



**SALE / LEASE**

# First Floor Office / Retail

**40W320 LAFOX ROAD, SUITE C**

St Charles, IL 60175

**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$260,000
<b>LEASE RATE:</b>	\$14.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	15,000 SF
<b>AVAILABLE SF:</b>	1,355 SF
<b>PRICE / SF:</b>	\$17.33
<b>YEAR BUILT:</b>	2001
<b>ZONING:</b>	B
<b>MARKET:</b>	Chicago - Far West
<b>SUBMARKET:</b>	Kane County
<b>APN:</b>	08-23-252-010

## PROPERTY OVERVIEW

For SALE or LEASE: 1,355 sf office / retail condo unit on first floor of a multi-tenant professional building. Mostly open plan with a small office (7x14) and a back storeroom. Recent tenants were a home theater & entertainment installation company, and a design center for a homebuilder / remodeler. Current buildout & numerous cabinet displays can be removed. The landlord is willing to deliver as vanilla box for an acceptable lease deal. 2024 Taxes \$4,740. Also available for lease at \$2,332/mo rent including \$6.65/sf CAM & taxes.

## LOCATION OVERVIEW

In the Campton Hills business district, west of St Charles. Surrounded by a variety of professional & business services, restaurants, etc. Take IL Rt 64 to La Fox Rd. South on LaFox. Take 3rd right into Fox Mill Square. 40W320 is straight ahead thru parking lot. 3.6 mi west of Randall Rd (St Charles). 4.4 mi east of Rt 47 (Lily Lake). 2.1 mi north of Rt 38. Population (2020): 1 mile - 3,586; 5 mile - 65,489. Avg household income (2020): 1 mile - \$247,765; 5 mile - \$151,097.

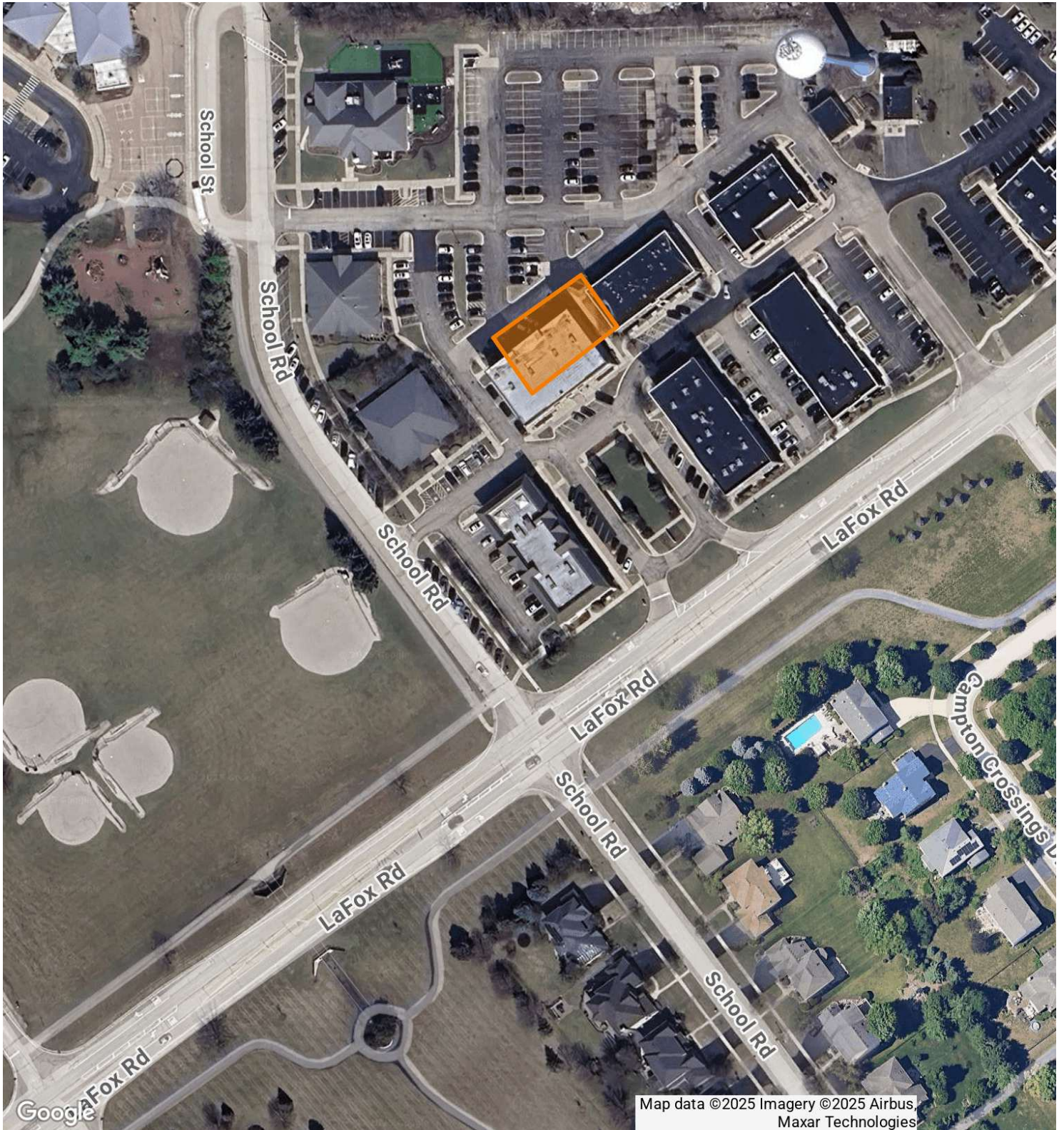
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# AERIAL MAP



