

FOR  
SUBLEASE



# 3880 E. MAIN STREET ST. CHARLES, IL 60174 FORMER SAVERS

[WWW.CBRE.COM/3880MAIN](http://WWW.CBRE.COM/3880MAIN)

## FEATURES

### :: Anchor Opportunity

30,750 square feet available

### :: Regional Location

Near 1 Million+ SF of Retail

Adjacent to Wal-Mart, Kohls, Target,  
Carsons & Von Maur

### :: High Incomes

\$110,000 Average HH Income

### :: Easy Access

Traffic light entrance

### :: Major Metro

Suburban Chicago Location

### :: Excellent Signage

Major pylon on North Avenue



## EXCLUSIVE AGENT

**Joe Parrott, CRX, CLS**

Senior Vice President

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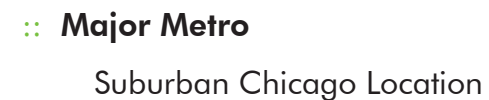
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**3880 E. MAIN STREET**  
**ST CHARLES, IL 60174**

**CBRE**

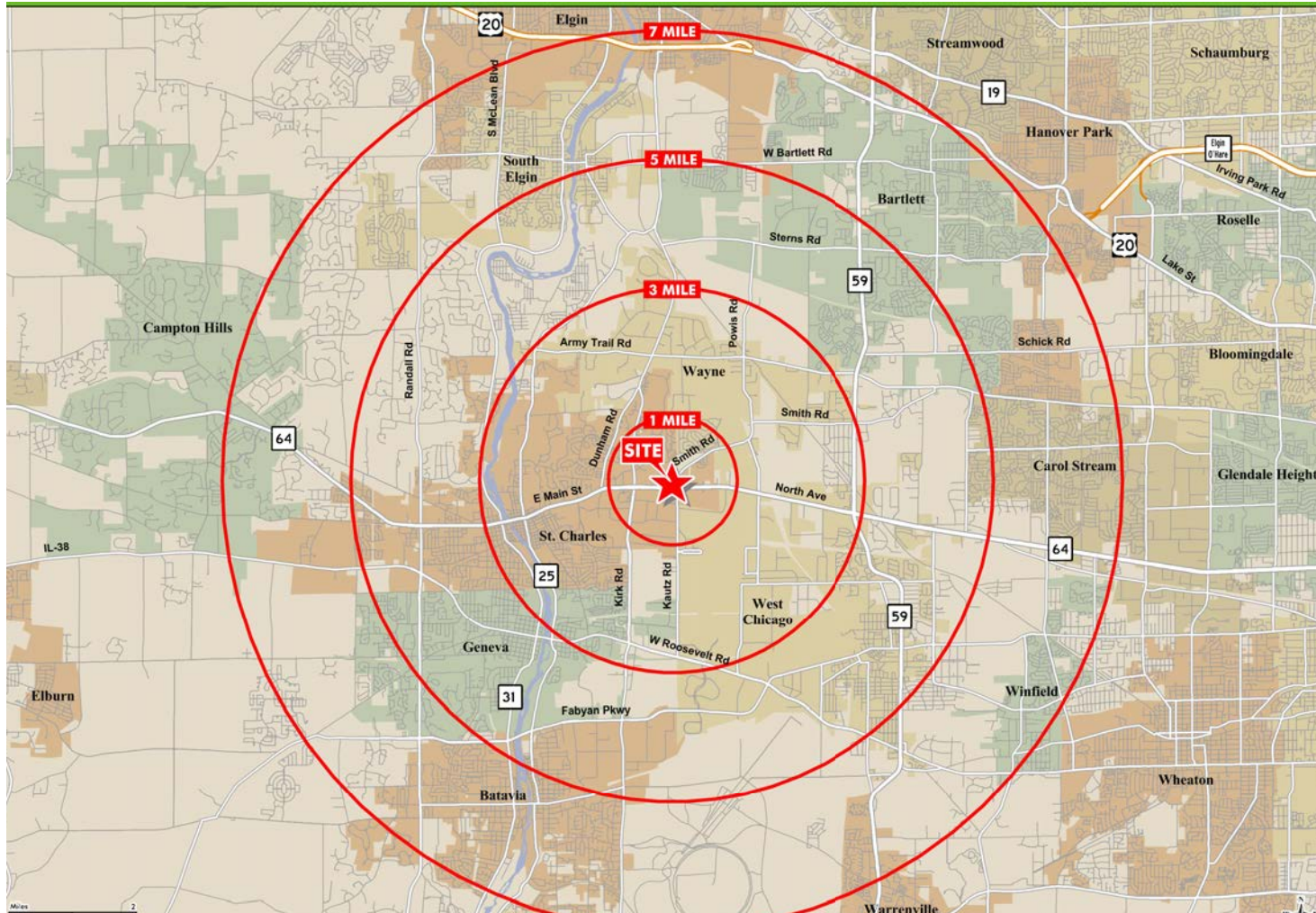


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## ST CHARLES, IL 60174

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High Incomes

\$110,000 Average HH Income

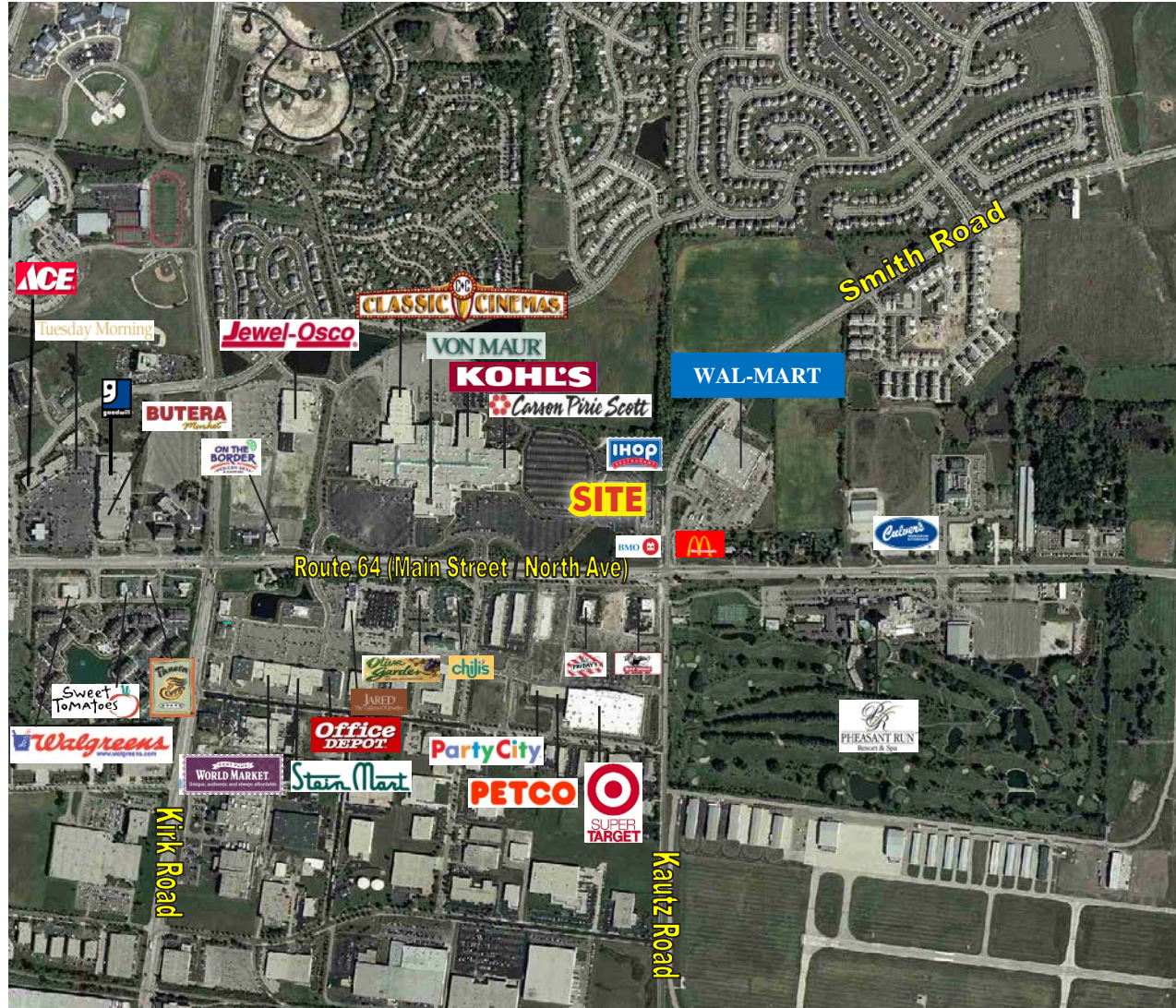
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## :: Regional Location

