

# RETAIL/COMMERCIAL PROPERTY

ROUTE 64 - North Ave, St. Charles, IL

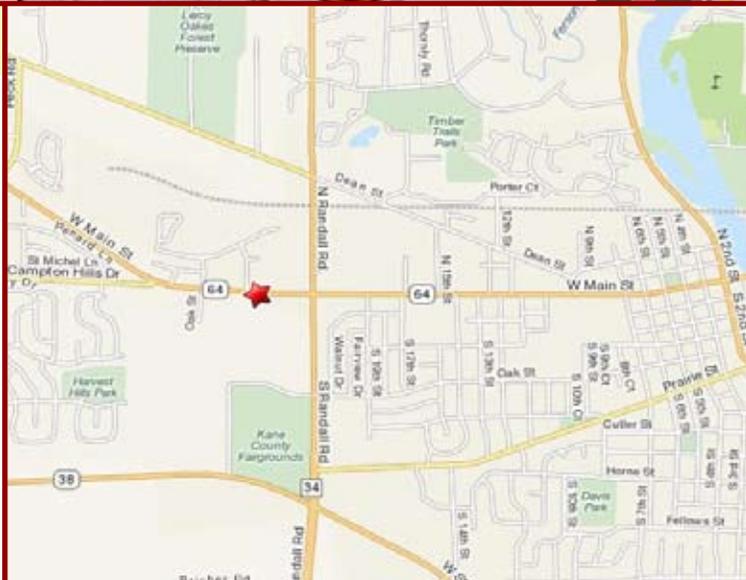
15 Commercial Lots From 1.03 Acres to 3.31 Acres

**JUST REDUCED AGAIN!**



## PROPERTY HIGHLIGHTS

- Water, Sewer and all utilities to site
- Zoned B3 (Virtually all business uses allowed)
- Access from busy Route 64 (future lighted intersection)
- Future access from Randall Road
- Close proximity to Geneva Commons shopping
- Great regional demographics and consumer base
- Access from lighted intersection (future)
- Average HH Income \$108,066 (3 mile radius)
- Traffic Counts 35,000 VPD
- Projected Population 66,396 (3 mile radius)



**Vestuto Real Estate Corp**

2422 W. Main St. #4B  
Saint Charles, IL 60175  
P (630)377.2336  
F (630)377.2495  
WWW.VESTUTO.COM

# PROPERTY INFORMATION

Location	Located near northwest corner of Randall Road and North Avenue in St. Charles, IL, a far west suburb of Chicago, IL
Unit & Lot Size	15 Commercial pads vertical ready ranging in size from 1.03 to 3.1 acres.
Zoning	Virtually all commercial uses permitted.
Site Information	<p>This commercial site is in a strategically desirable location as it is located fronting on a major North/South corridor Randall Road, and East/West on Route 64 (North Ave). Geneva Commons, a prominent destination mall just to the south of this site is heavily congested and overflowing with traffic, vehicles and commotion. Pine Ridge Park is a terrific alternative for both office and retail users who desire a visible and accessible location. This site has frontage and easement from Randall Road, as well as entrances off North Ave. Is situated on the high traffic corner, and will have egress from the the new intersection of Randall Road and Woodward Road. Woodward Road is in the process of being expanded to Peck Road, making this another major street.</p>



# ABOUT THE AREA

## Surrounding Area

This particular area of St. Charles is booming. Costco is near this site on Randall and the south side of North Avenue. A new and extensive Harley Davidson facility is also on that site and various other retailers are also moving to this area. Directly to the west, a 700,000 + sf Office Campus development is commencing, also with a retail component. Users at Randall Crossing can take advantage of the reasonable pricing yet booming area for office and retail and be strategically positioned for the current and future growth. In addition to retail, we have seen a great deal of interest from medical and other professional office users for this area.

## Retail Within 1 Mile

Costco	Harley Davidson
Mercedes-Benz	X-Sport Fitness
U.S. Post Office	Bowling Alley
Pizza Hut	Quizno's
Jewel - Osco	Meijer
Starbuck's	Fairfield Inn
Geneva Commons Mall (Crate & Barrell, Dick's Sporting Goods, Pottery Barn, etc.)	