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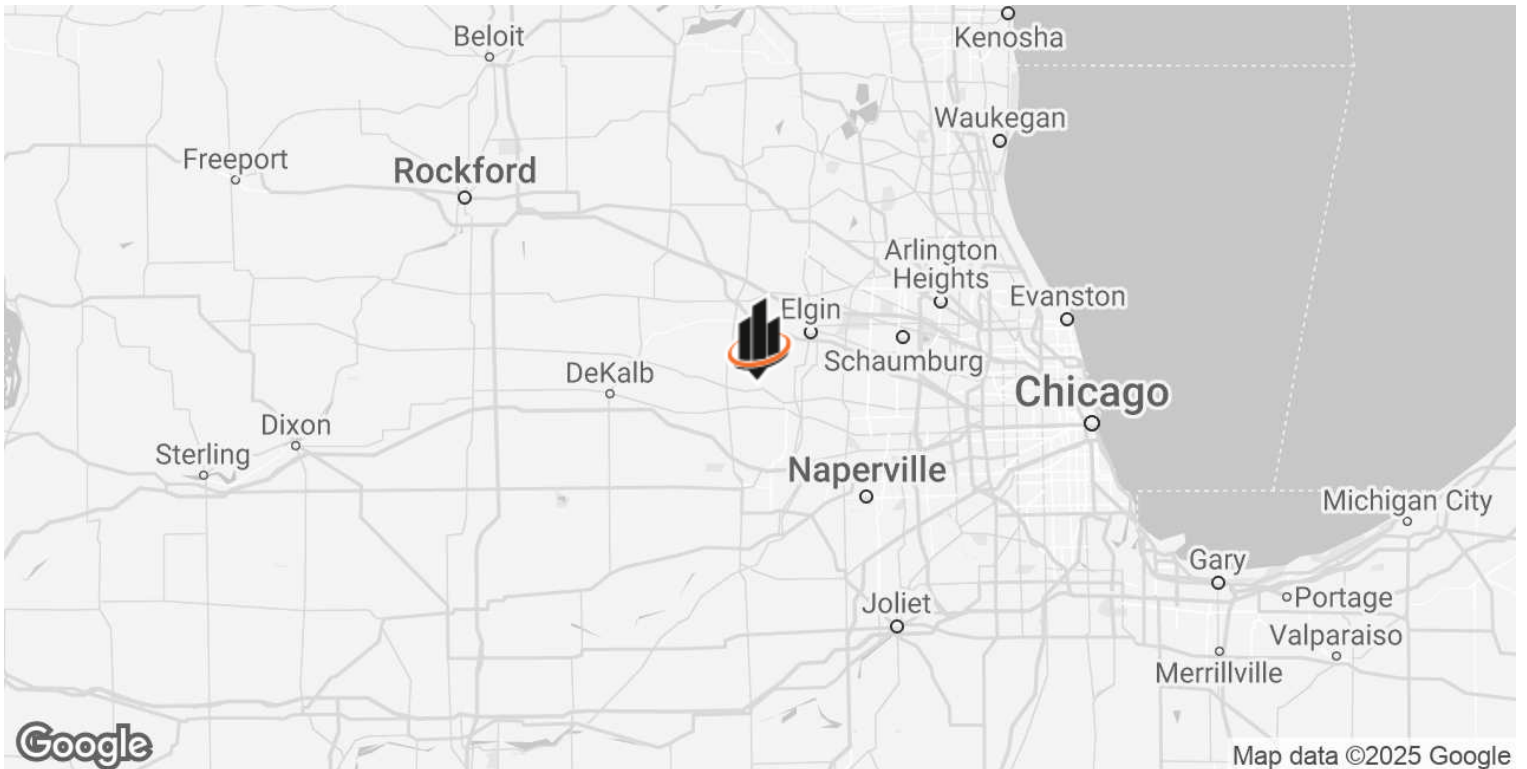