Near 1 Million+ SF of Retail

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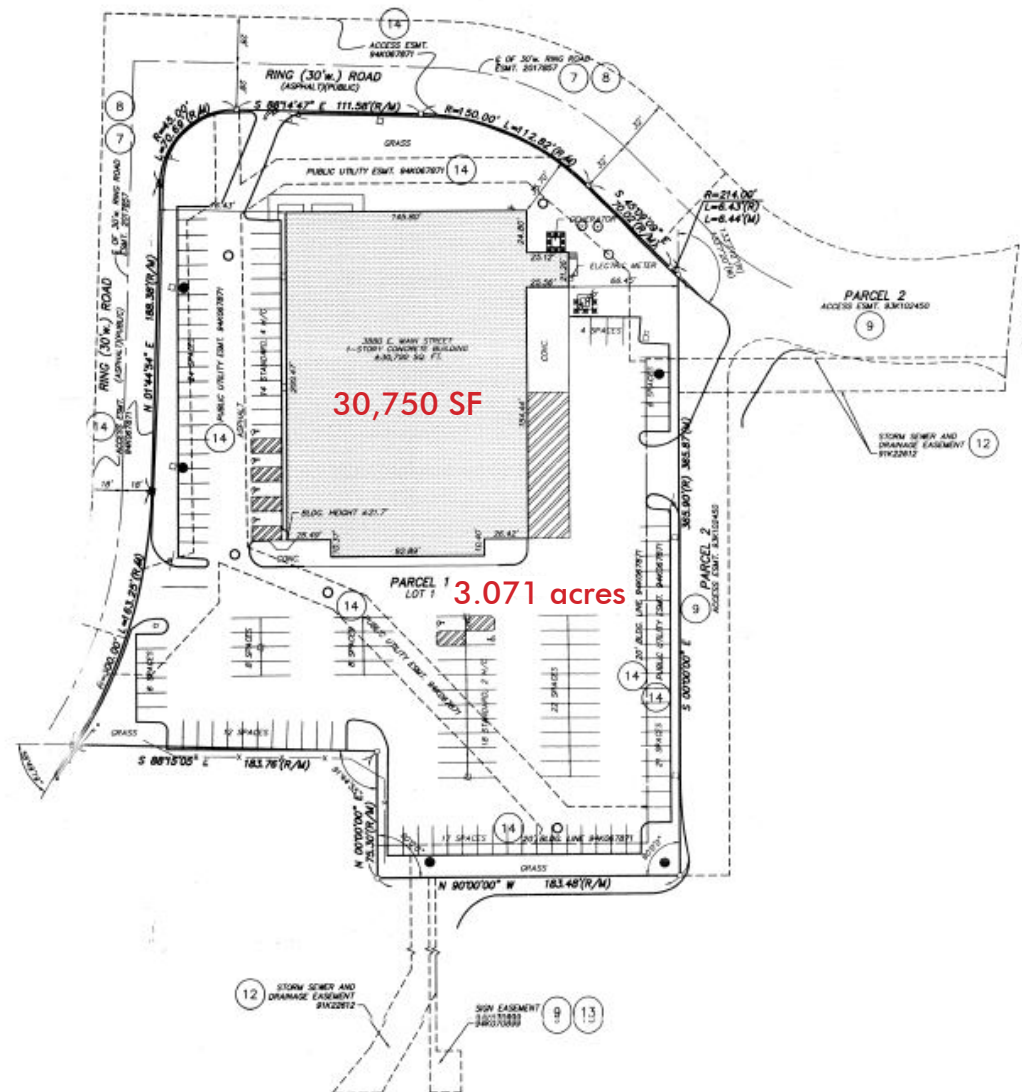


