

STORES
FOR
LEASE



TRI-CITY CENTER

SEC RANDALL RD & ROUTE 38 (LINCOLN HWY)
ST CHARLES, IL 60175

WWW.CBRE.COM/TRICITY

Retail **24/7.**



FEATURES

- :: Anchor Opportunity
- :: Regional location near Crate & Barrel, Barnes & Noble, Costco, DSW, Dicks, Meijer, Lowes, HH Gregg & The Fresh Market
- :: Randall Road visibility, access & signage
- :: Traffic Signal at entrance
- :: Incomes over \$110,000
- :: Access from 3 major roads
- :: Facade improvements possible

2013 Estimated Demographics	1 mile	3 miles	5 miles
POPULATION	10,527	54,615	105,962
AVG. HOUSEHOLD INCOME	\$101,938	\$110,618	\$117,416
MEDIAN AGE	37.76	39.94	40.10

EXCLUSIVE AGENTS

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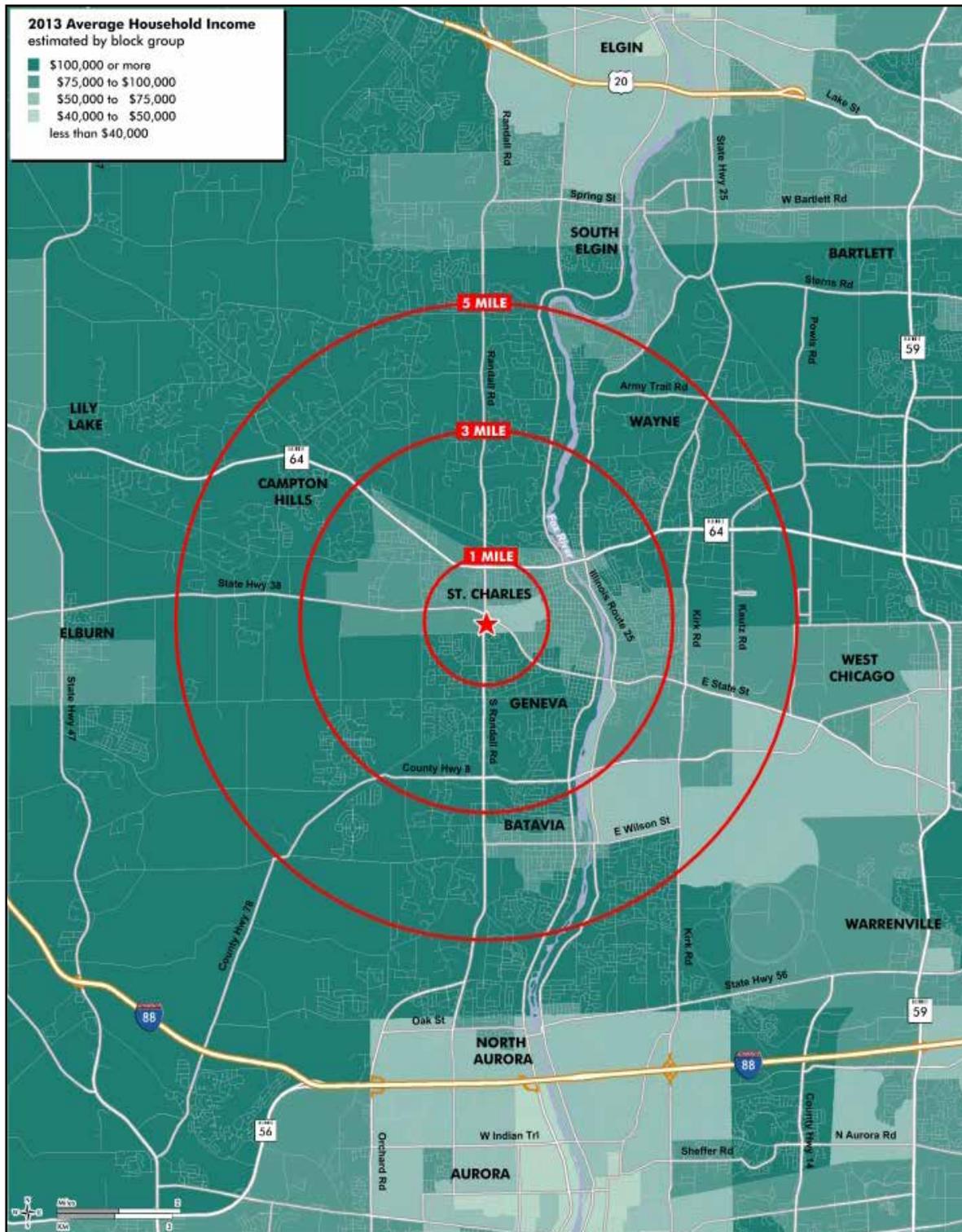
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UPPER INCOME AFFLUENT AREA



