

FOR LEASE—RETAIL / OFFICE

2422 W. Main Street , St. Charles, IL 60175



Real Estate Brokerage &
Asset Management



Retail/office space just west of Randall Road on Main Street (Rte 64)



For Lease 1,655—4,643 SF

- ◆ Prime End Cap space/former Quiznos
- ◆ Retail/Office Available
- ◆ Great High Traffic location
- ◆ Strong Demographics
- ◆ Main St. (Rt. 64) exposure
- ◆ Building and monument signage
- ◆ Ample Parking
- ◆ Other tenants include Pizza Hut, NAI, Pro Martial Arts & Judge Chiropractic

Average Daily Traffic: 25,000 VPD

DEMOGRAPHICS:

Area	Population	Average HH Income
1 Mile	7,118	\$ 82,111
3 Mile	26,882	\$ 112,409
5 Mile	75,418	\$ 117,044

Thank you for allowing Murray Commercial the opportunity to share this information and/or show you the above referenced property. This activity does not result in the Sales Associate acting as your agent. The Sales Associate is acting as the designated Agent for the Owner. As a result, the Sales Associate will NOT act as a Dual Agent or will NOT be acting as an agent on your behalf. The information contained herein was obtained from sources believed to be reliable; however, Murray Commercial makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale, lease or withdrawal without notice.

For more information please contact:
Ann Dvorak 630.513.0173 or visit www.murraycommercial.com

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Perfect space for Retail/Office user!

- ◆ *Fitness Center*
- ◆ *Fast Food restaurant*
- Retail Store*
- Medical / Urgent care*

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