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# 3880 E. MAIN STREET

## ST CHARLES, IL 60174



CBRE

# Full Retail Report



	3880 E Main St 1 mile radius	3880 E Main St 3 mile radius	3880 E Main St 5 mile radius	3880 E Main St 7 mile radius
2014 Estimated Population	6,524	33,922	114,828	271,572
Growth 2014-2019	6.53%	1.08%	2.07%	2.39%
2014 Estimated Median Age	41.78	42.31	38.78	38.17
2014 Estimated Households	2,230	12,636	39,471	91,440
2014 Est. Average Household Size	2.96	2.65	2.89	2.94
2014 Est. Median Household Income	\$110,027	\$82,414	\$81,453	\$81,946
2019 Prj. Median Household Income	\$116,223	\$91,154	\$89,243	\$88,656
2014 Est. Average Household Income	\$132,648	\$112,382	\$108,327	\$104,722
2014 Est. Median Housing Value	\$327,000	\$277,833	\$276,649	\$263,333
2014 Est. Average Housing Value	\$408,737	\$350,219	\$328,342	\$304,544
<b>2014 Estimated Households</b>	<b>2,230</b>	<b>12,636</b>	<b>39,471</b>	<b>91,440</b>
- Income Less than \$15,000	84 (3.8%)	605 (4.8%)	1,961 (5.0%)	4,871 (5.3%)
- Income \$15,000 to \$24,999	108 (4.8%)	849 (6.7%)	2,614 (6.6%)	5,795 (6.3%)
- Income \$25,000 to \$34,999	81 (3.6%)	783 (6.2%)	2,798 (7.1%)	6,004 (6.6%)
- Income \$35,000 to \$49,999	178 (8.0%)	1,280 (10.1%)	3,904 (9.9%)	9,191 (10.1%)
- Income \$50,000 to \$74,999	347 (15.6%)	2,310 (18.3%)	6,959 (17.6%)	15,871 (17.4%)
- Income \$75,000 to \$99,999	200 (9.0%)	1,492 (11.8%)	5,344 (13.5%)	13,480 (14.7%)
- Income \$100,000 to \$149,999	559 (25.1%)	2,649 (21.0%)	7,932 (20.1%)	18,748 (20.5%)
- Income \$150,000 to \$199,999	301 (13.5%)	1,146 (9.1%)	3,628 (9.2%)	8,681 (9.5%)
- Income \$200,000 to \$249,999	117 (5.2%)	441 (3.5%)	1,381 (3.5%)	3,073 (3.4%)
- Income \$250,000 to \$499,999	194 (8.7%)	731 (5.8%)	2,065 (5.2%)	4,216 (4.6%)
- Income \$500,000 and over	61 (2.7%)	350 (2.8%)	886 (2.2%)	1,510 (1.7%)
<b>2014 Estimated Population by Race and Origin</b>	<b>6,524</b>	<b>33,922</b>	<b>114,828</b>	<b>271,572</b>
- White Population	5,605 (85.9%)	30,382 (89.6%)	94,812 (82.6%)	217,285 (80.0%)
- Black Population	71 (1.1%)	357 (1.1%)	2,644 (2.3%)	8,288 (3.1%)
- Asian Population	643 (9.9%)	1,845 (5.4%)	6,939 (6.0%)	22,130 (8.1%)
- All Other Races Population	206 (3.2%)	1,338 (3.9%)	10,433 (9.1%)	23,870 (8.8%)
- Hispanic Population	347 (5.3%)	2,383 (7.0%)	20,328 (17.7%)	45,866 (16.9%)
- White Non-Hispanic Population	5,363 (82.2%)	28,882 (85.1%)	83,432 (72.7%)	191,321 (70.4%)

