

Offering Summary

JLL is pleased to exclusively offer for sale Stuart’s Crossing (the “Property”), an 85,529-square-foot (“SF”) high quality grocery-anchored shopping center located in St. Charles, Illinois. The Property enjoys a prime location in an affluent area with household incomes exceeding \$120,000 in a three-mile radius. The Property is anchored by Jewel, the top grocer in the Chicago market, and includes a developable land site that can accommodate an additional 105,000 SF of retail. Jewel achieves strong sales at this location and enjoys limited competition as the only traditional grocer within a three mile radius. Jewel sales have been increasing at this location since 2012 and the nature of the recently extended lease offers long term, stable cash flow for this investment.

Stuart’s Crossing was completed in 1999 with exceptional quality and eye-catching brick construction. Strong traffic counts surround the Property with a total of over 50,000 vehicles per day (“VPD”) on Main Street and Kirk Road. Adjacent to the Property sits the Charlestowne Mall, which is slated for a major mixed-use redevelopment that, when completed, will drive new residents, consumers and retailers to the area.

502-652 KIRK ROAD ST. CHARLES, IL 60174

Size	85,529 SF
Land Area	19.76 Acres
Occupancy	97%
Year Built	1999
Parking	572 spaces (6.68/1,000 SF)
Development Potential	Approximately 7.75 acres of developable land on the site
Population (3-mile radius)	38,686
Average Household Income (3-mile radius)	\$127,529
Average Net Worth (3-mile radius)	\$1,203,751





UPSIDE POTENTIAL

Site includes land piece that can accommodate an additional 105,000 SF of retail.



MARKET LEADING GROCERY ANCHOR

Jewel is the #1 grocer in the Chicago market and achieves strong sales at this location. Jewel recently extended their lease and now has twelve years of term remaining.



GOOD VISIBILITY AND ACCESS

To Main Street and Kirk Road – 50,000 vehicles per day pass in front of the Property



AFFLUENT AREA

With household incomes exceeding \$120,000 and an average household net worth of \$1.2 million in the three-mile radius.



STRONG RETAIL AREA

Located at the main retail area in St. Charles. This area continues to improve with the recent additions of TJ Maxx, Ross, Starbucks and Coopers Hawk. The area is slated to improve further with the redevelopment of The Charlestowne Mall which will include the addition of 411 housing units.

Tenancy Overview

Stuart's Crossing is anchored by Jewel, the market leading grocer in Chicago. The 15,000 SF of small shops is leased to a complementary mix of convenience and service retailers including two restaurants and a fitness center.

UNIT	TENANT	SQUARE FEET
1	Jewel Osco	70,529
2	Anytime Fitness	4,549
7	Silverlake Restaurant	2,428
5	AAA	2,033
4	Rosati's	1,667
8	Vacant	1,572
3	Kumon	1,451
6	Vacant	1,300
TOTAL		85,529



The Site

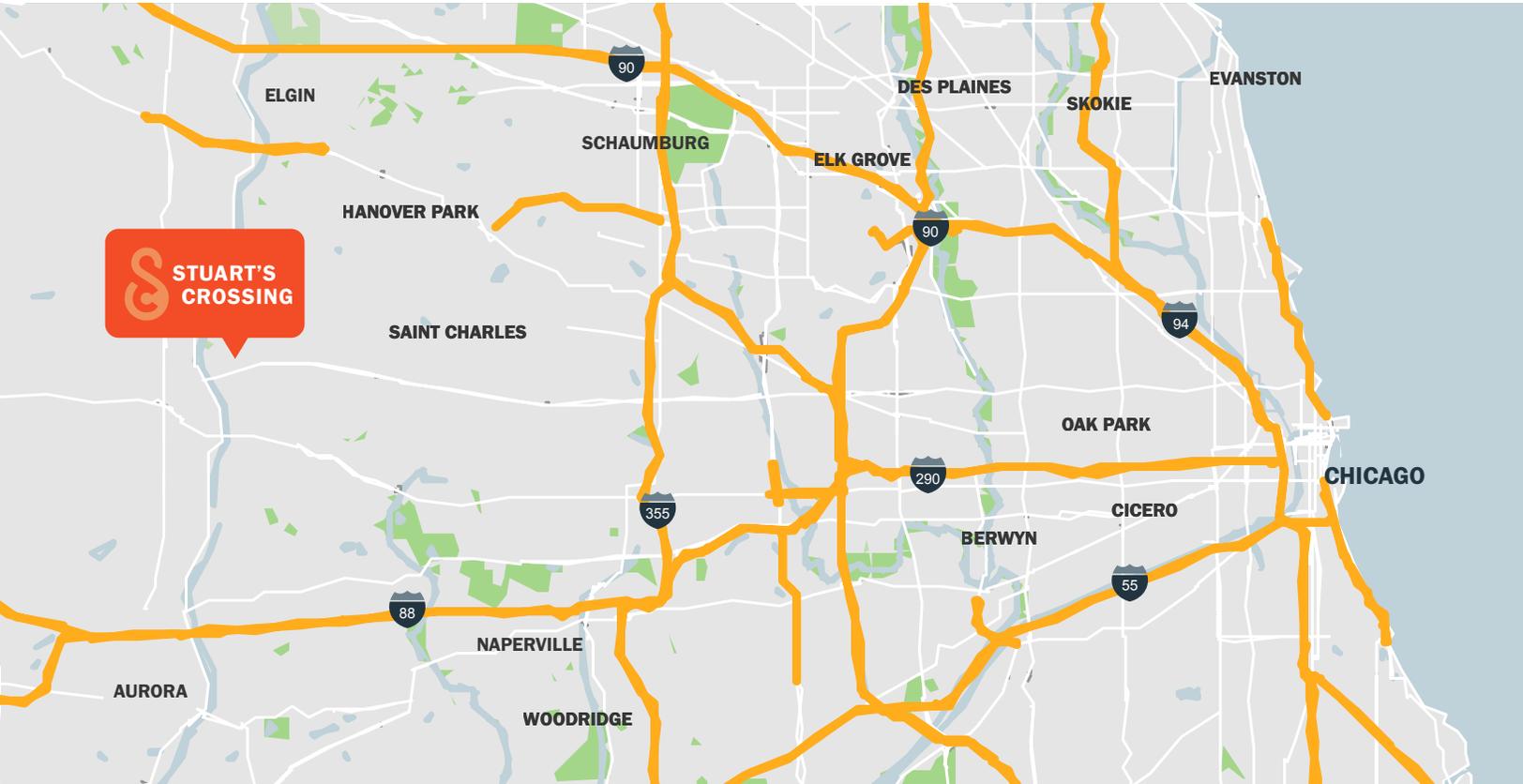
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LOCATION OVERVIEW

St. Charles is an affluent community in the western suburbs of metro Chicago. Known for its charming downtown and leafy suburbs, St. Charles attracts affluent, educated residents seeking a sound quality of life. The city is well positioned with easy access to the major employment centers of the western suburbs.






38,686
POPULATION


2,340
TOTAL BUSINESS


\$96,737
MEDIAN HOUSEHOLD
INCOME


43.2
MEDIAN AGE


34,905
EMPLOYEES


3.2%
UNEMPLOYMENT
RATE

JANICE SELLIS
Executive Vice President
+1 312 702 4283
janice.sellis@am.jll.com

PAUL BARILE
+1 312 881 7020
Paul.barile@transwestern.com