

RETAIL SPACE AVAILABLE

3871-3873 E. MAIN ST.

SWC Main St/North Ave and Kautz Rd | St. Charles, IL 60174



ARC REAL ESTATE | 700 Commerce Drive, Suite 110, Oak Brook, IL 60523 | arcgrp.com | 630.908.5700



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SPACE AVAILABLE

3,500 SF

PROPERTY HIGHLIGHTS

- Prime retail/medical space on highly trafficked E Main Street (IL-64)
- Excellent visibility with strong daily traffic counts (33,000 ADT)
- Former ATI Physical Therapy – built-out for medical/wellness or easily adaptable for retail use
- Surrounded by national retailers, restaurants, and service providers
- Ample parking with convenient access from Main Street
- Strong St. Charles demographics with growing residential base
- Ideal for medical, wellness, QSR, and professional service users

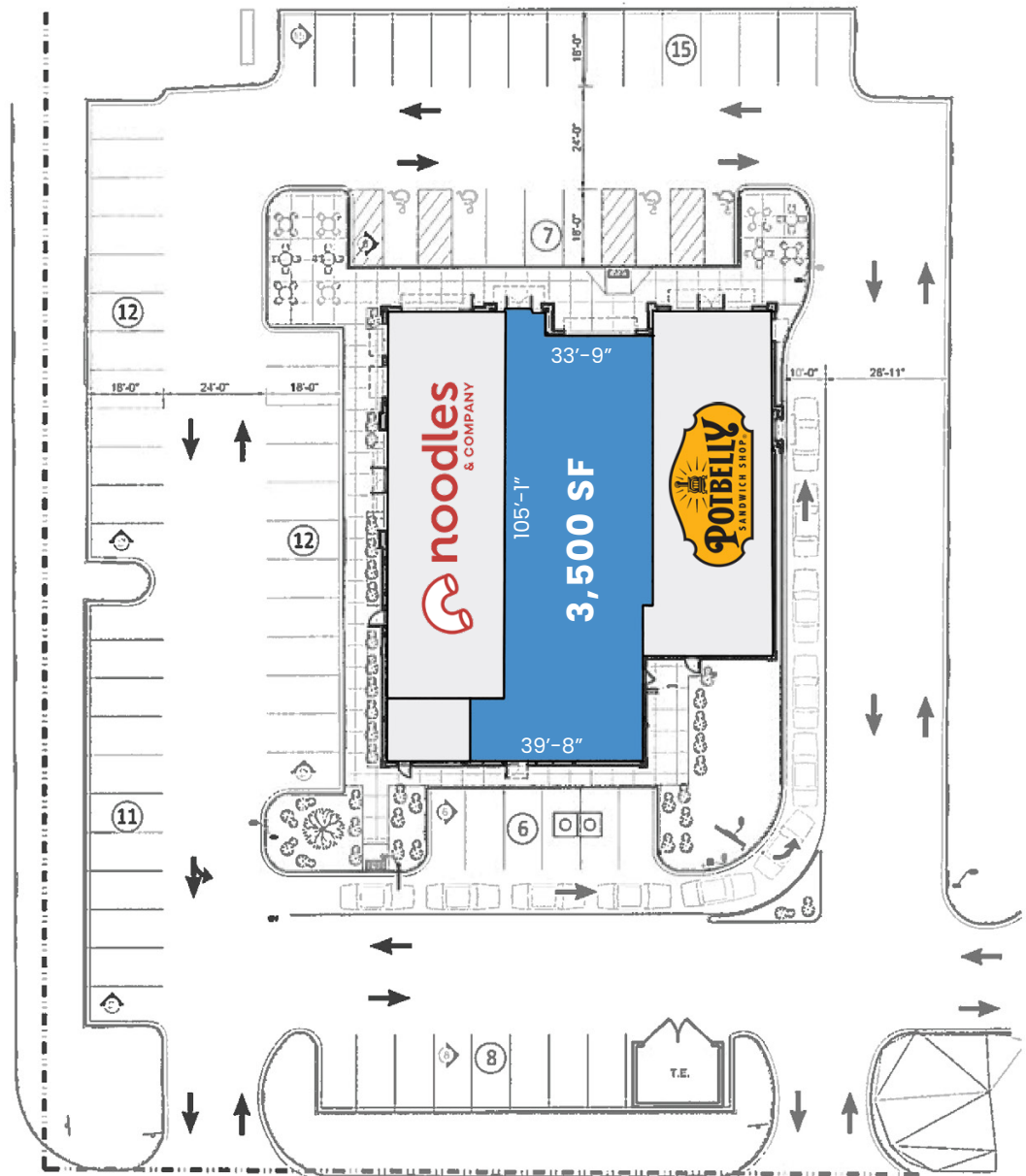
SURROUNDING TENANTS



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	4,725	32,697	108,108
Average HH Income	\$165,767	\$150,526	\$152,836
Daytime Population	10,234	44,287	131,039

North Ave/Main St 33,000 ADT



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FOR MORE
INFORMATION,
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**REALTY
RESOURCES**
MEMBER

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