## Area Medical

The Valley Ambulatory Surgery Center (VASC) in St. Charles is a specialty outpatient facility staffed by over 150 local surgeons providing over 1,000 types of surgical procedures and is known for the highest standard of patient care with a more personal touch. Delnor Hospital, which is within 2 miles of this commercial site, is rated among the top hospitals in the U.S.

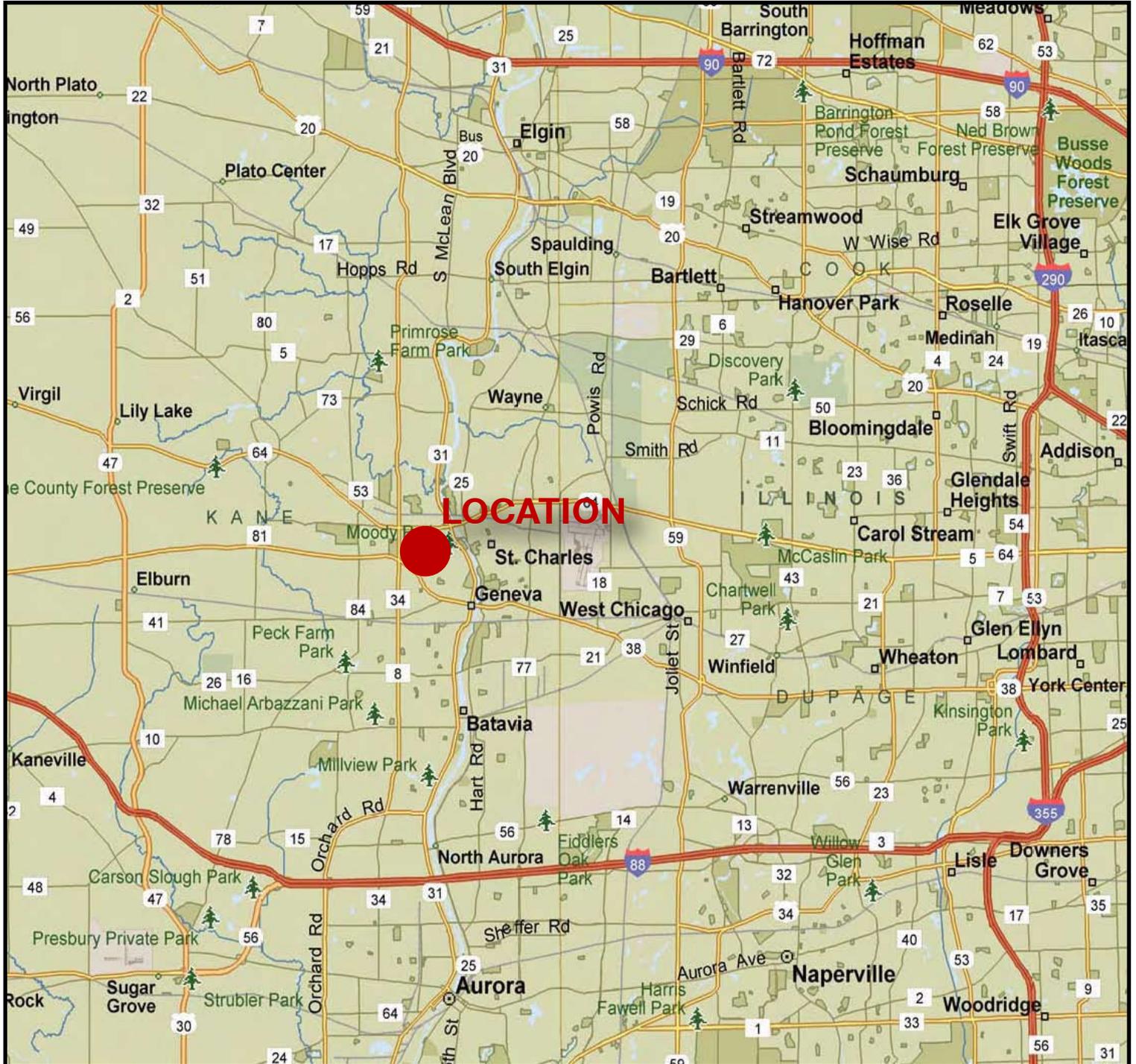
# ABOUT THE AREA

## General Overview

St. Charles has 1,269 hotel rooms, 3 shopping districts, Scarecrow Festival, Pride of the Fox Riverfest, Fine Art Show, monthly Kane County Flea Market, 120 miles of bike paths in Kane County, a full service resort and spa, golf, live theater, convention center, world-class training/meeting facilities . . . all making this picturesque city on the Fox River a destination for fine dining, arts and entertainment, recreational opportunities, and unique shopping. To the west, the busy Randall Road corridor is home to the Kane County Fairgrounds, the Kane County Judicial Center, and retailers