



RETAIL BOX FOR SALE

3840 E. Main Street
St. Charles, IL 60174

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Key Features/Highlights

- › Incredible Redevelopment Opportunity
- › Limited Big Boxes for Sale in Market
- › Anchored by Von Maur and Carson Pirie Scott
- › Ample Parking
- › Strong Traffic Counts

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PROPERTY OVERVIEW

With five new retail outlots set to begin construction, a proposed two-story office building as well as façade and landscaping improvements underway, The Quad, formerly known as Charlestowne Mall, is an exceptional site for redevelopment.

Anchored by Von Maur and Carson Pirie Scott, this is the only department store box available within a ten mile radius that is attached to an enclosed mall. Strong daily traffic counts along with a high median household income of over \$100,000 makes The Quad a prime location for redevelopment.

PROPERTY SUMMARY

Name of Center or Property:	The Quad	
Address:	3840 E. Main Street, St. Charles, IL 60174	
Land Information/Size:	1.190 AC	
Building Information/Size:	85,596 SF	
Year Built/Renovated:	1994	
Stories:	2	
Traffic Counts:	29,800 VPD on E. Main Street and 19,000 VPD on N. Kirk Road	
Cross Streets:	N. Kirk Road and Kautz Road	
Remaining Lease Term:	N/A	
Option Terms:	N/A	
Rate:	Rate Available Upon Request with a Qualified Prospect	
Taxes:	\$0.85/SF (2017 Estimate)	
Co-Tenancy	Von Maur, Carson Pirie Scott	
Signage:	Pylon and Building	
Parking:	Easement with Mall Parking Field	
Highlights:	> Easily Accessible from Highway	> Ample Parking
	> Limited Big Boxes for Sale in Market	> High Daily Traffic Counts
	> Strong Anchor Tenants	> High Median HH Income

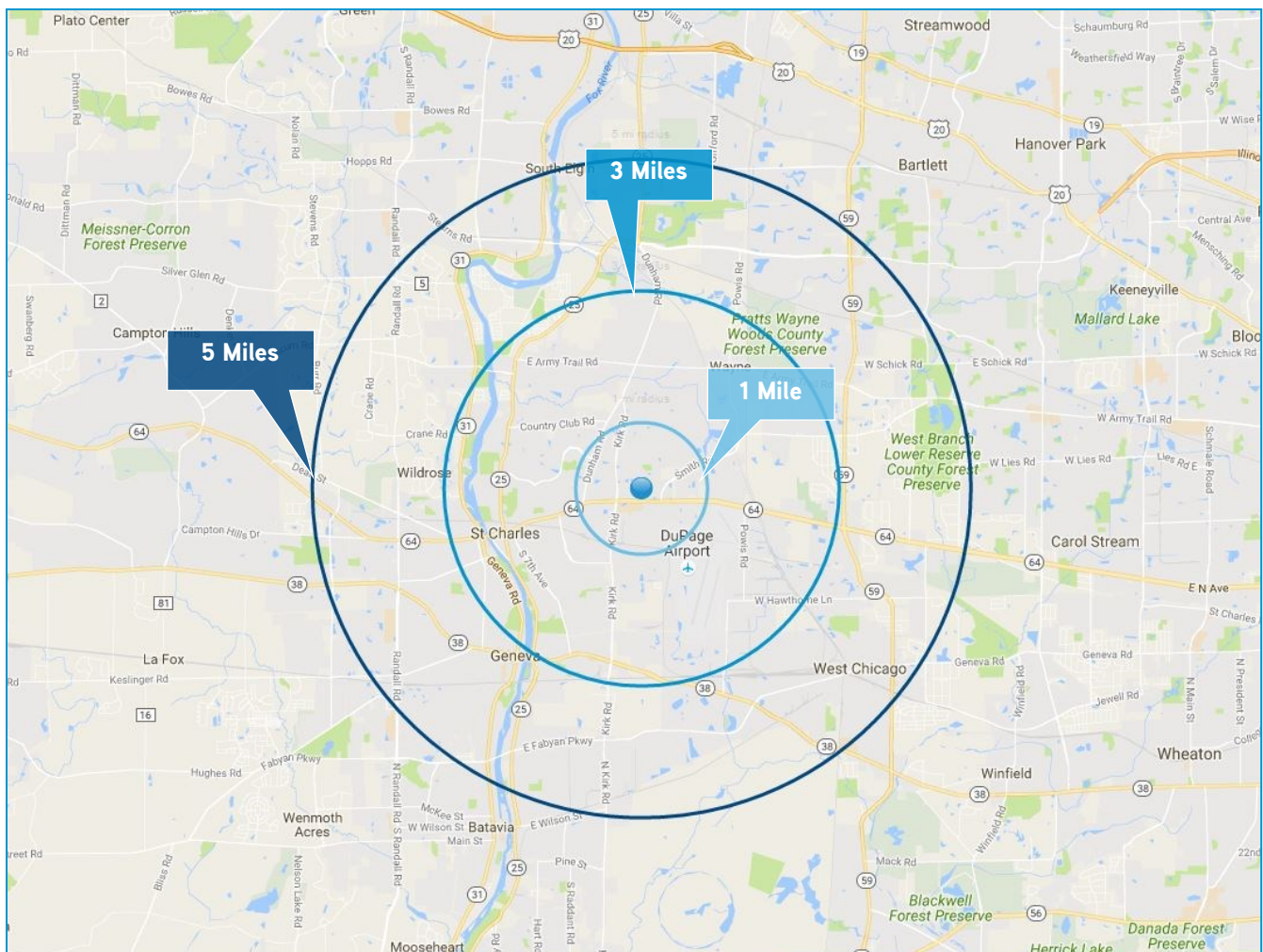
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DEMOGRAPHICS

