



ARCORE
Real Estate Group



Jewel-Osco



Roosevelt Rd



17,100 ADT



Randall Rd

Focass

39,200 ADT

SITE

The UPS Store



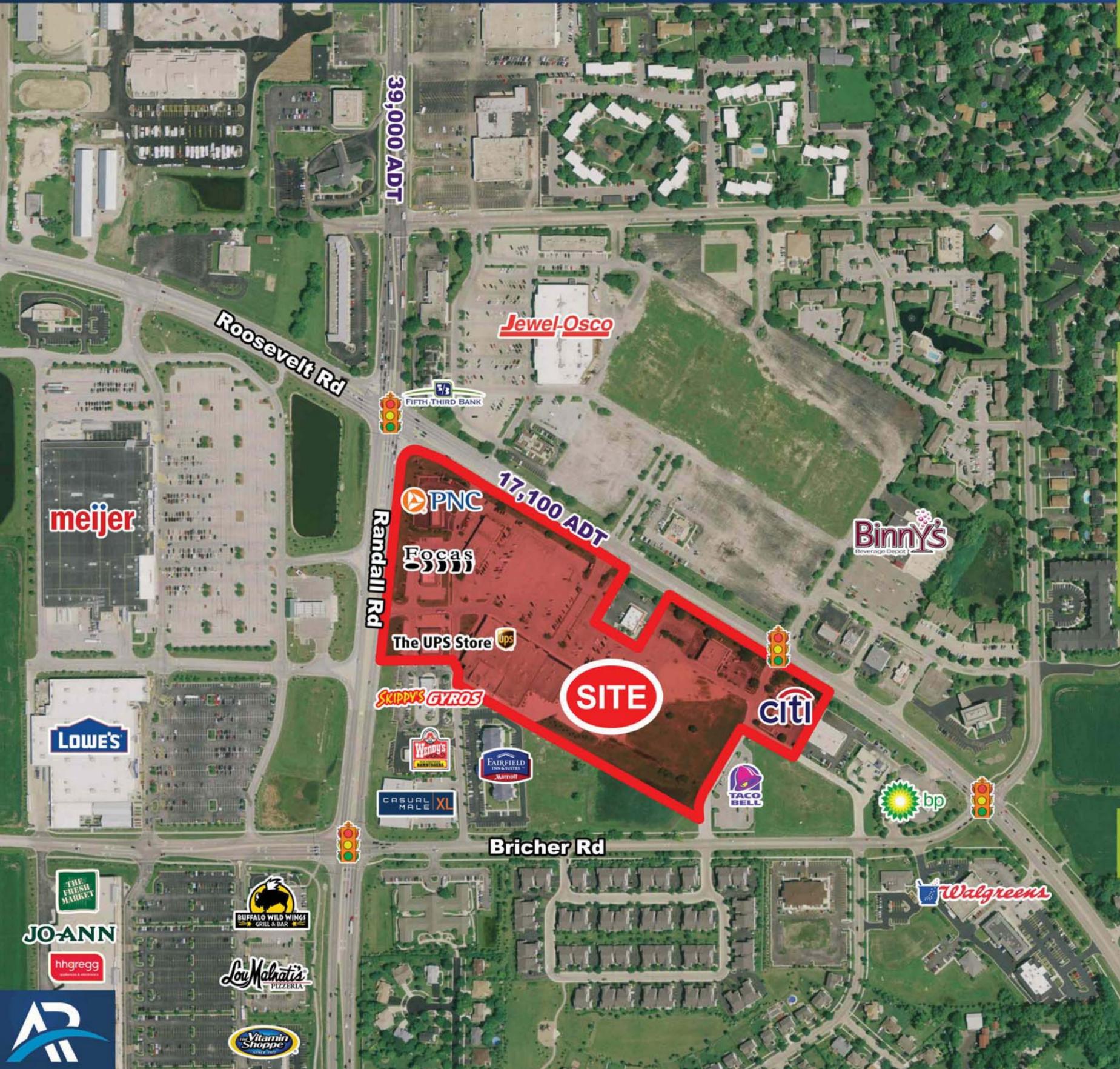
SKIPPY'S GYROS

Retail Space For Lease

Tri-City Center
SEC Randall Rd & Roosevelt Rd
St Charles, IL

Tri-City Center SEC Randall Rd & Roosevelt Rd

St Charles, IL



Property Description

Location

Big box space available in the Geneva / St. Charles Randall Road corridor.
Strategically located at the intersection of Randall Road and Roosevelt Road.