such as Zylstra Harley-Davidson, Lowe's Home Improvement Warehouse and Meijer Super store. Extensive new developments are under way throughout the west side, including major retail centers near the intersection of Rte. 64 and Randall Rd. which is very close to this site geographically. International employers, innovative schools, beautiful parks, local and regional resources, and unique architecture have earned St. Charles its reputation as the Pride of the Fox! St. Charles has a land area of 15 square miles. Located in both DuPage and Kane County, the City of St. Charles is 35 miles west of downtown Chicago. State Highways 25, 31, 38, & 64 cross St. Charles, as do county thorough-fares Randall and Kirk Roads.

Over 2,100 businesses employ over 34,200 people, consisting of a balanced mix of retailers, restaurants, and manufacturing facilities.

# LOCATION MAP



# DEMOGRAPHICS

## St. Charles, Illinois

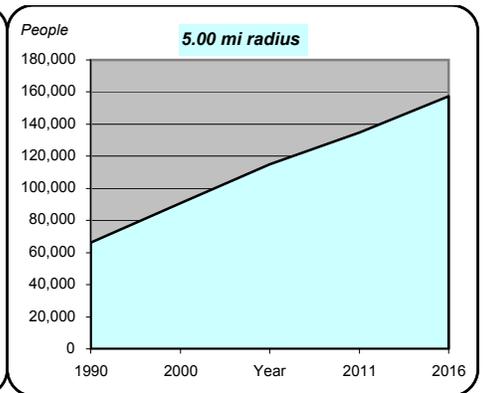
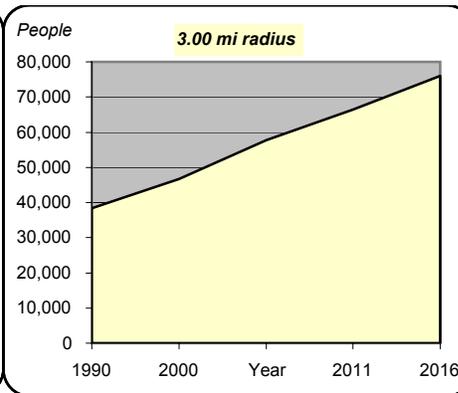
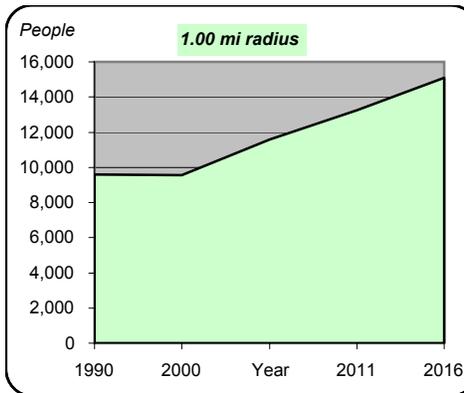
1.00 mi radius