<u>DEMOGRAPHICS:</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	6,133	35,652	111,139
Households:	2,108	13,679	39,081
Median HH Income:	\$140,015	\$104,903	\$101,657
Employees:	5,804	31,070	74,756
Businesses:	401	2,357	5,972

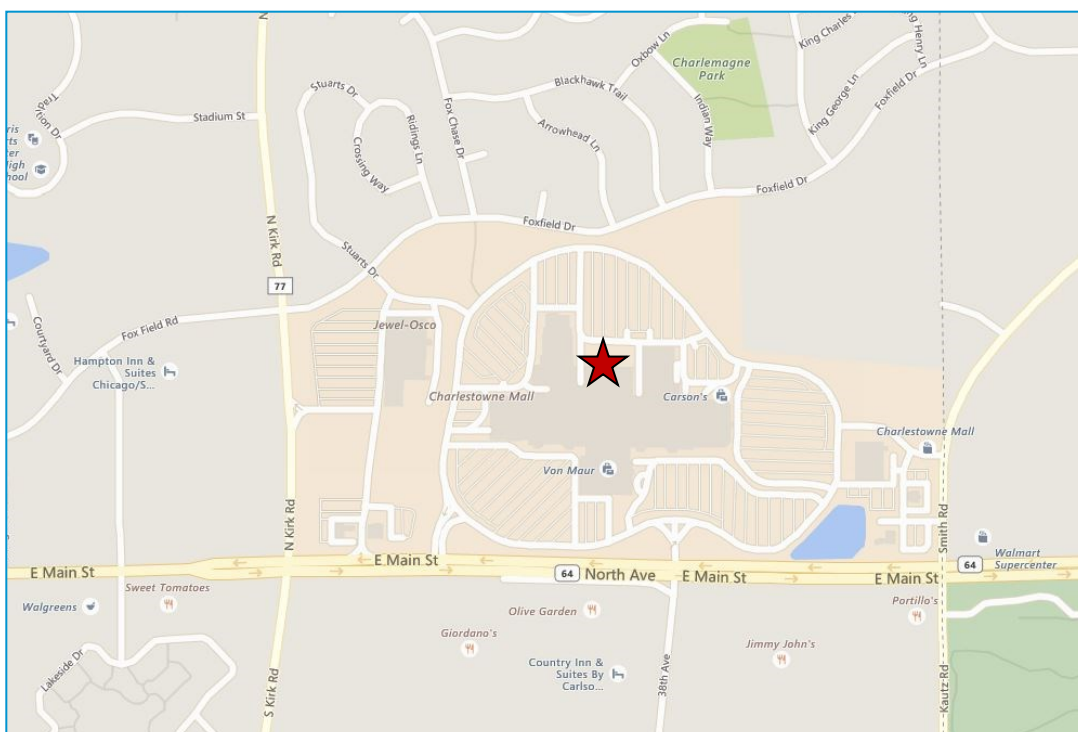
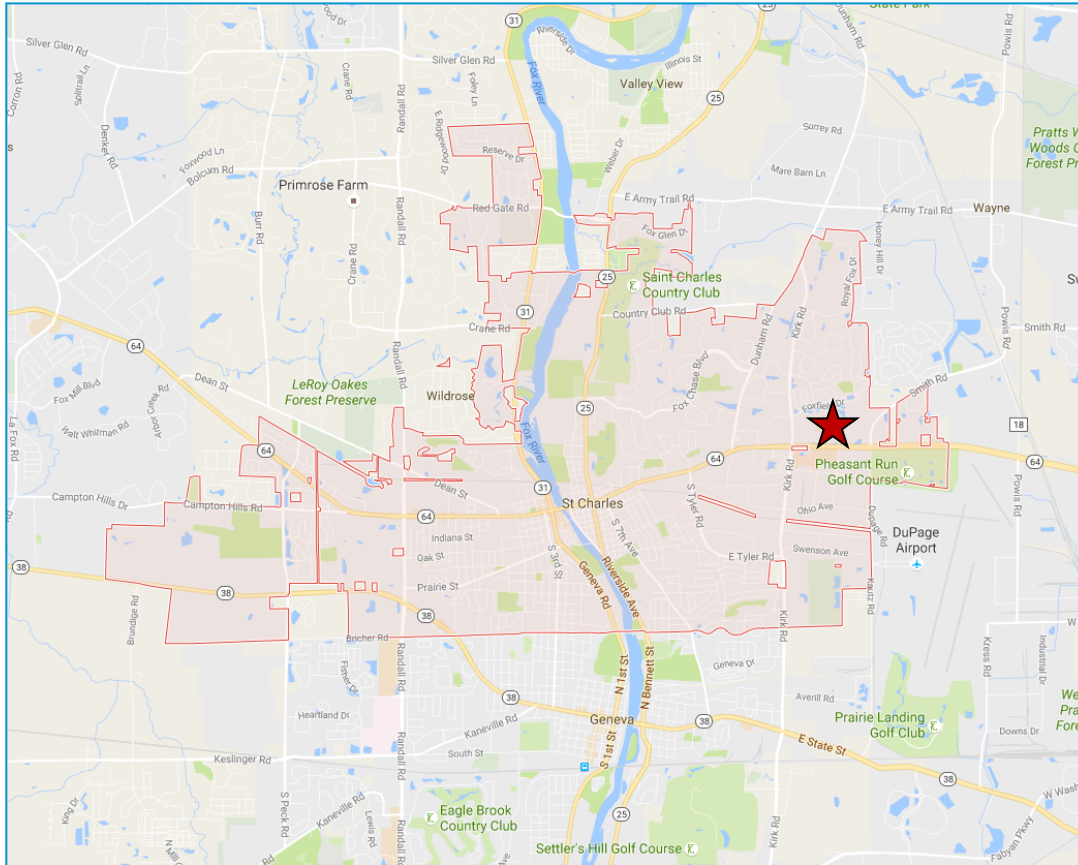
1, 3, 5 MILE RADIUS MAP



