

Restaurant / Retail at Stoplight Intersection

301-305 W Main Street • St. Charles, IL 60174



Availability Overview

Space Available	5,943 sf
Lease Rate	\$20.00 sf/yr (NNN)
Pass Thru	\$6.29/sf
Date Available	Immediately
Space Type	Street Retail
Building Size	11,939 SF
Year Built	1906
Zoning	CBD1
Market	Chicago - Far West
Sub Market	St. Charles CBD
Cross Streets	Third St.

Property Overview

Property

Hard corner restaurant/retail space in the heart of downtown St. Charles. Space features high ceilings, exposed brick, large storefront windows on Main St, and historic windows along Third St. The basement provides office, storage and cooler space for retail / restaurant tenants.

The building underwent a complete \$700,000 renovation in 2006, including restaurant infrastructure, elevator access to all 3 levels, all new electric, HVAC, and sprinkler systems.

Location

In the heart of downtown St. Charles, an upscale far-western suburb of Chicago. Prominent corner location with frontage on Main St. (Rt. 64 / North Ave), the east/west thoroughfare through St Charles. Just two blocks west of the Fox River, Hotel Baker and the First Street re-development.

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Offering Description

Restaurant Infrastructure including Black Iron (Hood Removed), Grease Trap, and Walk In Cooler.

Full 5,900 SF Lower Level

Space features High Ceilings & Exposed Brick

Property Description

Key Location in the Heart of Downtown St Charles

Strong Main Street Visibility (28,700 VPD) at Signaled Intersection

Private Parking Lot

Market Overview

Thriving Downtown with Strong Restaurants, Bars, and Night Life.