3.00 mi radius

5.00 mi radius

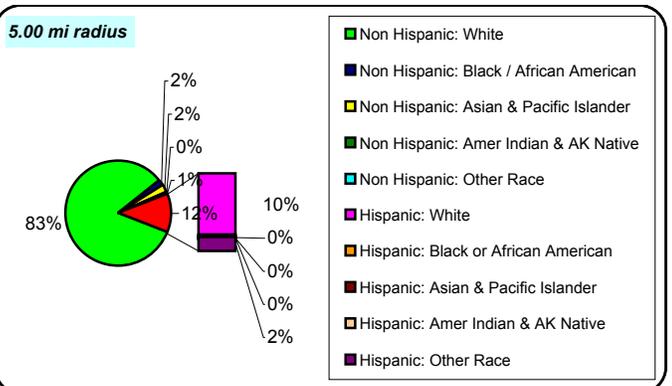
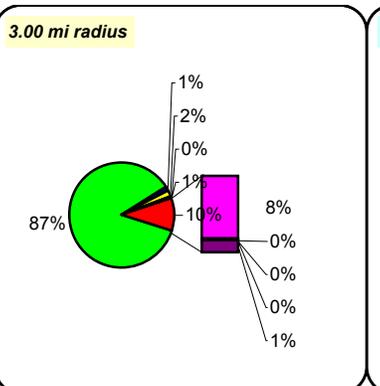
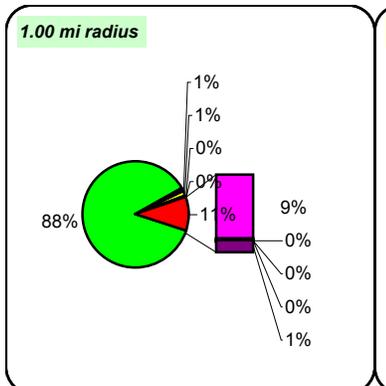
### Population

Census Population (1990)	9,598	38,313	66,234
Census Population (2000)	9,557	46,771	90,870
Estimated Population (2006)	11,599	57,671	115,009
Projected Population (2011)	13,256	66,396	134,647
Forecasted Population (2016)	15,089	75,956	157,355
Historical Annual Growth (1990-2000)	-41 0.0%	8,458 2.2%	24,636 3.7%
Historical Annual Growth (2000-2006)	2,042 3.6%	10,900 3.9%	24,139 4.4%
Projected Annual Growth (2006-2011)	1,657 2.9%	8,724 3.0%	19,638 3.4%
Est. Population Density (2006)	3,875.25 psm	2,075.55 psm	1,483.89 psm
Trade Area Size	2.99 sq mi	27.79 sq mi	77.51 sq mi



### Race & Ethnicity (2006)

Non Hispanic: White	10,090	87.0%	49,677	86.1%	95,781	83.3%
Non Hispanic: Black / African American	128	1.1%	807	1.4%	2,045	1.8%
Non Hispanic: Asian & Pacific Islander	166	1.4%	1,133	2.0%	2,696	2.3%
Non Hispanic: Amer Indian & AK Native	4	0.0%	24	0.0%	58	0.1%
Non Hispanic: Other Race	56	0.5%	290	0.5%	656	0.6%
Hispanic: White	972	8.4%	4,817	8.4%	11,177	9.7%
Hispanic: Black or African American	8	0.1%	74	0.1%	242	0.2%
Hispanic: Asian & Pacific Islander	10	0.1%	76	0.1%	217	0.2%
Hispanic: Amer Indian & AK Native	10	0.1%	22	0.0%	48	0.0%
Hispanic: Other Race	155	1.3%	750	1.3%	2,089	1.8%



