

RESTAURANT SUBLEASE AVAILABLE

# 3050 EAST MAIN STREET

NEC Main Street & Kirk Road | St. Charles, IL



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## SITE SUMMARY

- 6,488 SF Full Service Restaurant
- 1.34 AC Site
- 104 Parking Spaces
- Base Term thru 2030 and up to 30 years of Lease Options

## MARKET SUMMARY

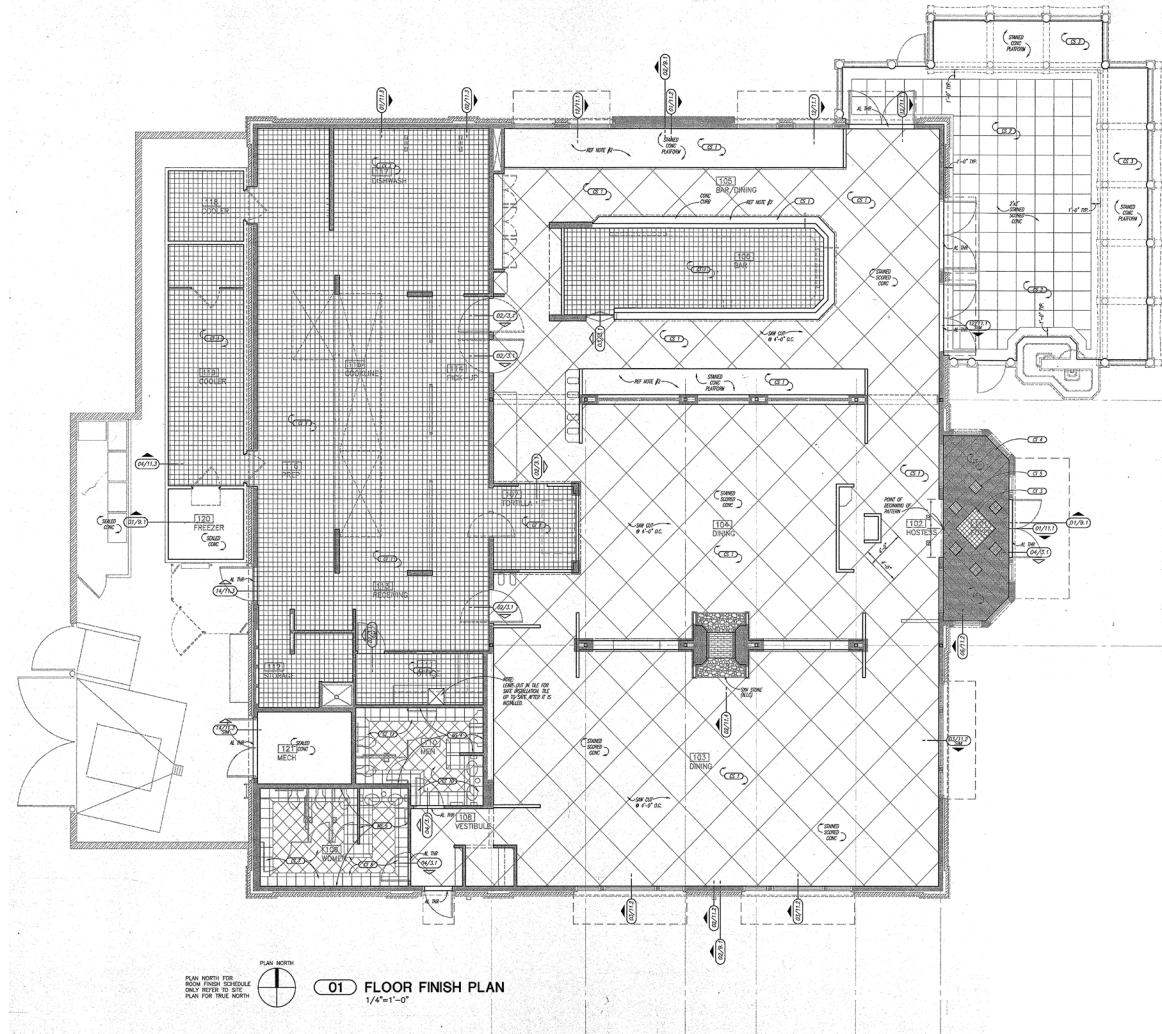
- Affluent Trade Area drawing from over 10 mile radius.
- Market Renaissance has included new locations in immediate vicinity by Cooper's Hawk, TJMaxx, Ross, Ulta and Five Below.
- Redevelopment of Charlestowne Mall to include over 500 new residential units, 135 room hotel and 40,000sf of new Commercial Development.

## AREA TENANTS



## DEMOGRAPHICS

	5 Miles	7 Miles	10 Miles
<b>Total Population</b>	109,772	253,764	633,091
<b>Average HH Income</b>	\$129,961	\$126,266	\$114,303
<b>Daytime Population</b>	71,382	116,890	284,531



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**A·R·C**  
REAL ESTATE



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