Strong Demographics with Average Income Over \$110,000

Summary

1 Spaces

Lease Rate	\$20.00 sf/yr (NNN)	Space Available	5,943 sf
Lease Type	NNN	Term	

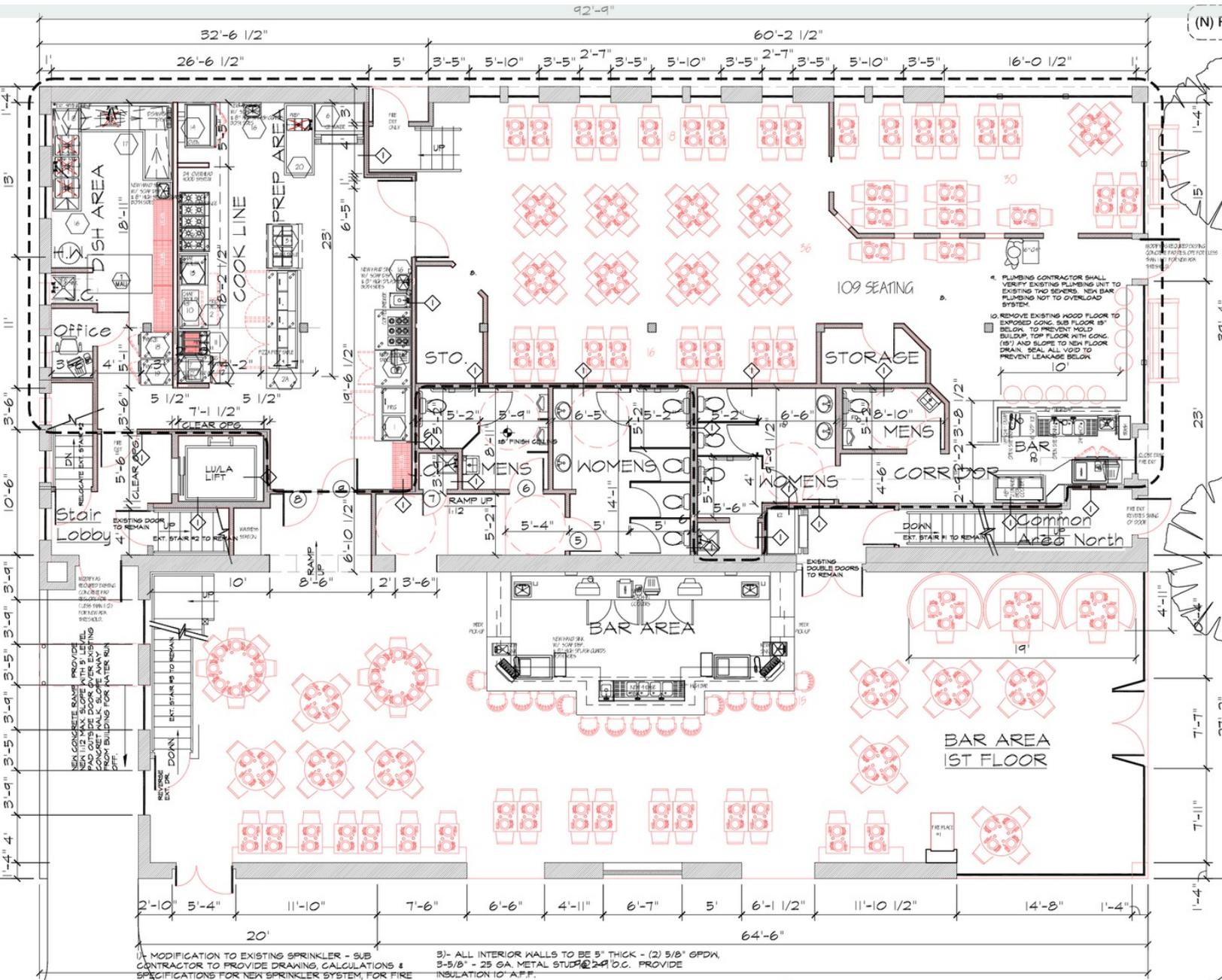
301-305 W Main St

Lease Rate	\$20.00 sf/yr	Space Available	5,943 sf
Lease Type	NNN	Term	Negotiable

Former Scotland Yard & Copper Fox bar/restaurant space. 5,943 SF on first floor with full lower level with in place walk in coolers, grease trap, and dry storage. \$13,020/mo including \$6.29/sf pass thru.

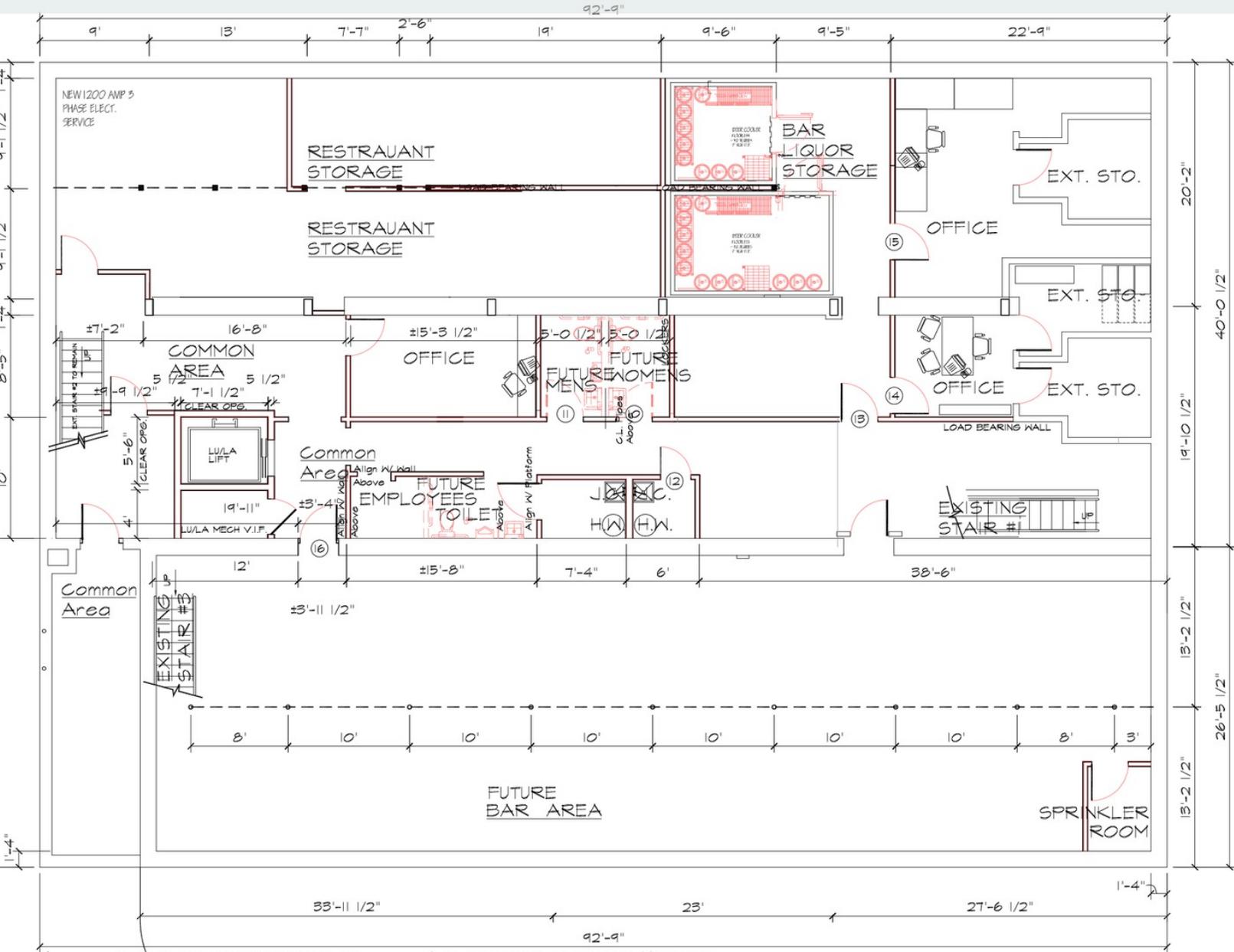
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First Floor Plan