	3880 E Main St 1 mile radius	3880 E Main St 3 mile radius	3880 E Main St 5 mile radius	3880 E Main St 7 mile radius
<b>2014 Estimated Population by Age</b>	<b>6,524</b>	<b>33,922</b>	<b>114,828</b>	<b>271,572</b>
- Aged 0 to 4 Years	283 (4.3%)	1,739 (5.1%)	6,972 (6.1%)	17,037 (6.3%)
- Aged 5 to 9 Years	411 (6.3%)	2,004 (5.9%)	7,641 (6.7%)	18,459 (6.8%)
- Aged 10 to 14 Years	655 (10.0%)	2,550 (7.5%)	8,858 (7.7%)	21,022 (7.7%)
- Aged 15 to 17 Years	349 (5.3%)	1,577 (4.6%)	5,648 (4.9%)	13,349 (4.9%)
- Aged 18 to 20 Years	294 (4.5%)	1,374 (4.1%)	4,949 (4.3%)	11,670 (4.3%)
- Aged 21 to 24 Years	335 (5.1%)	1,684 (5.0%)	6,001 (5.2%)	14,163 (5.2%)
- Aged 25 to 34 Years	440 (6.7%)	3,237 (9.5%)	12,198 (10.6%)	29,443 (10.8%)
- Aged 35 to 44 Years	799 (12.2%)	4,015 (11.8%)	14,570 (12.7%)	36,074 (13.3%)
- Aged 45 to 54 Years	1,282 (19.7%)	5,834 (17.2%)	18,891 (16.5%)	45,075 (16.6%)
- Aged 55 to 64 Years	864 (13.2%)	5,033 (14.8%)	15,524 (13.5%)	36,180 (13.3%)
- Aged 65 to 74 Years	464 (7.1%)	2,800 (8.3%)	8,163 (7.1%)	17,905 (6.6%)
- Aged 75 to 84 Years	210 (3.2%)	1,301 (3.8%)	3,561 (3.1%)	7,591 (2.8%)
- Aged 85 Years and Older	139 (2.1%)	775 (2.3%)	1,851 (1.6%)	3,605 (1.3%)
<b>2014 Estimated Population Over 25 by Educational Attainment</b>	<b>4,197</b>	<b>22,994</b>	<b>74,759</b>	<b>175,873</b>
- Less than 9th Grade	24 (.6%)	453 (2.0%)	3,248 (4.3%)	7,439 (4.2%)
- High School - No Diploma	95 (2.3%)	848 (3.7%)	3,731 (5.0%)	8,428 (4.8%)
- High School Diploma	836 (19.9%)	4,653 (20.2%)	15,931 (21.3%)	36,714 (20.9%)
- Some College	643 (15.3%)	4,479 (19.5%)	15,249 (20.4%)	37,346 (21.2%)
- Associate Degree	365 (8.7%)	1,661 (7.2%)	5,538 (7.4%)	13,549 (7.7%)
- Bachelor's Degree	1,452 (34.6%)	6,985 (30.4%)	19,762 (26.4%)	46,996 (26.7%)
- Master's Degree	587 (14.0%)	2,820 (12.3%)	8,554 (11.4%)	19,373 (11.0%)
- Professional Degree	146 (3.5%)	659 (2.9%)	1,720 (2.3%)	3,933 (2.2%)
- Doctoral Degree	49 (1.2%)	438 (1.9%)	1,025 (1.4%)	2,097 (1.2%)
<b>2014 Estimated Population by Sex</b>	<b>6,524</b>	<b>33,922</b>	<b>114,828</b>	<b>271,572</b>
- Male	3,203 (49.1%)	16,617 (49.0%)	57,435 (50.0%)	135,139 (49.8%)
- Female	3,321 (50.9%)	17,305 (51.0%)	57,393 (50.0%)	136,433 (50.2%)
<b>2014 Estimated Employed Population by Occupation</b>	<b>3,413</b>	<b>18,037</b>	<b>59,534</b>	<b>141,685</b>
- Blue Collar	398 (11.7%)	2,276 (12.6%)	10,527 (17.7%)	25,844 (18.2%)
- White Collar	2,689 (78.8%)	13,570 (75.2%)	41,261 (69.3%)	97,594 (68.9%)
- Service & Farm	326 (9.6%)	2,191 (12.1%)	7,746 (13.0%)	18,247 (12.9%)
<b>Estimated "Daytime" Employees</b>	<b>9,551</b>	<b>39,001</b>	<b>82,520</b>	<b>133,497</b>