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## St. Charles, Illinois

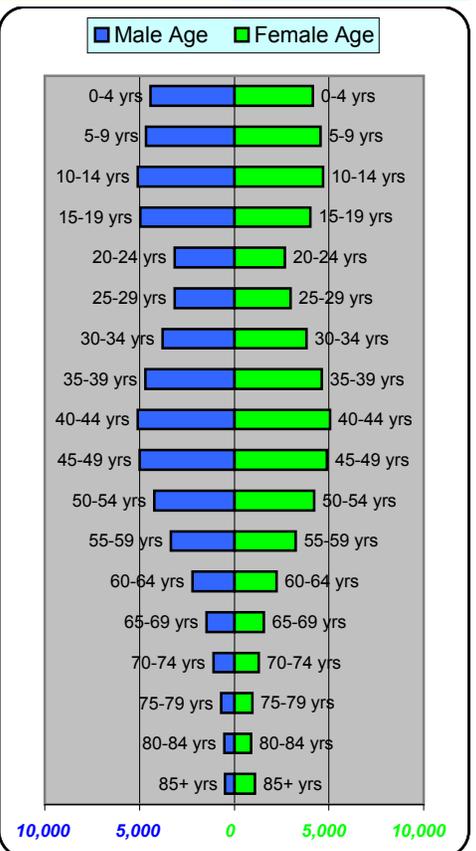
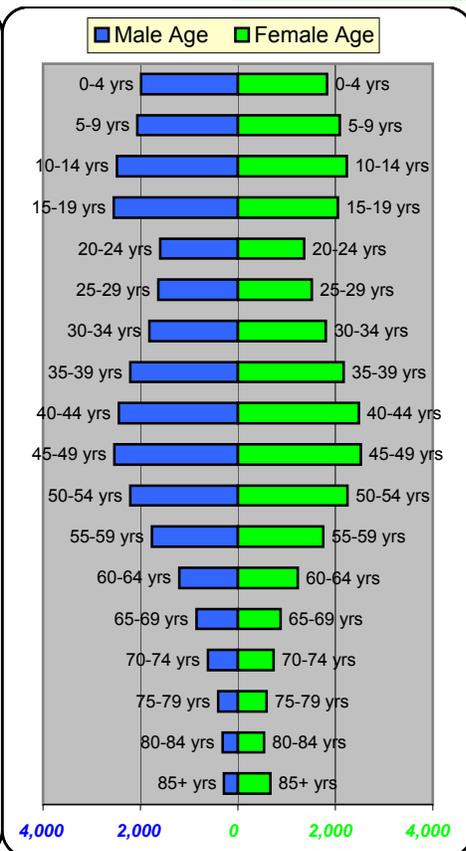
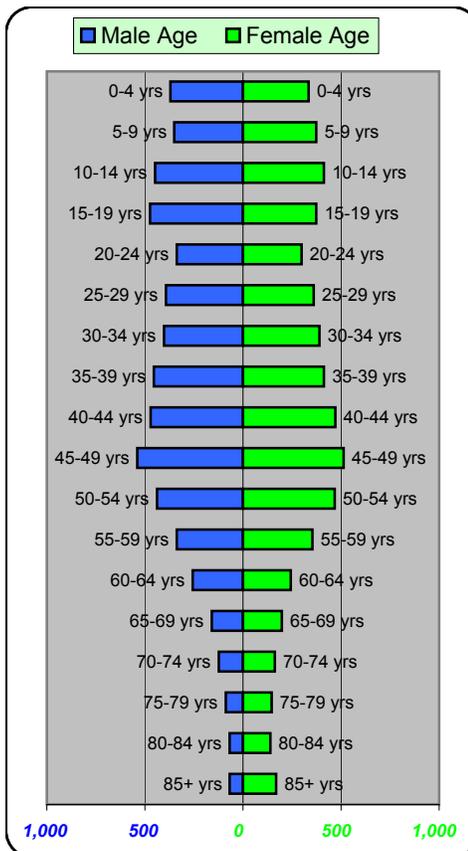
1.00 mi radius