Space Available: Up to 55,000 Square Feet

Strong Traffic Counts: 56,100 Average Daily Traffic (Randall Rd & Roosevelt Rd combined)

Strong Population Density: \$110,092 Average Household Income (3 Mile Radius)

Contact

Mike Streit

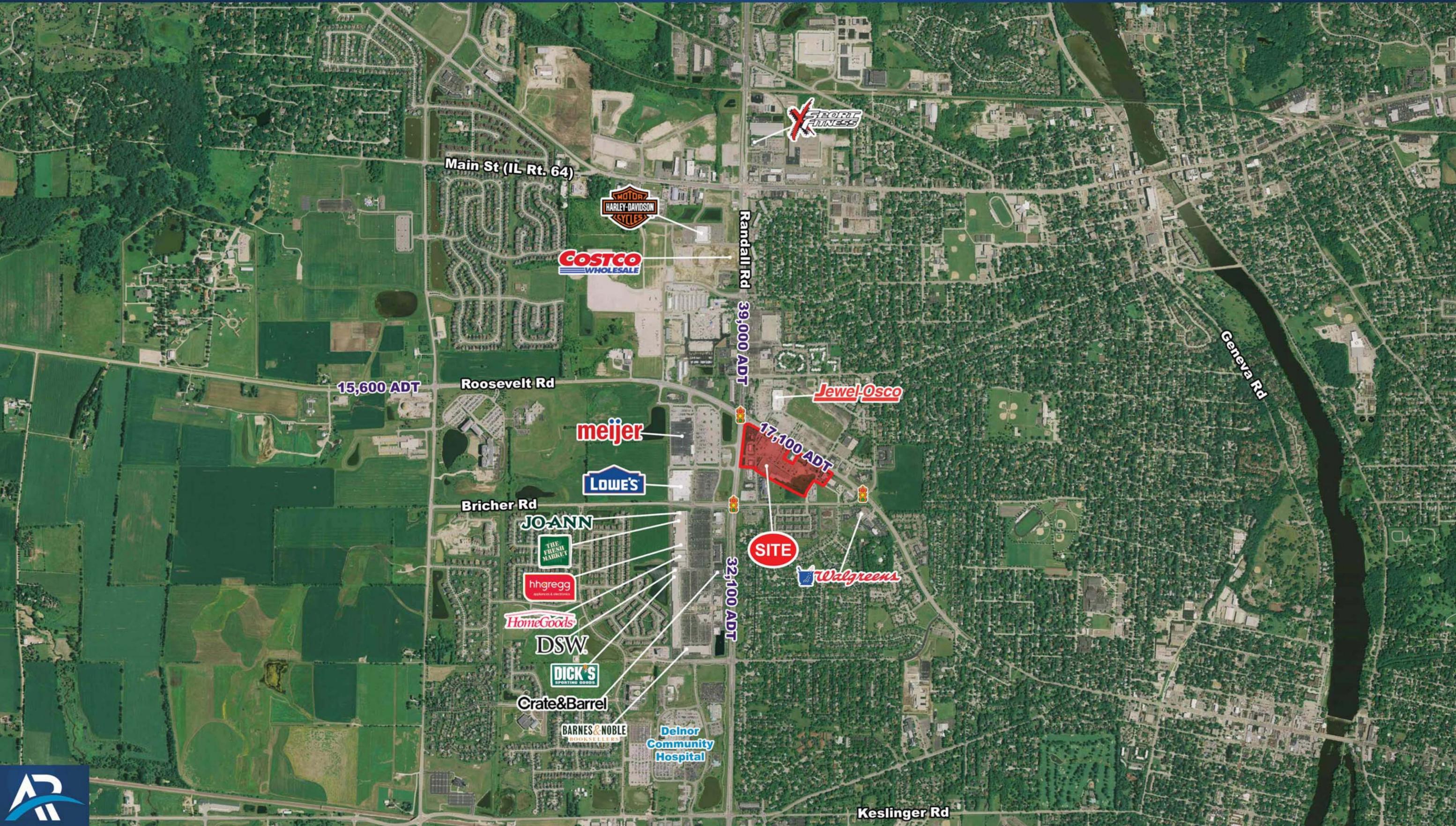
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Andy Robbins

