

OUTLOT AVAILABLE

4060 E. MAIN STREET

St. Charles, Illinois 60174



OUTLOT AVAILABLE

4060 E. MAIN STREET

St. Charles, Illinois 60174



AVAILABLE

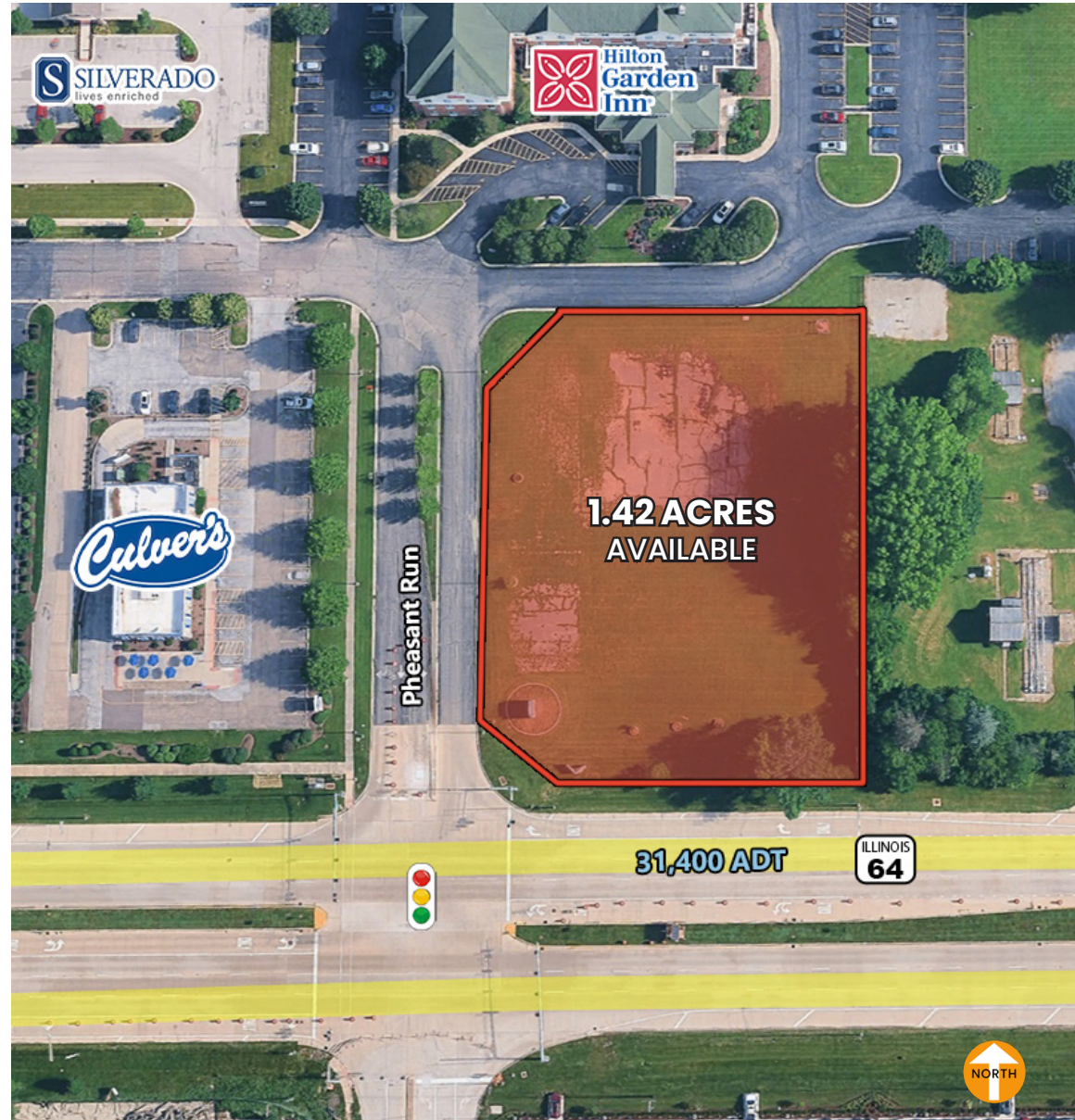
1.42 Acres

PROPERTY OVERVIEW

- This site is positioned right at the gateway of a corridor that's actively transforming from a shuttered resort into a modern commercial/retail node — new dealerships, warehousing, and (pending approval) a 14-lot shopping development all within the immediate vicinity, which should keep traffic and rooftops growing along this stretch of Main St.
- Direct neighbors include, Silverado Senior Living, Hilton Garden Inn, Fox Valley Volkswagen, Culver's
- Nearby retail cluster: Walmart, Target, Von Maur, Classic Cinemas, Petco, Ollie's Bargain Outlet, plus many more!

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	8,473	46,857	103,616
Average HH Income	\$126,806	\$165,443	\$169,598
Daytime Population	9,641	54,378	118,358



OUTLOT AVAILABLE

4060 E. MAIN STREET

St. Charles, Illinois 60174



FOR MORE
INFORMATION,
CONTACT

ANDY ROBBINS
arobbins@arcgrp.com
630.908.5707

LAUREN SZYMELL
lszymell@arcgrp.com
630.908.5703

**REALTY
RESOURCES**
MEMBER

© ARC REAL ESTATE 2025 / The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.