3.00 mi radius

5.00 mi radius

### Age Distribution (2006)

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Total Population	11,599		57,671		115,009	
Age 0 to 4 yrs	706	6.1%	3,818	6.6%	8,543	7.4%
Age 5 to 9 yrs	723	6.2%	4,162	7.2%	9,211	8.0%
Age 10 to 14 yrs	860	7.4%	4,716	8.2%	9,805	8.5%
Age 15 to 19 yrs	847	7.3%	4,601	8.0%	8,977	7.8%
Age 20 to 24 yrs	639	5.5%	2,960	5.1%	5,843	5.1%
Age 25 to 29 yrs	753	6.5%	3,144	5.5%	6,129	5.3%
Age 30 to 34 yrs	794	6.8%	3,620	6.3%	7,593	6.6%
Age 35 to 39 yrs	868	7.5%	4,381	7.6%	9,305	8.1%
Age 40 to 44 yrs	943	8.1%	4,923	8.5%	10,155	8.8%
Age 45 to 49 yrs	1,051	9.1%	5,057	8.8%	9,858	8.6%
Age 50 to 54 yrs	906	7.8%	4,453	7.7%	8,469	7.4%
Age 55 to 59 yrs	691	6.0%	3,516	6.1%	6,566	5.7%
Age 60 to 64 yrs	502	4.3%	2,440	4.2%	4,457	3.9%
Age 65 to 69 yrs	355	3.1%	1,735	3.0%	3,038	2.6%
Age 70 to 74 yrs	284	2.4%	1,342	2.3%	2,375	2.1%
Age 75 to 79 yrs	232	2.0%	1,001	1.7%	1,665	1.4%
Age 80 to 84 yrs	209	1.8%	855	1.5%	1,436	1.2%
Age 85 yrs plus	234	2.0%	948	1.6%	1,583	1.4%
Median Age	37.0 yrs		36.2 yrs		34.9 yrs	



# DEMOGRAPHICS

RGraphic

## St. Charles, Illinois

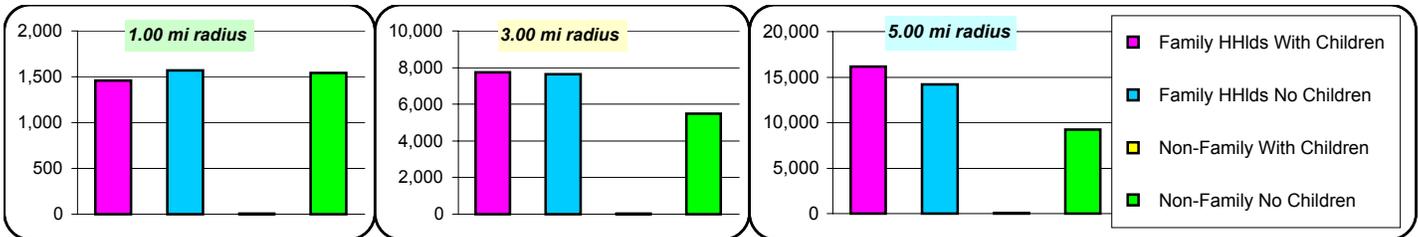
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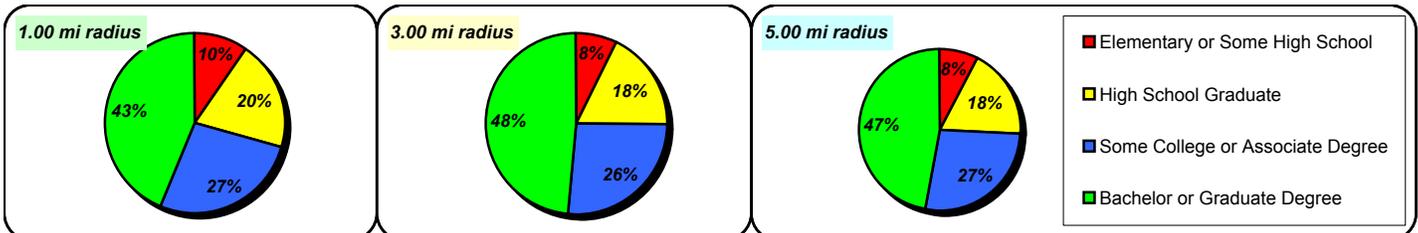
### Household Type (2006)

Total Households	4,579		20,884		39,630	
Family Households	3,032	66.2%	15,369	73.6%	30,349	76.6%
Family HHlds With Children	1,459	48.1%	7,740	50.4%	16,157	53.2%
Family HHlds No Children	1,573	51.9%	7,629	49.6%	14,192	46.8%
Non-Family Households	1,547	33.8%	5,516	26.4%	9,280	23.4%
Non-Family With Children	8	0.5%	29	0.5%	52	0.6%
Non-Family No Children	1,539	99.5%	5,487	99.5%	9,229	99.4%



