

# RETAIL/COMMERCIAL PROPERTY

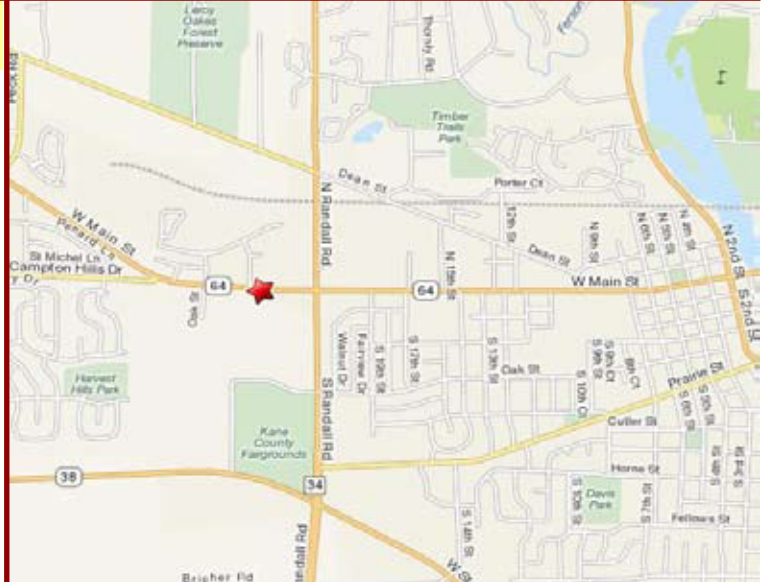
ROUTE 64 - North Ave, St. Charles, IL

11 Commercial Lots From 1.03 Acres to 3.31 Acres



## 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)



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# PRICING



## Pine Ridge Park Commercial Lot Prices

Lot #	Acres	Lot Size (Sq. ft)	Price Per Sq. Ft.	List Price
1	1.19	51,826	\$4.40	\$228,000
2	1.28	55,840	\$4.39	\$245,000
3	1.21	52,924	\$4.46	\$236,000
4	1.10	47,916	\$3.46	\$166,000
5	1.09	47,772	\$3.66	\$175,000
6	1.14	49,498	\$3.53	SOLD
7	1.08	47,242	\$3.51	SOLD
8	1.09	47,392	\$7.02	SOLD
9	1.11	48,515	\$7.02	SOLD
14	1.99	86,497	\$3.54	\$306,000
15	1.03	45,079	\$3.50	\$158,000
16	1.60	69,741	\$3.51	\$245,000
17	2.79	121,612	\$3.52	\$429,000
18	3.31	144,063	\$3.52	\$508,000
19	1.64	71,338	\$4.41	\$315,000

11 remaining commercial lots zoned B3 located on busy Route 64 one block west of Randall Road in St. Charles, IL. 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 town-homes, and residential developments. Pricing heavily reduced for quick sale.