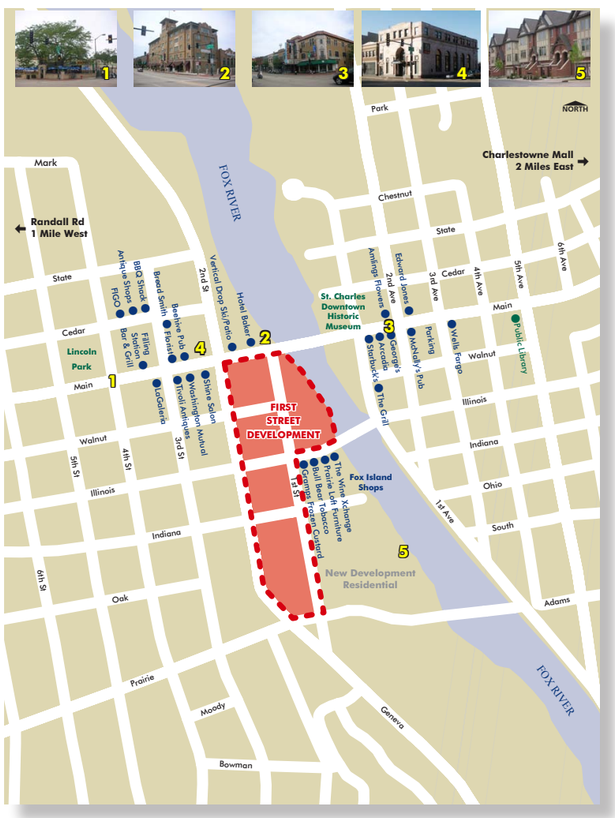
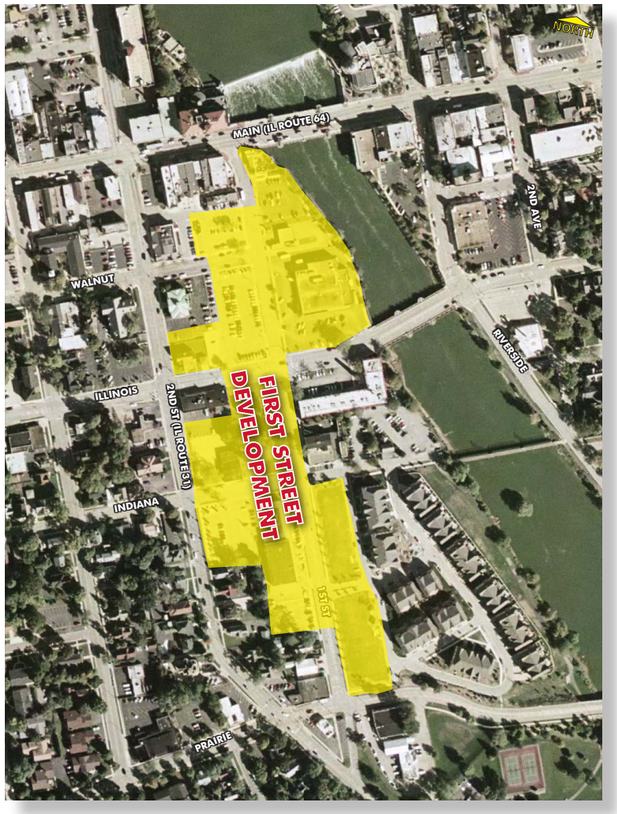
RENDERING

MAPS





FIRST STREET DEVELOPMENT

ST. CHARLES, ILLINOIS

NEW RETAIL SHOPS FOR LEASE

For information, contact:

Carole Borg
T 630.573.7115
Email:
carole.borg@cbre.com
Website:
www.cbre.com/carole.borg

Marisa Joern
T 630.573.7043
Email:
marisa.joern@cbre.com
Website:
www.cbre.com/marisa.joern
CB Richard Ellis
700 Commerce Dr., Suite 550
Oak Brook, IL 60523
T 630.573.7000
F 630.573.7018

Daniel Jacobson
T 312.861.7820
Email:
daniel.jacobson@cbre.com
Website:
www.cbre.com/daniel.jacobson
CB Richard Ellis
311 S. Wacker Dr., Suite 400
Chicago, IL 60606
T 312.297.7679
F 312.297.7696

www.cbre.com

PROPERTY INFORMATION

MAIN FACTS: 22 acres - 150,000 SF of total retail space

AVAILABLE: ±100,000 Sf of retail space available to lease

ATTRIBUTES:
- Major downtown mixed used redevelopment situated along the Fox River in the heart of St. Charles
- 140 high-end condominiums with retail and office space available
- New riverwalk and St Charles Town Plaza for all public events
- High incomes