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Lower Level Floor Plan

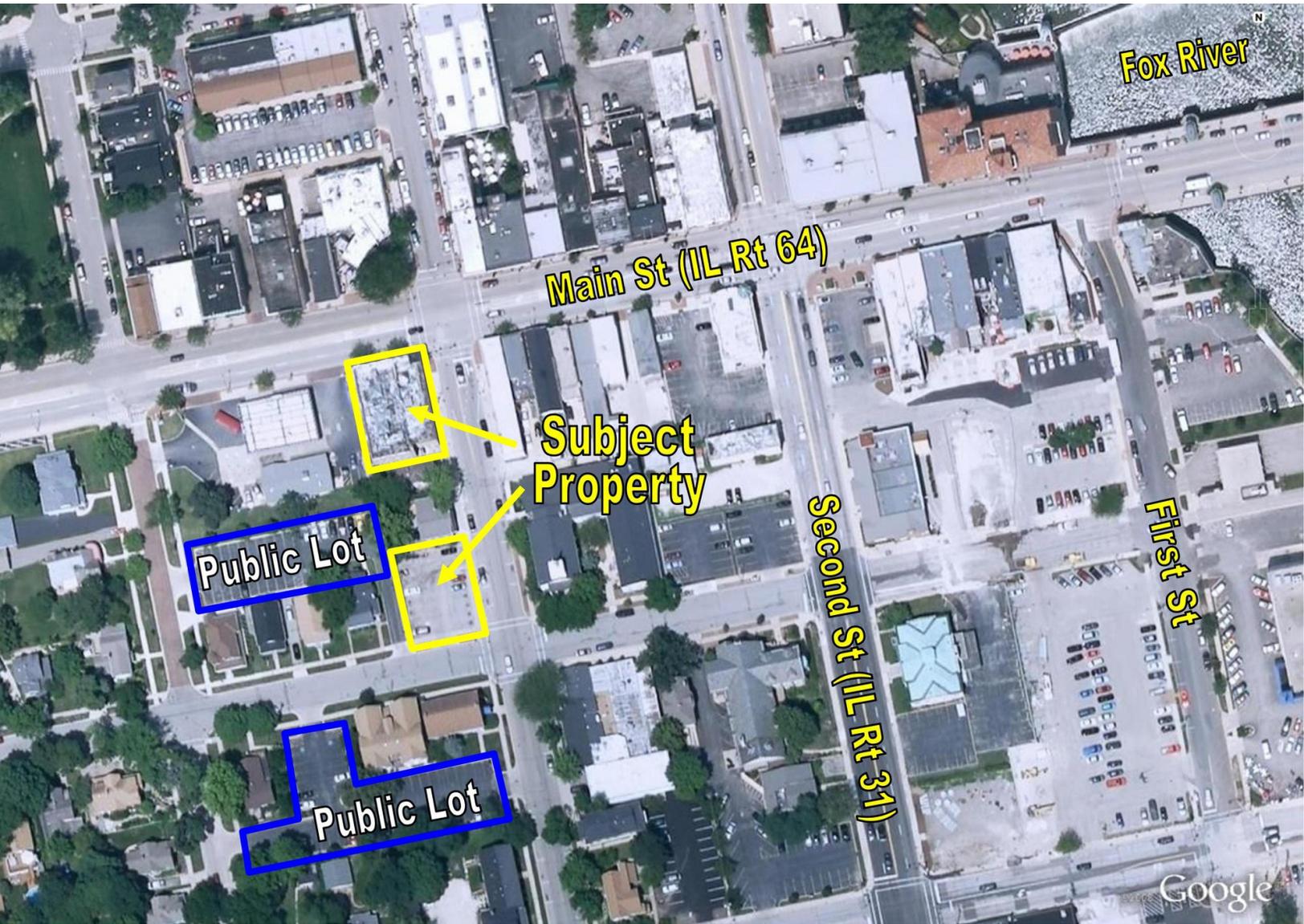


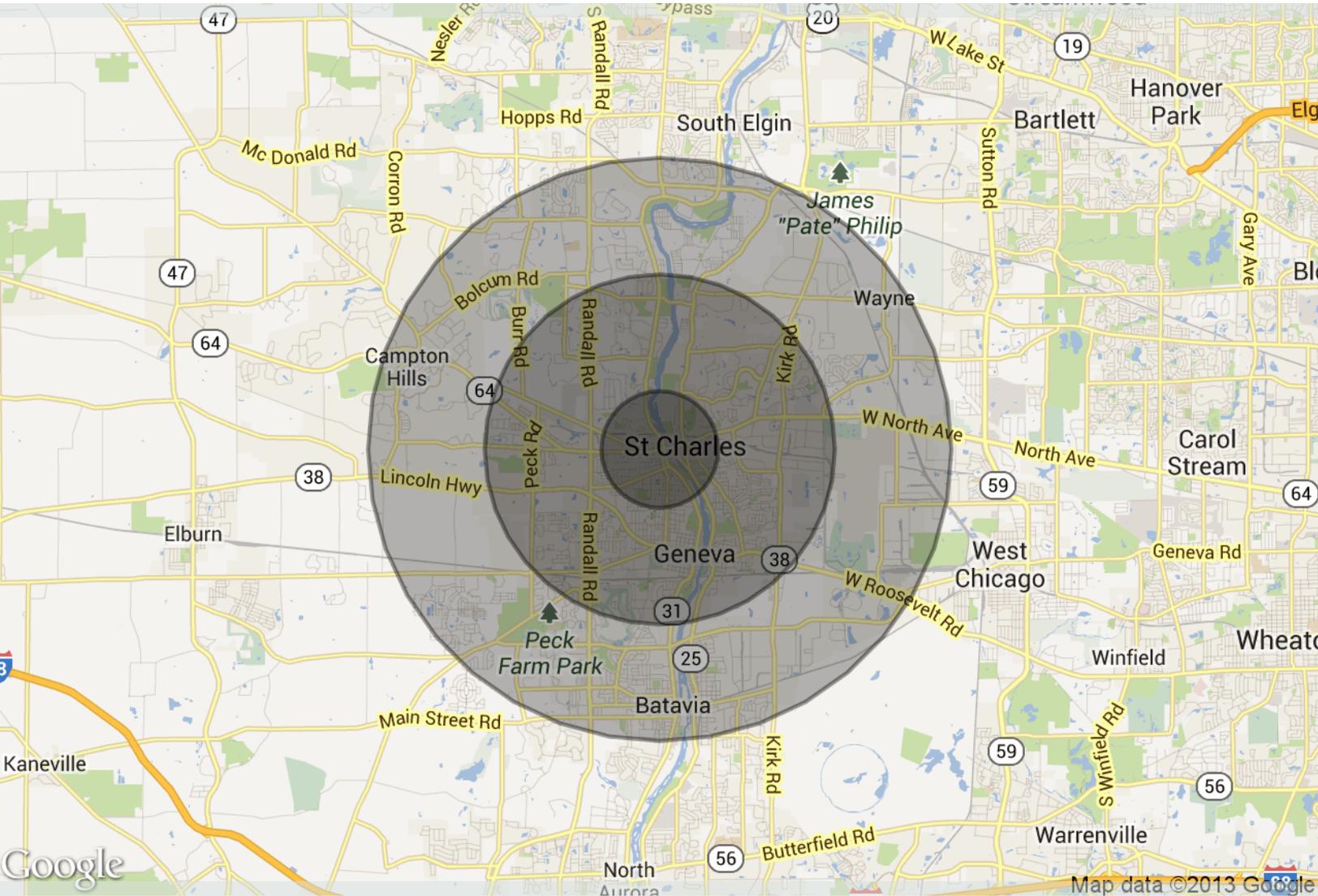
1)- MODIFICATION TO EXISTING SPRINKLER - SUB CONTRACTOR TO PROVIDE DRAWING, CALCULATIONS & SPECIFICATIONS FOR NEW SPRINKLER SYSTEM, FOR FIRE DEPARTMENT REVIEW.

3)- ALL INTERIOR WALLS TO BE 5" THICK - (2) 5/8" GFDW, 5-5/8" - 25 GA. METAL STUD @ 24" O.C. PROVIDE INSULATION 10" A.F.F.









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Radius Map

	1 Mile	3 Miles	5 Miles
Total Population	8,487	53,224	119,876
Total Number of Households	3,547	19,810	43,046
Average Household Income	\$90,879	\$110,869	\$112,704
Median Age	40.4	40.1	39.2

* Demographic information provided by BuildOut, LLC

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Location Maps

