

East Gate Commons: 3851-3873 East Main Street, St. Charles

3851-3873 EAST MAIN STREET | SAINT CHARLES, IL 60174



Sale Event Dates

Bidding Opens - April 23, 2018

Bidding Ends - April 25, 2018

Click here to visit the RealINSIGHT Marketplace offering page: <https://marketplace.realinsight.com/auction/property/194>

PROPERTY DETAILS

Lot Size	4.83 Acres
Building Size	42,070 SF
Occupancy - Feb 2018	55.8%
Year Built	2004
Zoning	BR: Regional Business District
Market	West Chicago Suburbs
Sub Market	Kane County
Cross Streets	East Main Street & Kautz Road
Traffic Count	31,000

OFFERING OVERVIEW

East Gate Commons (the "Property") is a single story multi-tenant retail center on the south side of Route 64 in St. Charles, Illinois. Constructed of steel and masonry in 2004, the Property features an attractive modern appearance and is zoned BR - Regional Business District.

The Property is 56% occupied and is leased by tenants Petco, Athletico and Beautiful You, all of which are on NNN leases. East Gate Commons is well located along Route-64 in an established commercial corridor and shares a parking lot with the adjacent Super Target. Neighboring retailers include Walmart, Walgreens, Jewel-Osco, Kohl's, Office Depot, CVS/Pharmacy, Starbucks, Chipotle, Verizon, and AT&T among many others.

PROPERTY HIGHLIGHTS

- Well located along Route-64 in the heart of the St. Charles commercial corridor
- Shared pylon signage fronting North Avenue provides visibility and exposure to over 31,000 VPD



KIRK RD
23,000 VPD

SMITH RD

KAUTZ RD
7,000 VPD

CLASSIC CINEMAS
www.classiccinemas.com

Jewel-Osco

ANYTIME FITNESS

THE QUAD
REDEVELOPMENT OF CHARLESTOWN MALL
155 TOWNHOMES / 256 APARTMENTS
551,445 SF RETAIL

Carson's

usbank

Walmart
supercenter

ON THE BORDER
MEXICAN GRILL & CANTINA

COOPER'S HAWK
WINERY & RESTAURANT

VON MAUR

STARBUCKS
verizon

ihop

BMO Harris Bank

McDonald's

NORTH AVE

64

33,000 VPD

Tanaka

PIZZA EXPRESS

Orangetheory
FITNESS

THE GARDEN OF EARTHLY DELICIES

JARED
The Galleria Of Jewelry

Giordano's

Olive Garden

Chili's

GameStop

PNC

Artillos
Hot Dogs

PHEASANT RUN
RESORT

ROSS
DRESS FOR LESS

WORLD MARKET

Stein Mart
Fashion and Quality. Always at discount prices.

T.J. maxx

ULTA
BEAUTY

NTB
Nails • Tattoos • Beauty • Extensions

petco

SITE

Target
SUPER
TARGET

FOR SALE

East Gate Commons: 3851-3873 East Main Street, St. Charles

3851-3873 East Main Street | Saint Charles, IL 60174

ADDITIONAL PHOTOS



Frontline Real Estate Partners

Frontline Real Estate Partners
477 Elm Place
Highland Park, IL 60035
frontlinerepartners.com

MATTHEW TARSHIS Vice President
mtarshis@frontlinerepartners.com (P) 847.780.8063 (C) 847.542.9058
JOSHUA JOSEPH Managing Broker
jjoseph@frontlinerepartners.com (P) 847.780.8060 (C) 847.212.5842
ANDREW RUBIN Vice President
arubin@frontlinerepartners.com (P) 224.628.4005 (C) 224.628.4005

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.