



TIN CUP PASS SHOPPING CENTER

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

RETAIL SPACE FOR LEASE IN ST. CHARLES

High Visibility from Rt. 64/Main Street in St. Charles

TIN CUP PASS SHOPPING CENTER presents a variety of retail space options for lease in St. Charles, Illinois.

Combining high visibility and high traffic counts to ample parking accommodations and responsive ownership, TIN CUP PASS offers retail units starting at 1,300 square feet in a well established retail community.

Located along Rt. 64/Main Street across the street from Al Piemonte Cadillac with many local restaurant and retail amenities.



- 1,300 to 8,100 square feet
- Endcap Unit with drive-through possibility available
- Signage opportunities
- Ample parking
- Lower lease rates on busy east side of St. Charles
- Well established retail community includes Gino's East, and Minuteman Press

TRAFFIC COUNTS

- 32,800 VPD on Rt. 64/Main St.
- 7,300 VPD on Tyler Rd.

DEMOGRAPHICS

	1M	3M	5M
POP	14,866	67,028	131,768
AHI	\$118,715	\$107,774	\$111,637



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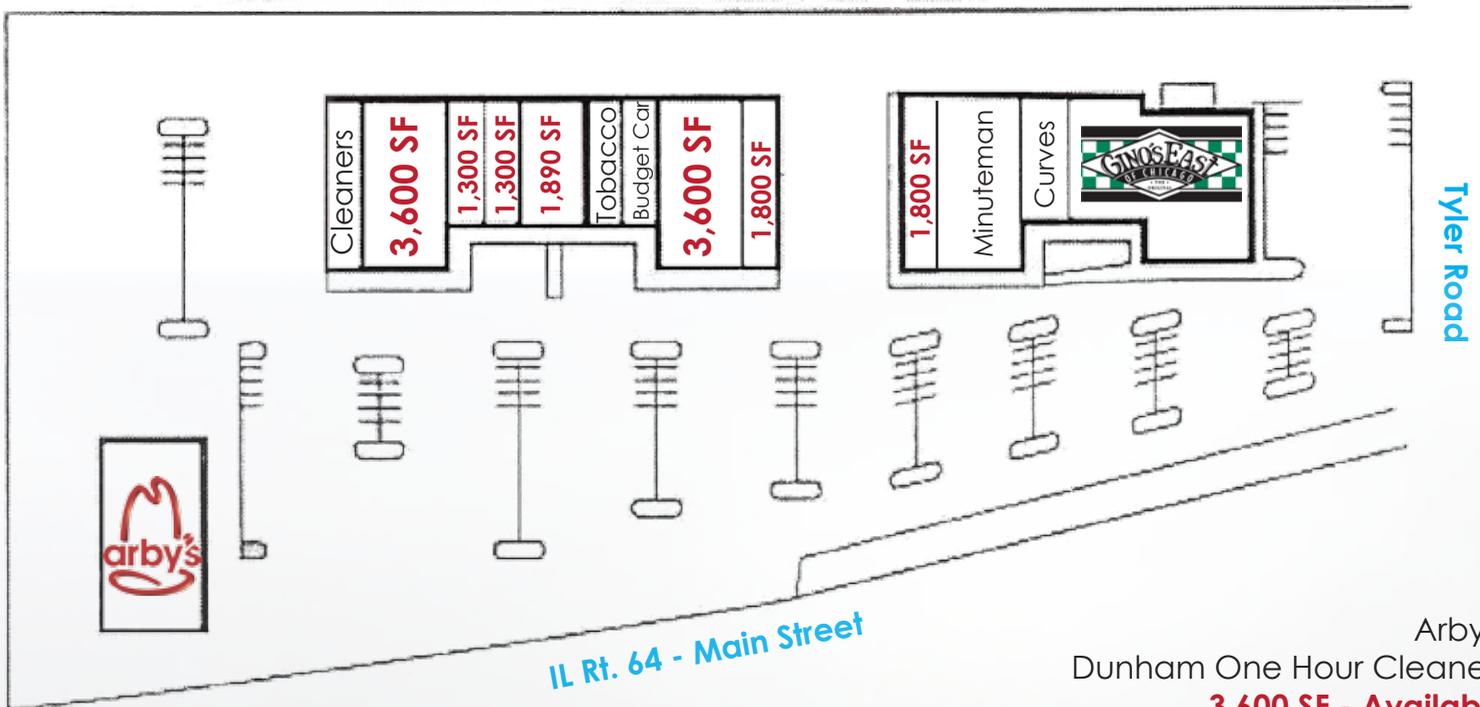
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Site Plan



- Arby's
- Dunham One Hour Cleaners
- 3,600 SF - Available**
- 1,300 SF - Available**
- 1,300 SF - Available**
- 1,890 SF - Available**
- Tobacco Store
- Budget Rent A Car
- 3,600 SF - Available**
- 1,800 SF - Available**
- 1,800 SF - Available**
- Minuteman Press
- Curves Fitness
- Gino's East

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