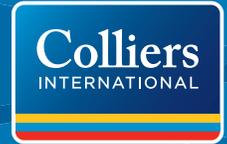


NET LEASE INVESTMENT TEAM PRESENTS:

Foxfield Commons Shopping Center

2650-2712 E MAIN STREET | ST. CHARLES, IL 60174



Terms of Sale

OFFERING PRICE: \$10,500,000

CAP RATE: 7.18%

NOI: \$754,498

SIZE: 134,212 SF

OCCUPANCY: 60%

- > Long operating history with several of the tenants successfully operating at this site for over 10 years
- > 2/3 of leased space is leased to national tenants including: Ace Hardware, Alpha Graphics, Avis, Dollar Tree, Goodwill, Jenny Craig, Papa John's Pizza, Subway, Supercuts & Verizon Wireless
- > Ability to add value through leasing up the vacant anchor space and end cap
- > **Demographics** – Population of over 41,041 within a 3-mile radius with an average household income of over \$123,689 and 111,879 people within a 5-mile radius with an average household income of over \$120,503

Contact Us

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