# Bricher Crossing-St. Charles

921 S Randall Road, St. Charles, IL 60174

FOR LEASE

## OFFERING SUMMARY

| | |
|---|---|
| **Available SF:** | 2,100 SF |
| **Lease Rate:** | $40.00 SF/yr (NNN) |
| **Building Size:** | 6400 SF |
| **Market:** | Chicago |
| **Submarket:** | Western Suburbs |

## PROPERTY HIGHLIGHTS

- LOWE'S & MEIJER Outlot Building
- Located at the NWQ Randall Road & Bricher Road
- Major Retail corridor just north of Geneva Commons.
- Located next to one of AT&T's highest Volume store in the Chicagoland Market.
- Other retailers include Jewel/Osco, Meijer, Lowe's, Home Goods, Dick's Sporting Goods & Crate & Barrel
- over 38,000 vehicles per day

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ARTHUR Brokerage Group

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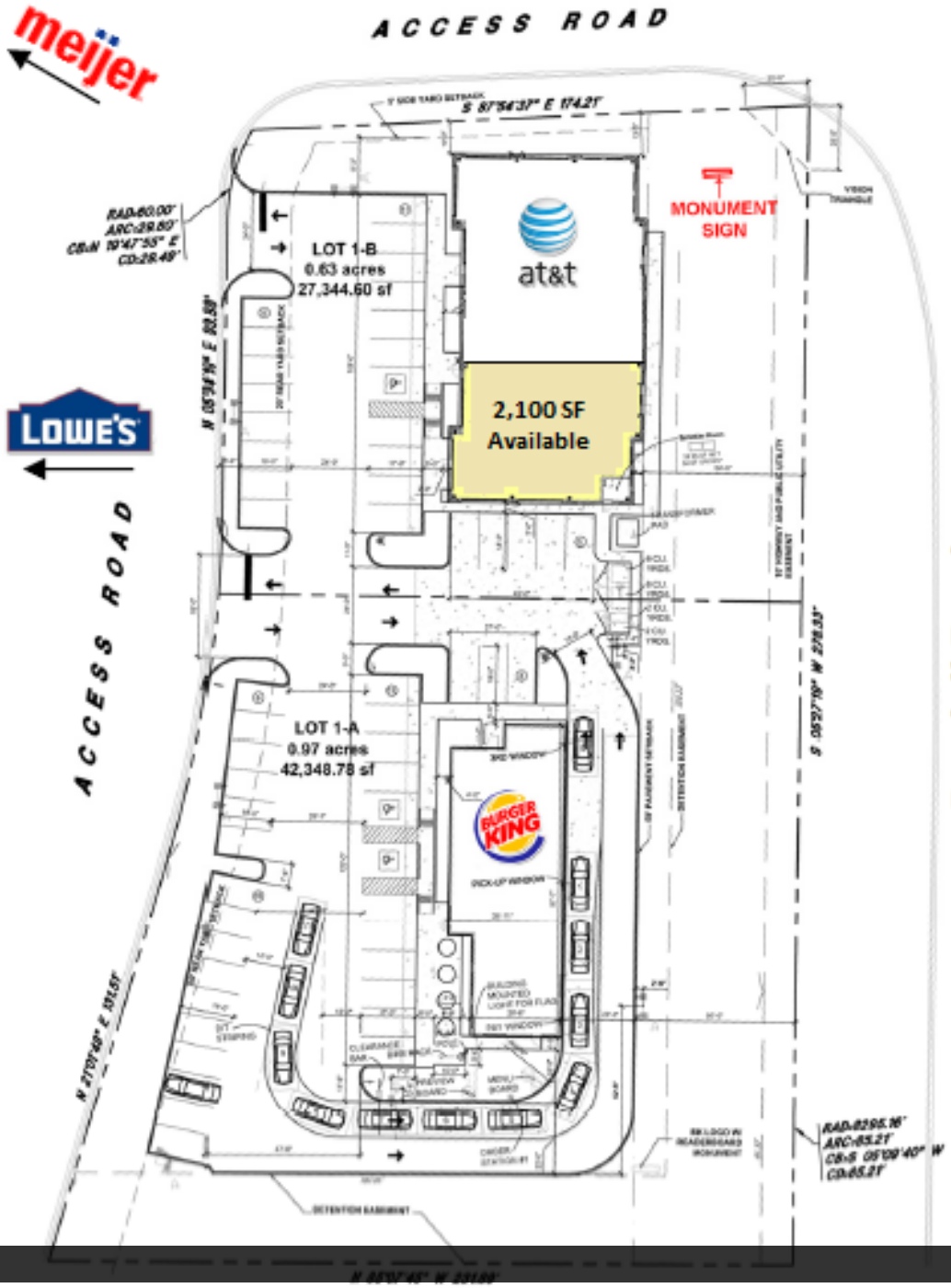