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- RANDALL ROAD RETAIL CORRIDOR
- SURROUNDED BY MAJOR RETAILERS

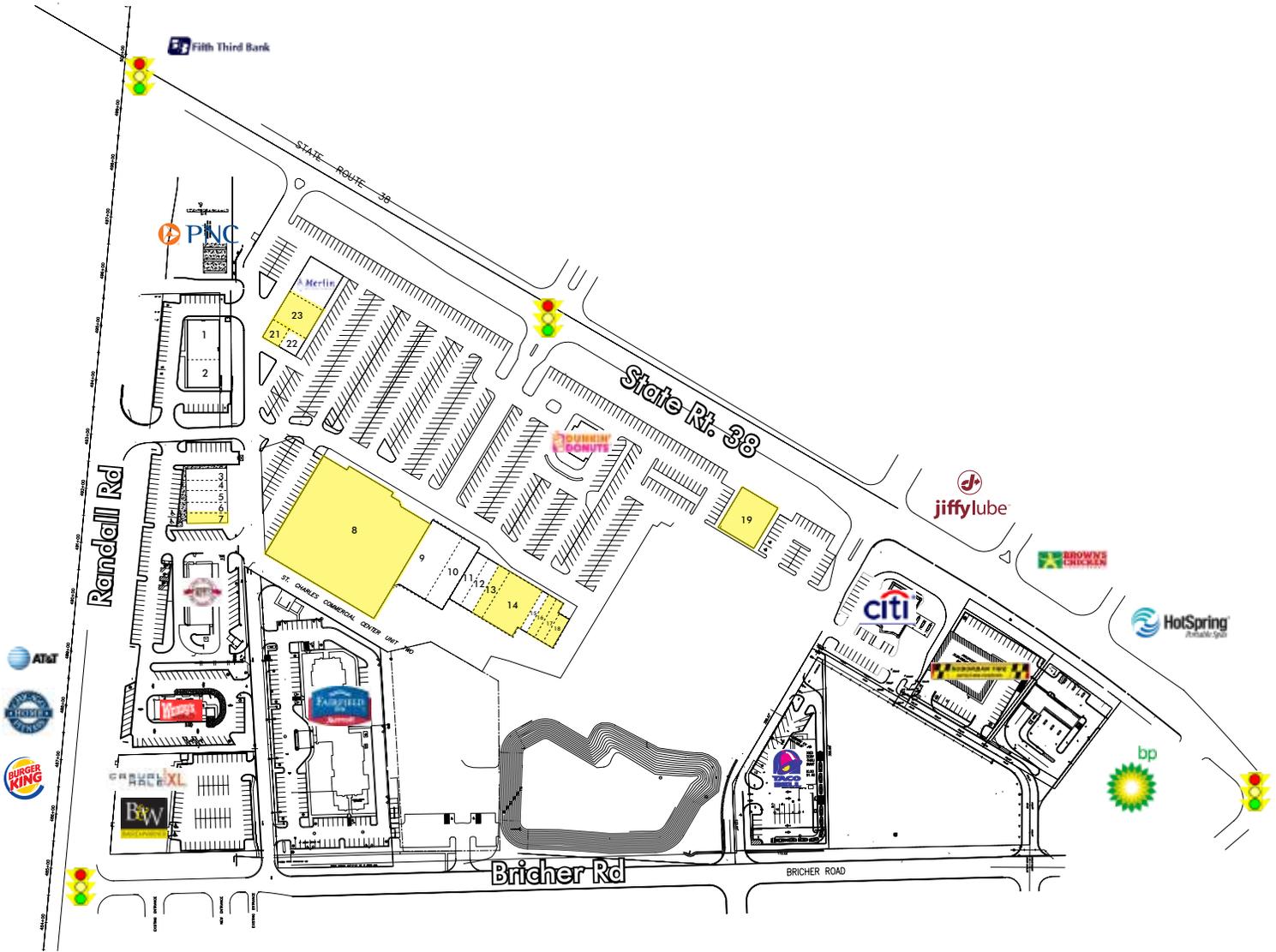


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- RANDALL ROAD VISIBILITY, ACCESS & SIGNAGE
- ACCESS FROM 3 MAJOR ROADS
- TRAFFIC SIGNAL AT ENTRANCE



UNIT	TENANT	SQ. FT.
1	Focus Hair Salon	5,137
2	Street Style	2,373
3	Taco Fresco	200
4	Mathnasium	1,064
5	UPS Store	1,900
6	ScottTrade	1,269
7	Available	1,731
8	Available	55,500
9	Hobby Town	7,809
10	Great Western Flooring	5,120
11	Cosmo Prof	3,000
12	Enterprise Rent A Car	2,000

UNIT	TENANT	SQ. FT.
13	Available	2,972
14	Available	5,238
15	Playground	1,345
16	Available	1,145
17	Available	1,200
18	Available	1,559
19	Available	6,500
20	Citi Bank	4,500
21	Available	1,225
22	Animal House Vet	3,675
23	Available	2,800
24	Merlin	3,850

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Demographic Report



	870 S Randall Rd 1 mile radius	870 S Randall Rd 3 mile radius	870 S Randall Rd 5 mile radius	
POPULATION	2013 Estimated Population	10,666	54,615	105,764
	2018 Projected Population	10,910	56,013	108,468
	2010 Census Population	10,495	53,597	103,742
	2000 Census Population	8,630	44,212	88,301