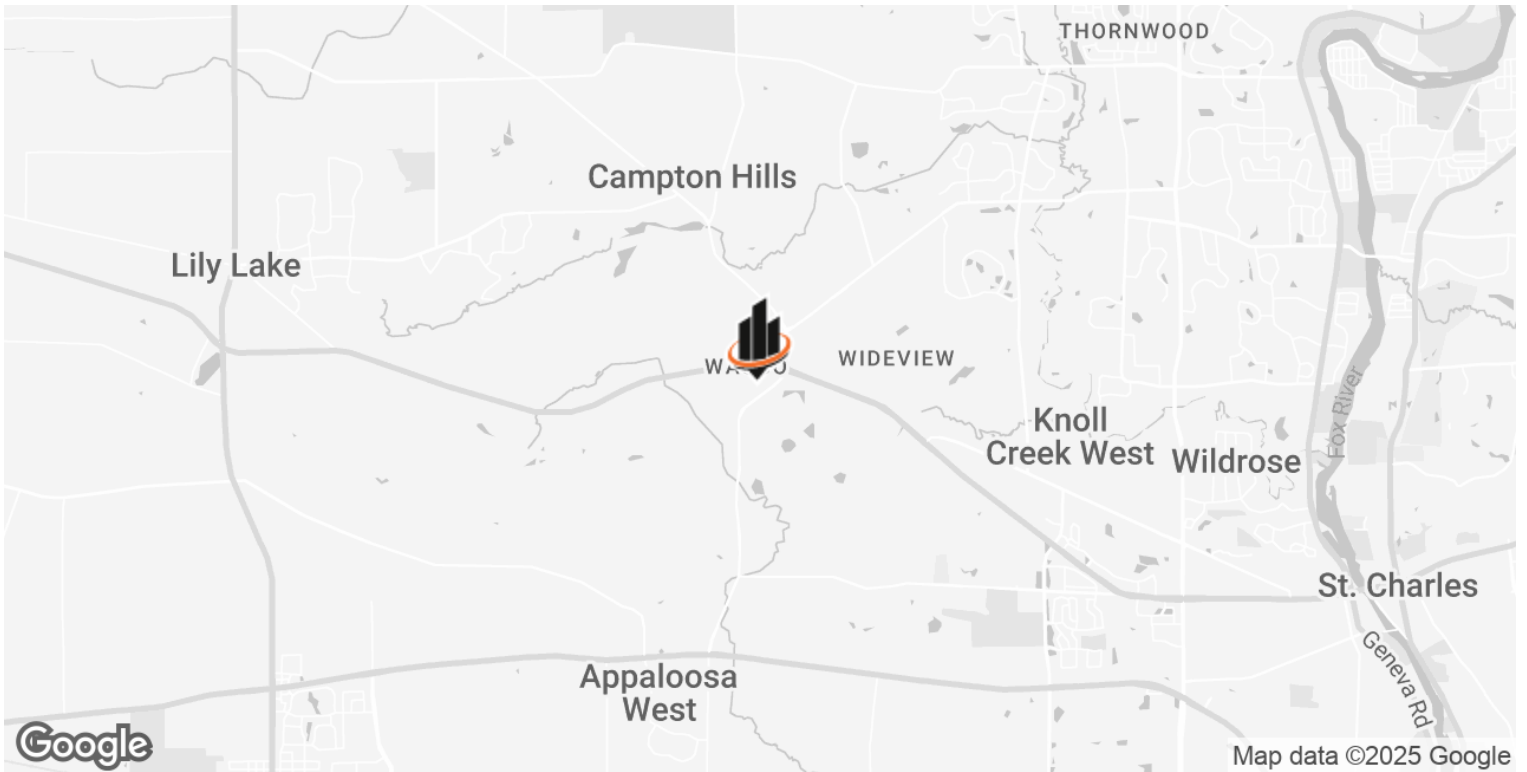
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# LOCATION MAP