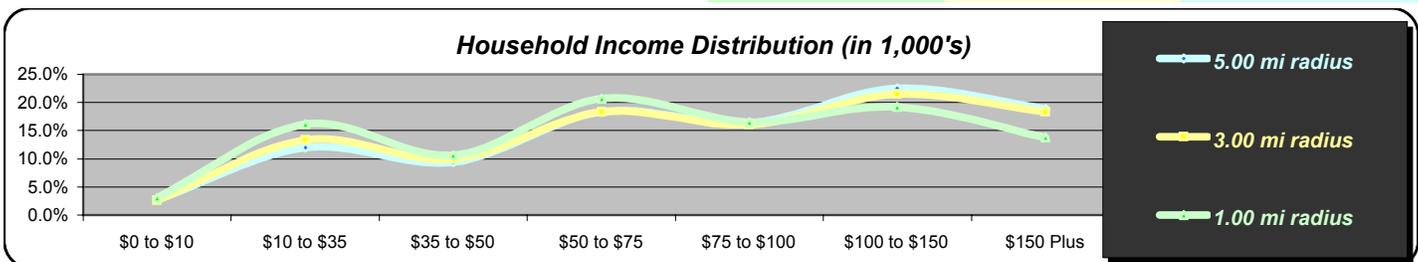
### Educational Attainment (2006)

Elementary or Some High School	761	100.0%	2,820	100.0%	5,618	100.0%
High School Graduate	1,538	9.7%	6,664	7.5%	13,083	7.7%
Some College or Associate Degree	2,094	19.7%	9,756	17.8%	19,600	18.0%
Bachelor or Graduate Degree	3,431	43.9%	18,175	48.6%	34,329	47.3%



### Household Income (2006)

Est. Average Household Income	\$95,730		\$108,066		\$109,665	
Est. Median Household Income	\$77,381		\$88,714		\$91,577	
HH Income \$0 to \$9,999	140	3.1%	550	2.6%	1,058	2.7%
HH Income \$10,000 to \$34,999	738	16.1%	2,789	13.4%	4,768	12.0%
HH Income \$35,000 to \$49,999	485	10.6%	2,081	10.0%	3,705	9.3%
HH Income \$50,000 to \$74,999	946	20.7%	3,822	18.3%	7,246	18.3%
HH Income \$75,000 to \$99,999	759	16.6%	3,343	16.0%	6,460	16.3%
HH Income \$100,000 to \$149,999	880	19.2%	4,478	21.4%	8,906	22.5%
HH Income \$150,000 or More	630	13.8%	3,821	18.3%	7,487	18.9%



This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# PRICING



## Pine Ridge Park Commercial Lot Prices

Lot #	Acres	Lot Size (Sq. ft)	Price Per Sq. Ft.	List Price
1	1.19	51,836	\$6.00	\$311,000
2	1.28	55,757	\$6.00	\$335,000
3	1.21	52,707	\$6.00	\$316,000
4	1.10	47,916	\$5.00	\$240,000
5	1.17	50,965	\$5.00	\$255,000
6	1.14	49,658	\$5.00	\$248,000
7	1.08	47,045	\$5.00	\$240,000
8	1.10	47,916	\$8.50	\$407,000
9	1.11	48,352	\$8.50	\$411,000
14	1.99	86,684	\$4.00	\$347,000
15	1.03	44,867	\$5.00	\$225,000
16	1.60	69,696	\$5.00	\$350,000
17	2.79	121,532	\$4.00	\$486,000
18	3.31	144,184	\$4.00	\$577,000
19	1.64	71,438	\$4.00	\$286,000

15 commercial lots zoned B3 located on busy Route 64 one block west of Randall Road in St. Charles, IL. Property is located approximately 1 mile North of the Geneva Commons shopping center, and approximately 1 mile West of downtown St. Charles. Lots may be purchased as a package or separately for end user site construction. Access to site from lighted intersection of Route 64 and Oak St or from Route 64 and Barbara Ann Drive. Lots 8 and 9 have frontage on Route 64. Site is across the street from the St. Charles post office, and adjoins a 700,000+ sq.ft. corporate office park that is currently under construction. Take advantage of the existing consumer base from nearby townhomes, and residential developments. Pricing heavily reduced for quick sale.