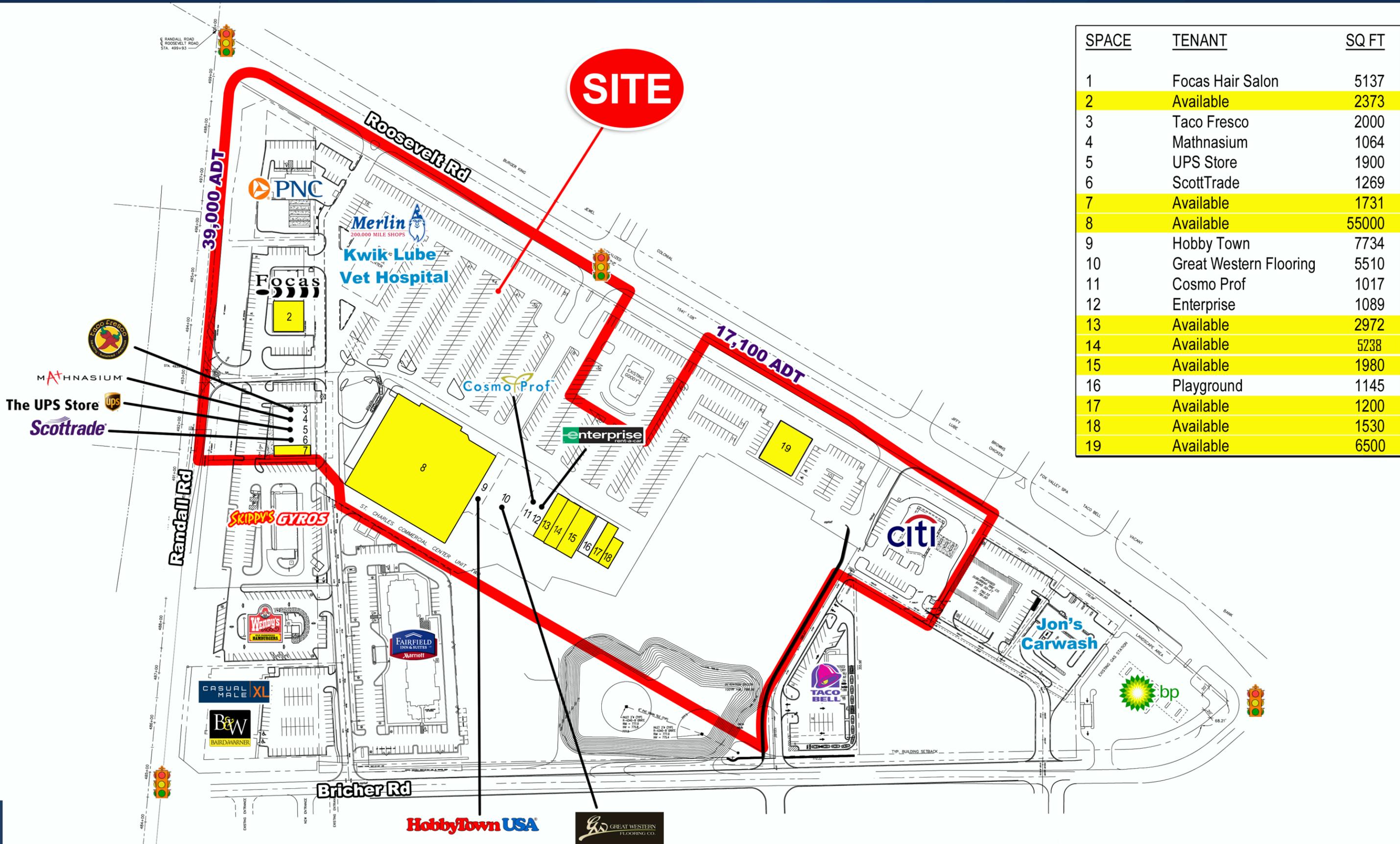
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Tri-City Center SEC Randall Rd & Roosevelt Rd St Charles, IL