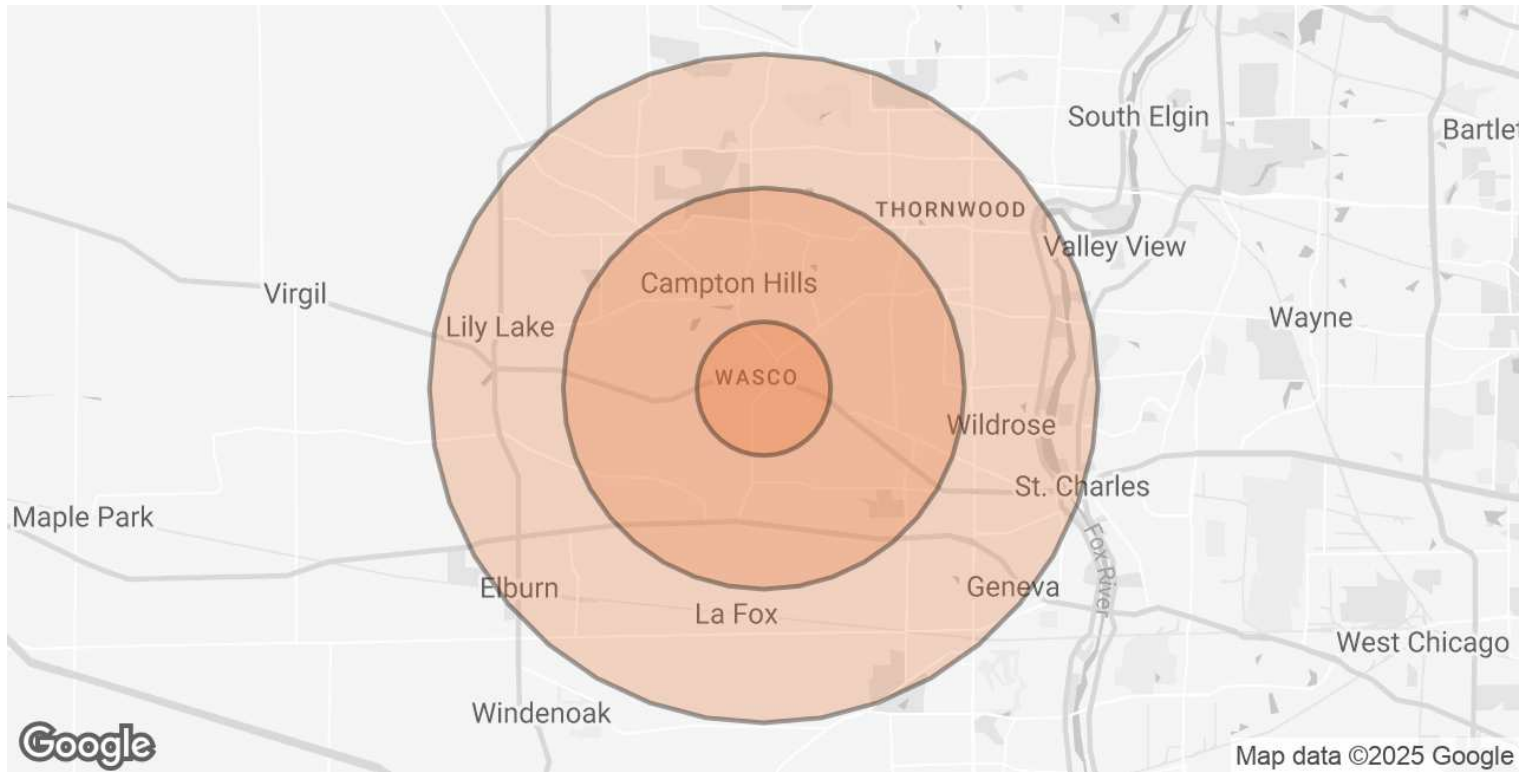
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,586	19,904	65,489
AVERAGE AGE	39.8	43.2	41.7
AVERAGE AGE (MALE)	40.1	42.9	40.8
AVERAGE AGE (FEMALE)	38.4	42.9	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,028	6,705	23,407
# OF PERSONS PER HH	3.5	3.0	2.8
AVERAGE HH INCOME	\$247,765	\$179,902	\$151,097
AVERAGE HOUSE VALUE	\$469,544	\$395,984	\$370,499

\* Demographic data derived from 2020 ACS - US Census

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