	Growth 2010-2013	1.63%	1.90%	1.95%
	Growth 2013-2018	2.29%	2.56%	2.56%
POPULATION	2013 Estimated Median Age	37.83	39.94	40.11
	2013 Estimated Average Age	37.52	38.65	38.24
HOUSEHOLDS	2013 Estimated Households	4,102	20,263	37,992
	2018 Projected Households	4,219	20,849	38,978
	2010 Census Households	4,024	19,837	37,247
	2000 Census Households	3,138	16,125	30,964
	Growth 2010-2013	1.96%	2.15%	2.00%
	Growth 2013-2018	2.84%	2.89%	2.59%
HOUSEHOLDS	2013 Est. Average Household Size	2.70	2.66	2.74
INCOME	2013 Est. Median Household Income	\$81,195	\$83,499	\$88,647
	2018 Prj. Median Household Income	\$84,797	\$87,730	\$93,645
	2000 Cen. Median Household Income	\$67,576	\$70,627	\$74,872
	2013 Est. Average Household Income	\$102,047	\$110,618	\$117,347
	2013 Estimated Per Capita Income	\$39,252	\$41,041	\$42,153
HOUSING	2013 Estimated Housing Units	4,403	21,511	39,995
	2013 Estimated Occupied Units	4,102	20,263	37,992
	2013 Estimated Vacant Units	300	1,248	2,003
	2013 Est. Owner Occupied Units	3,035	15,738	30,683
	2013 Est. Renter Occupied Units	1,067	4,525	7,309
	2013 Est. Median Housing Value	\$264,553	\$265,902	\$276,300
	2013 Est. Average Housing Value	\$285,952	\$308,782	\$333,272