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SPACE	TENANT	SQ FT
1	Focas Hair Salon	5137
2	Available	2373
3	Taco Fresco	2000
4	Mathnasium	1064
5	UPS Store	1900
6	ScottTrade	1269
7	Available	1731
8	Available	55000
9	Hobby Town	7734
10	Great Western Flooring	5510
11	Cosmo Prof	1017
12	Enterprise	1089
13	Available	2972
14	Available	5238
15	Available	1980
16	Playground	1145
17	Available	1200
18	Available	1530
19	Available	6500



Tri-City Center

SEC Randall Rd & Roosevelt Rd

St Charles, IL

Summary Profile

1990 - 2000 Census, 2010 Estimates with 2015 Projections
Calculated using Proportional Block Groups

Randall Rd And Roosevelt Rd St Charles, IL		3 Miles	5 Miles	7 Miles
POPULATION	2010 Estimated Population	56,834	118,016	187,578
	2015 Estimated Population	60,744	129,056	206,760
	2000 Census Population	43,682	89,939	140,840
	1990 Census Population	35,348	66,027	97,013
	Historical Annual Growth 1990 to 2010	3.0%	3.9%	4.7%
	Projected Annual Growth 2010 to 2015	1.4%	1.9%	2.0%
	2010 Median Age	35.8	35.0	34.5
HOUSEHOLDS	2010 Estimated Households	19,855	39,706	62,191
	2015 Projected Households	20,855	42,681	67,508
	2000 Census Households	15,839	31,336	48,033
	1990 Census Households	12,717	22,990	32,925
	Historical Annual Growth 1990 to 2010	2.8%	3.6%	4.4%
	Projected Annual Growth 2010 to 2015	1.0%	1.5%	1.7%
	2010 Estimated White	95.7%	94.8%	93.5%
POPULATION BY RACE	2010 Estimated Black or African American	1.4%	1.8%	2.1%
	2010 Estimated Asian & Pacific Islander	2.6%	3.0%	3.8%
	2010 Estimated American Indian & Native Alaskan	-	-	-
	2010 Estimated Other Races	0.1%	0.2%	0.4%
	2010 Estimated Hispanic	12.6%	13.7%	16.2%
INCOME	2010 Estimated Average Household Income	\$110,092	\$114,783	\$111,586
	2010 Estimated Median Household Income	\$91,617	\$96,293	\$93,818
	2010 Estimated Per Capita Income	\$38,805	\$39,094	\$37,354
EDUCATION (AGE 25+)	2010 Elementary	3.2%	3.0%	3.6%
	2010 Some High School	4.6%	4.4%	5.0%
	2010 High School Graduate	23.7%	23.4%	25.1%
	2010 Some College	19.5%	20.5%	22.0%
	2010 Associates Degree Only	9.2%	8.8%	9.4%
	2010 Bachelors Degree Only	37.7%	37.9%	36.0%
	2010 Graduate Degree	21.3%	20.9%	19.1%
BUSINESS	Number of Businesses	3,005	5,481	7,460
	Total Number of Employees	32,347	68,571	95,532
	Employee Population per Business	10.8	12.5	12.8
	Residential Population per Business	18.9	21.5	25.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

CONSUMER EXPENDITURE SUMMARY

1990 - 2000 Census, 2010 with 2015 Projections
Calculated using Proportional Block Groups

