

# Retail Space for Lease in Tin Cup Pass

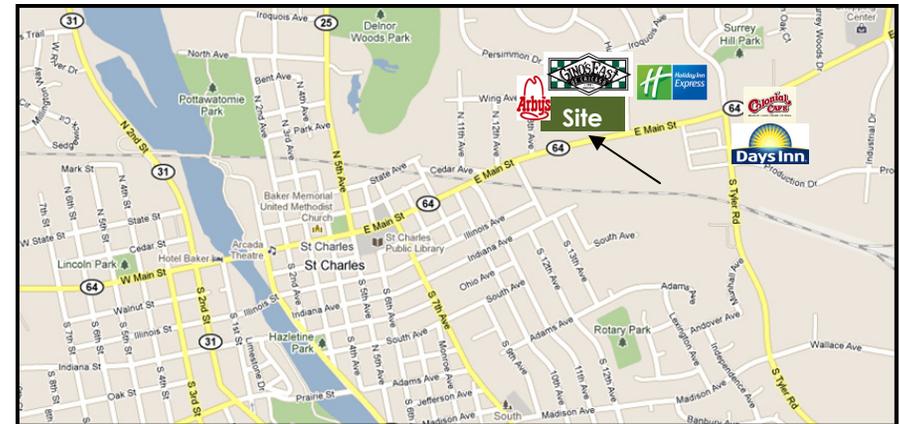
1534-1590 E. Main Street  
St. Charles, Illinois

## Property Highlights

- 1,300 to 3,600 SF available
- Visibility from Route 64/Main Street
- Build out consideration\*
- Join national retailers Gino's East and Minuteman Press
- Low rent on busy east side of St. Charles
- Many nearby amenities including food and shopping
- Ample parking
- Signage options
- 5 mi. radius 2010 population of 110,227
- 5 mi. radius median HH income of \$85,848

**For Lease: \$10.00-\$15.00 Net PSF**  
**CAM & Taxes: \$6.55 PSF**

\*determined based on tenant requirements.



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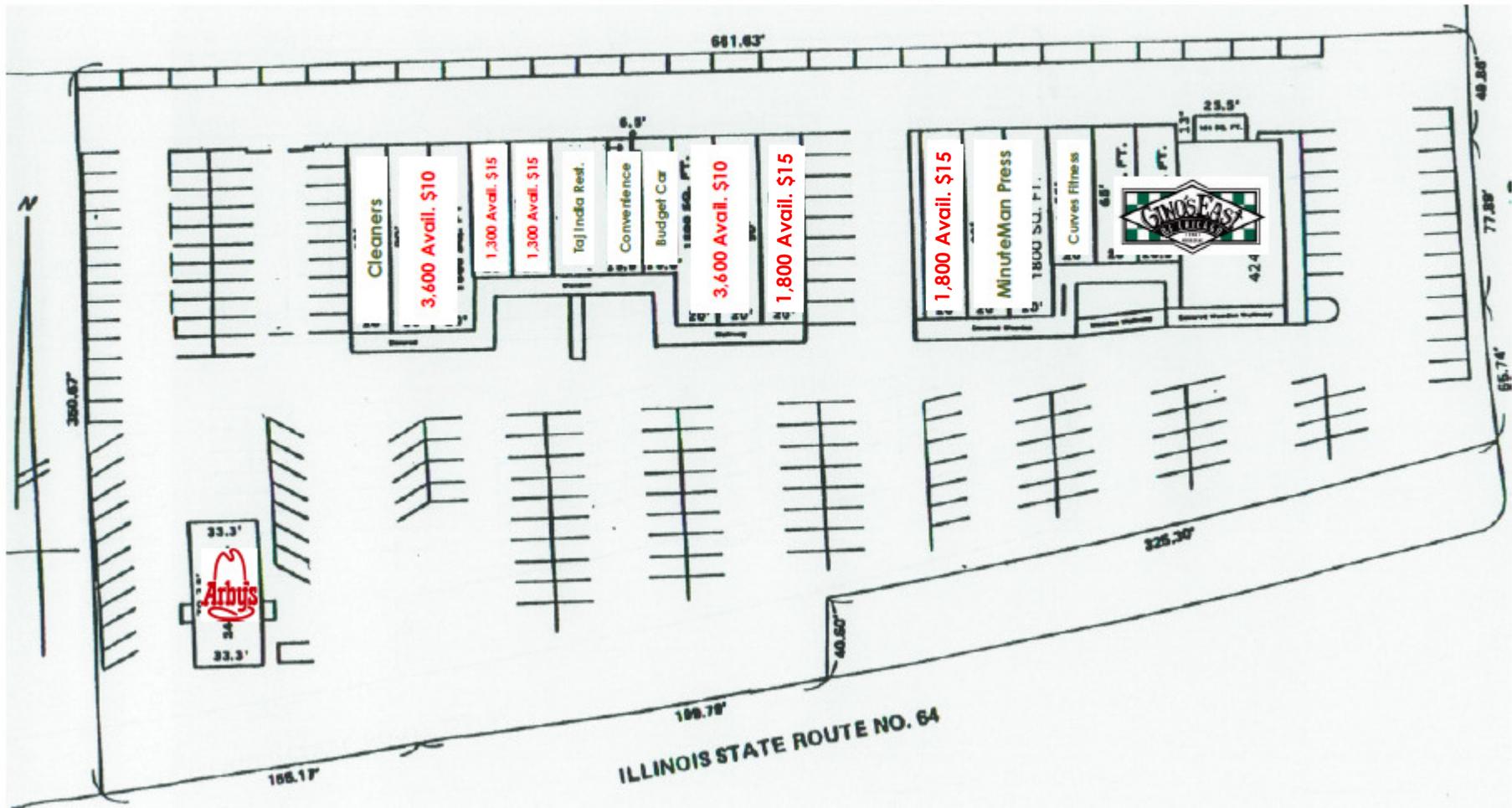
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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