	20 minutes
Population			
2000 Population	14,812	63,739	487,601
2010 Population	16,525	69,433	551,990
2018 Population	16,549	70,446	569,690
2023 Population	16,589	71,090	579,896
2000-2010 Annual Rate	1.10%	0.86%	1.25%
2010-2017 Annual Rate	0.02%	0.18%	0.38%
2017-2022 Annual Rate	0.05%	0.18%	0.36%
2018 Male Population	48.8%	49.8%	49.7%
2018 Female Population	51.2%	50.2%	50.3%
2018 Median Age	42.8	40.8	37.0
Average Household Income			
2018 Average Household Income	\$136,382	\$122,043	\$109,068
2023 Average Household Income	\$149,517	\$134,618	\$120,475
2017-2022 Annual Rate	1.86%	1.98%	2.01%
Median Household Income			
2018 Median Household Income	\$107,483	\$93,603	\$83,951
2023 Median Household Income	\$112,600	\$101,522	\$90,024
2017-2022 Annual Rate	0.93%	1.64%	1.41%
Per Capita Income			
2018 Per Capita Income	\$50,289	\$44,660	\$37,214
2023 Per Capita Income	\$55,109	\$49,217	\$41,022
2017-2022 Annual Rate	1.85%	1.96%	1.97%
Race and Ethnicity			
2018 White Alone	89.0%	84.3%	73.0%
2018 Black Alone	1.0%	1.8%	4.6%
2018 American Indian/Alaska Native Alone	0.2%	0.3%	0.5%
2018 Asian Alone	6.0%	6.0%	9.2%
2018 Pacific Islander Alone	0.1%	0.1%	0.0%
2018 Other Race	1.9%	5.4%	9.7%
2018 Two or More Races	1.8%	2.1%	2.9%
2018 Hispanic Origin (Any Race)	7.3%	15.0%	24.8%
2018 Population 25+ by Educational Attainment			
Total	11,638	48,944	377,570
Less than 9th Grade	2.0%	3.4%	6.0%
9th - 12th Grade, No Diploma	2.9%	4.0%	5.5%
High School Graduate	16.9%	17.9%	17.7%
GED/Alternative Credential	0.7%	2.6%	2.8%
Some College, No Degree	21.1%	20.1%	19.7%
Associate Degree	7.1%	7.6%	7.5%
Bachelor's Degree	30.0%	27.5%	26.3%
Graduate/Professional Degree	19.3%	17.0%	14.5%
Data for all businesses in area			
Total Businesses:	1,183	4,133	18,945
Total Employees:	18,936	57,825	275,552
Total Residential Population:	16,549	70,446	569,690
Employee/Residential Population Ratio (per 100 Residents)	114	82	48

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SVN Real Estate Team

MEET THE TEAM

Biography



Neil Johnson
Managing Director/Broker

Neil Johnson serves as managing director / broker for SVN Landmark Commercial Real Estate LLC, specializing in retail, office, and industrial properties - as well as vacant land - in west suburban Chicago.

Johnson has 30+ years of experience in commercial real estate brokerage, investment and land development. His team has participated in over 860 sale and lease transactions. 2015-2020 transaction volume was more than \$95 million. Johnson serves as the national Leasing Council Co-Chair for SVN International.

Prior to joining SVN in 2005, Johnson served as lead commercial broker for Coldwell Banker (1997-2001) and Miscella Real Estate (2001-2005), both in Geneva IL.

Johnson is active in St. Charles, Geneva and Batavia civic groups including chambers of commerce. He serves on the board of directors for the Geneva Chamber of Commerce. Johnson is also an active member of Batavia Covenant Church, where he served as Chairman for three years.

Johnson earned a masters degree from Loyola University and a bachelor of arts from North Park College. He was honored with the Community Image Award from the St Charles Chamber of Commerce, and the Richard H. Driehouse Foundation Award from Landmarks Preservation Council of Illinois for redevelopment of an historic hotel in downtown St. Charles IL.

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Joel Miller, CCIM
Senior Advisor, Retail Services

Joel Miller serves as Senior Advisor, Retail Services for SVN Landmark Commercial Real Estate, specializing in the sale and leasing of retail and restaurant properties throughout the Chicago market. Joel has been a licensed real estate broker in the state of Illinois since 2009 and has focused on representing investors in acquisition, disposition, and leasing of their retail properties.

Joel has more than 10 years of experience in real estate brokerage, marketing, market analysis and client services. He has participated in the sale or leasing of more than 1,000,000 sf of retail space, and his 2013-2017 transaction volume exceeded \$50 million.

Joel is a board member at CCIM Illinois Chapter, board chair and treasurer at Bright Community Services, and is an active member of Covenant Presbyterian Church.

Joel is a licensed real estate broker in the states of Illinois and Indiana, and is a Certified Commercial Investment Member [CCIM], a current member of the International Council of Shopping Centers [ICSC], and a Member of the National Association of Realtors.

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