Randall Rd And Roosevelt Rd St Charles, IL		3 Miles	5 Miles	7 Miles
2010 Consumer Expenditure				
2010 Estimated Population		56,834	118,016	187,578
2010 Estimated Households		19,855	39,706	62,191
Household Expenditure		\$1,488,661,169	\$3,064,994,426	\$4,716,270,282
Per Household ~ Per Capita		\$74,975 \$26,193	\$77,192 \$25,971	\$75,836 \$25,143
Non-Retail Expenditures		\$863 M 57.9%	\$1.78 B 58.0%	\$2.74 B 58.0%
Per Household ~ Per Capita		\$43,446 \$15,178	\$44,771 \$15,063	\$43,991 \$14,585
Retail Expenditures		\$626 M 42.1%	\$1.29 B 42.0%	\$1.98 B 42.0%
Per Household ~ Per Capita		\$31,528 \$11,015	\$32,421 \$10,908	\$31,845 \$10,558
Apparel		\$72.0 M 4.8%	\$149 M 4.8%	\$228 M 4.8%
Per Household ~ Per Capita		\$3,626 \$1,267	\$3,743 \$1,259	\$3,674 \$1,218
Contributions		\$64.4 M 4.3%	\$134 M 4.4%	\$203 M 4.3%
Per Household ~ Per Capita		\$3,243 \$1,133	\$3,384 \$1,138	\$3,272 \$1,085
Education		\$41.8 M 2.8%	\$87.3 M 2.8%	\$132 M 2.8%
Per Household ~ Per Capita		\$2,103 \$735	\$2,198 \$740	\$2,124 \$704
Entertainment		\$84.6 M 5.7%	\$174 M 5.7%	\$268 M 5.7%
Per Household ~ Per Capita		\$4,259 \$1,488	\$4,393 \$1,478	\$4,315 \$1,431
Food And Beverages		\$218 M 14.7%	\$448 M 14.6%	\$692 M 14.7%
Per Household ~ Per Capita		\$11,002 \$3,844	\$11,284 \$3,796	\$11,124 \$3,688
Furnishings Equipment		\$68.8 M 4.6%	\$142 M 4.6%	\$219 M 4.6%
Per Household ~ Per Capita		\$3,468 \$1,211	\$3,584 \$1,206	\$3,516 \$1,166
Gifts		\$44.0 M 3.0%	\$91.4 M 3.0%	\$139 M 2.9%
Per Household ~ Per Capita		\$2,215 \$774	\$2,301 \$774	\$2,232 \$740
Health Care		\$83.9 M 5.6%	\$171 M 5.6%	\$264 M 5.6%
Per Household ~ Per Capita		\$4,226 \$1,476	\$4,303 \$1,448	\$4,248 \$1,408
Household Operations		\$59.2 M 4.0%	\$123 M 4.0%	\$188 M 4.0%
Per Household ~ Per Capita		\$2,980 \$1,041	\$3,102 \$1,044	\$3,024 \$1,003
Miscellaneous Expenses		\$23.7 M 1.6%	\$48.4 M 1.6%	\$74.7 M 1.6%
Per Household ~ Per Capita		\$1,195 \$417	\$1,220 \$411	\$1,201 \$398
Personal Care		\$21.3 M 1.4%	\$43.7 M 1.4%	\$67.4 M 1.4%
Per Household ~ Per Capita		\$1,071 \$374	\$1,101 \$370	\$1,083 \$359
Personal Insurance		\$17.1 M 1.1%	\$35.6 M 1.2%	\$54.2 M 1.1%
Per Household ~ Per Capita		\$860 \$301	\$896 \$301	\$872 \$289
Reading		\$4.89 M 0.3%	\$10.1 M 0.3%	\$15.5 M 0.3%
Per Household ~ Per Capita		\$246 \$86	\$253 \$85	\$248 \$82
Shelter		\$291 M 19.6%	\$601 M 19.6%	\$923 M 19.6%
Per Household ~ Per Capita		\$14,677 \$5,128	\$15,140 \$5,094	\$14,847 \$4,923
Tobacco		\$7.98 M 0.5%	\$16.1 M 0.5%	\$25.1 M 0.5%
Per Household ~ Per Capita		\$402 \$140	\$404 \$136	\$404 \$134
Transportation		\$289 M 19.4%	\$594 M 19.4%	\$919 M 19.5%
Per Household ~ Per Capita		\$14,562 \$5,087	\$14,947 \$5,029	\$14,773 \$4,898
Utilities		\$96.1 M 6.5%	\$196 M 6.4%	\$303 M 6.4%
Per Household ~ Per Capita		\$4,839 \$1,691	\$4,938 \$1,661	\$4,879 \$1,618

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