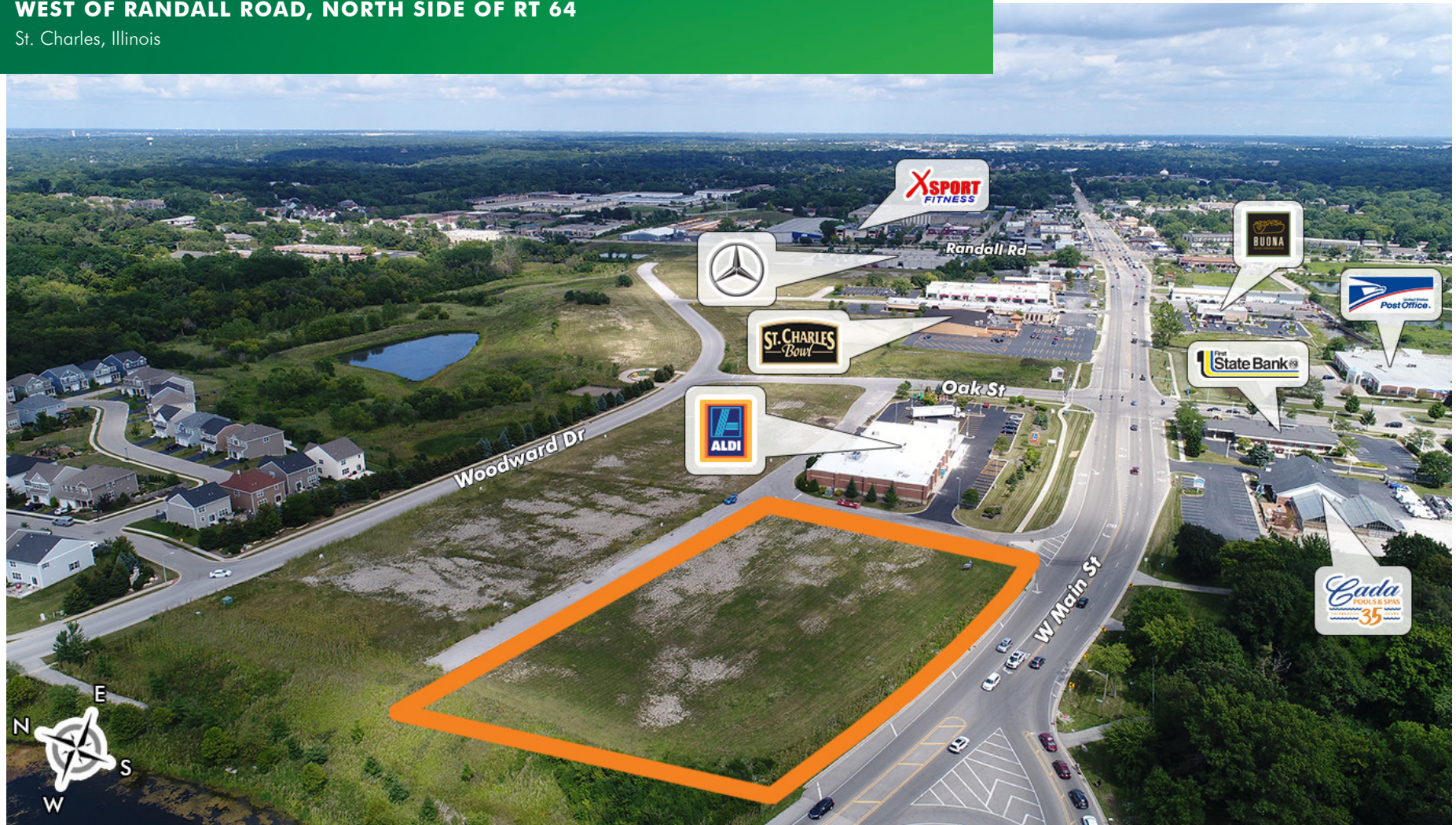


FOR SALE

# DEVELOPMENT OPPORTUNITY

WEST OF RANDALL ROAD, NORTH SIDE OF RT 64

St. Charles, Illinois



[www.cbre.com/lsgoakbrook](http://www.cbre.com/lsgoakbrook)

CBRE

# FOR SALE DEVELOPMENT OPPORTUNITY

WEST OF RANDALL ROAD,  
NORTH SIDE OF RT 64  
St. Charles, Illinois



## SITE AERIALS



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## PROPERTY HIGHLIGHTS

- + ±2.2 acres
- + Zoned [BC Community Business](#)
- + Located in desirable St. Charles, approximately 40 miles west of Chicago
- + In close proximity to the Randall Road Retail Corridor
- + Traffic Counts:  
16,200 vehicles per day on Route 64  
36,100 vehicles per day on Randall Road
- + Parcel Numbers: 09-29-454-009 & 09-29-454-010
- + Taxes: \$25,226.74 (2016)
- + Asking \$958,320
- + Please call for additional information



## SITE AERIAL



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## FLOODPLAIN/WETLAND AERIAL AND CHICAGOLAND LOCATION MAP



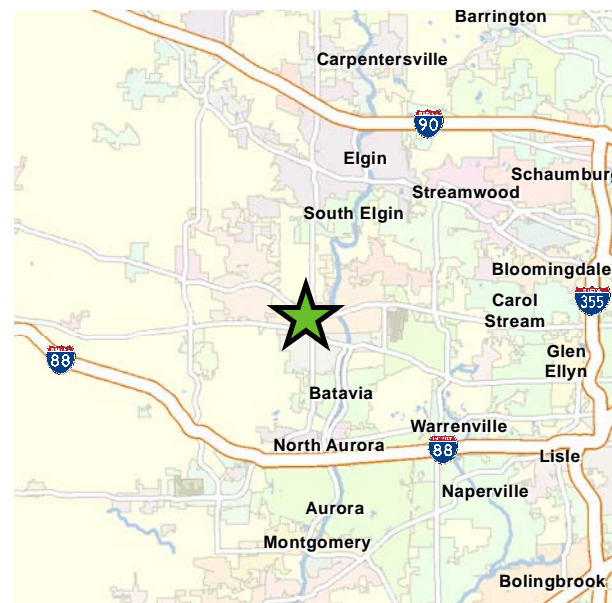
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St. Charles, Illinois

DEMOGRAPHIC SNAPSHOT	3 MILES	5 MILES	7 MILES
Population	47,733	106,242	175,945
Average Household Income	\$130,932	\$135,525	\$128,867
Average Housing Value	\$390,821	\$404,091	\$375,565



## CONTACT US

### BRIAN BUCKINGHAM

First Vice President  
+1 630 573 7021  
brian.buckingham@cbre.com

### MARIO MELONE

Vice President  
+1 630 573 7112  
mario.melone@cbre.com

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