Site Plan


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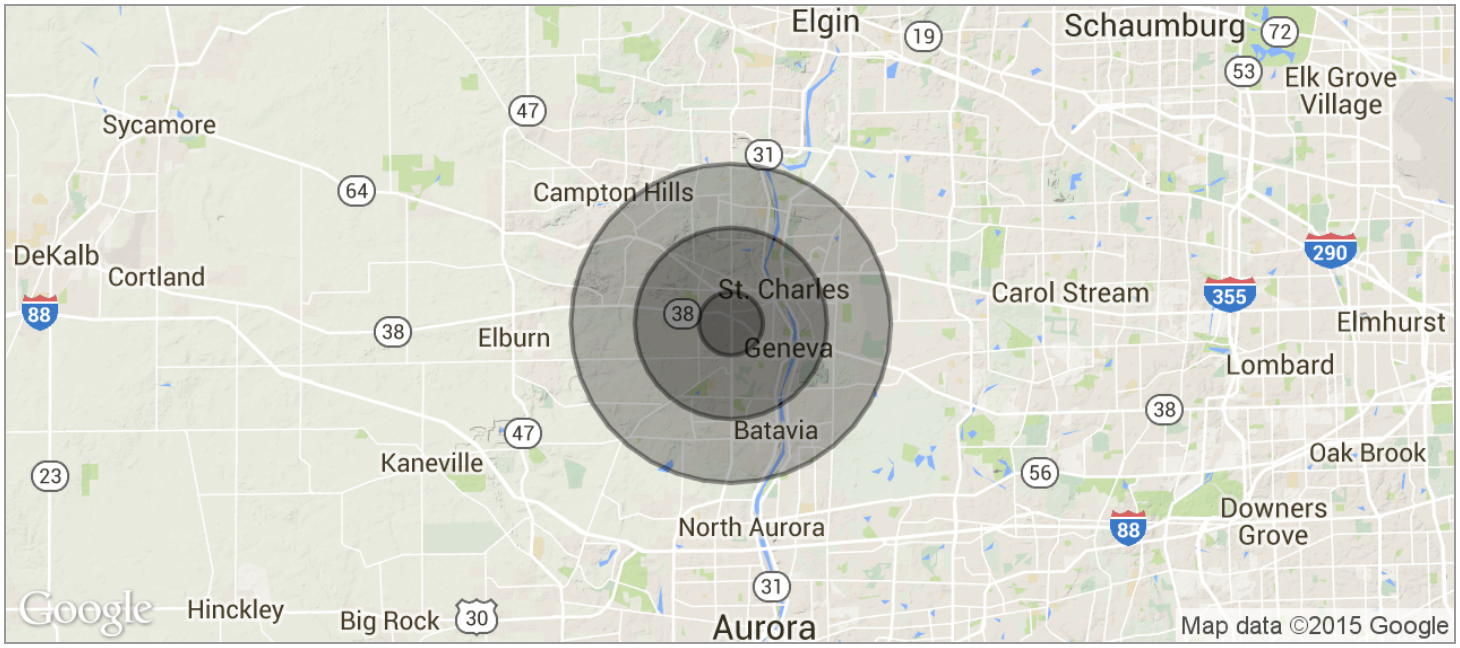


| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| TOTAL POPULATION | 7,571 | 53,112 | 113,368 |
| MEDIAN AGE | 39.0 | 39.7 | 39.2 |
| MEDIAN AGE (MALE) | 38.2 | 38.7 | 38.3 |
| MEDIAN AGE (FEMALE) | 39.8 | 40.6 | 40.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| TOTAL HOUSEHOLDS | 2,811 | 19,338 | 40,559 |
| # OF PERSONS PER HH | 2.7 | 2.7 | 2.8 |
| AVERAGE HH INCOME | $96,343 | $109,125 | $113,415 |
| AVERAGE HOUSE VALUE | $329,049 | $369,029 | $377,793 |

| RACE | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| % WHITE | 92.6% | 93.2% | 92.4% |
| % BLACK | 2.9% | 2.1% | 1.8% |
| % ASIAN | 1.1% | 1.8% | 2.5% |
| % HAWAIIAN | 0.0% | 0.0% | 0.0% |
| % INDIAN | 0.0% | 0.1% | 0.0% |
| % OTHER | 2.8% | 2.3% | 2.6% |

| ETHNICITY | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| % HISPANIC | 10.4% | 8.1% | 6.7% |

** Demographic data derived from 2010 US Census*


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