PARKING: Over 1,000 surface and parking garage spaces available

DEMOGRAPHICS

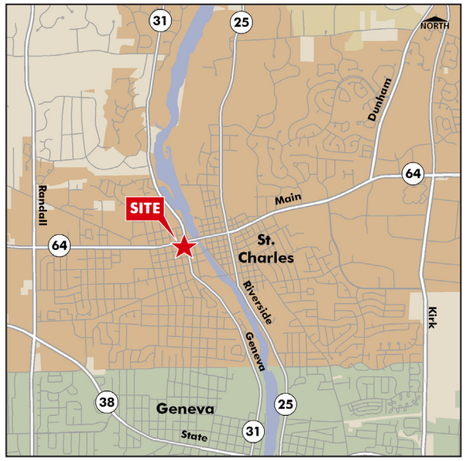
2006 ESTIMATED POPULATION:

1 Mile:	11,552
3 Mile:	55,821
5 Mile:	101,714

2006 EST. AVERAGE HOUSEHOLD INCOME:

1 Mile:	$93,789
3 Mile:	$104,925
5 Mile:	$109,089

ESTIMATED TRAFFIC COUNT:
42,466 vehicles per day on Main St (IL Route 64)
13,314 vehicles per day on 2nd St (IL Route 31)



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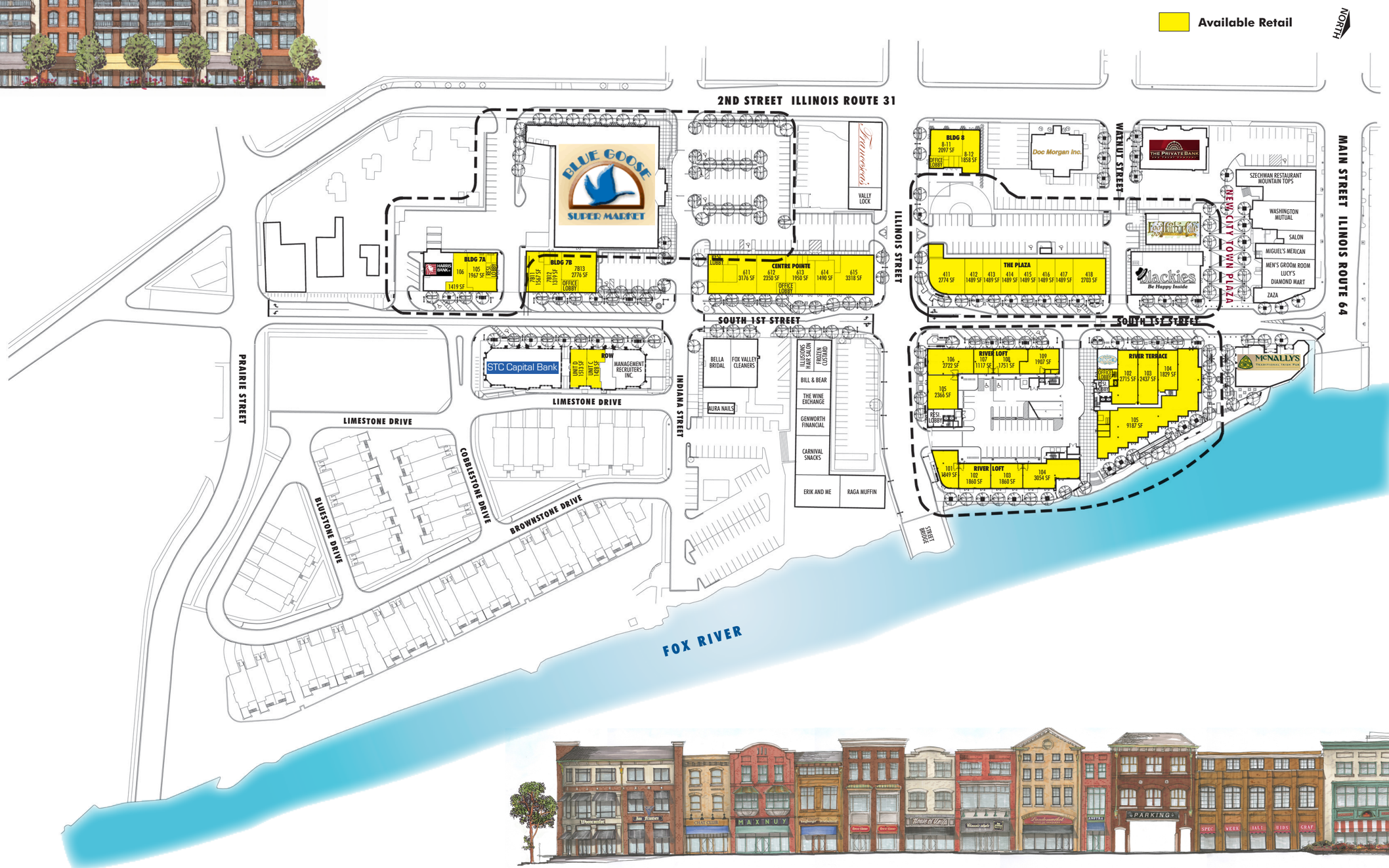
FIRST STREET DEVELOPMENT
ST. CHARLES, ILLINOIS

SITEPLAN & RENDERINGS