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ROAD MAPS



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AERIAL MAP



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SITE PLAN

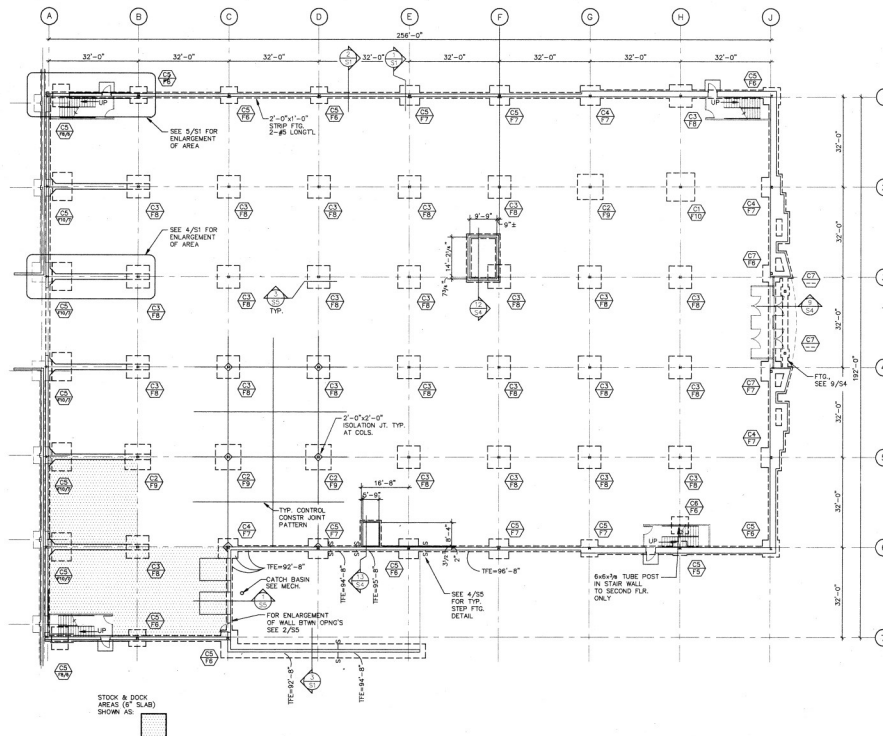


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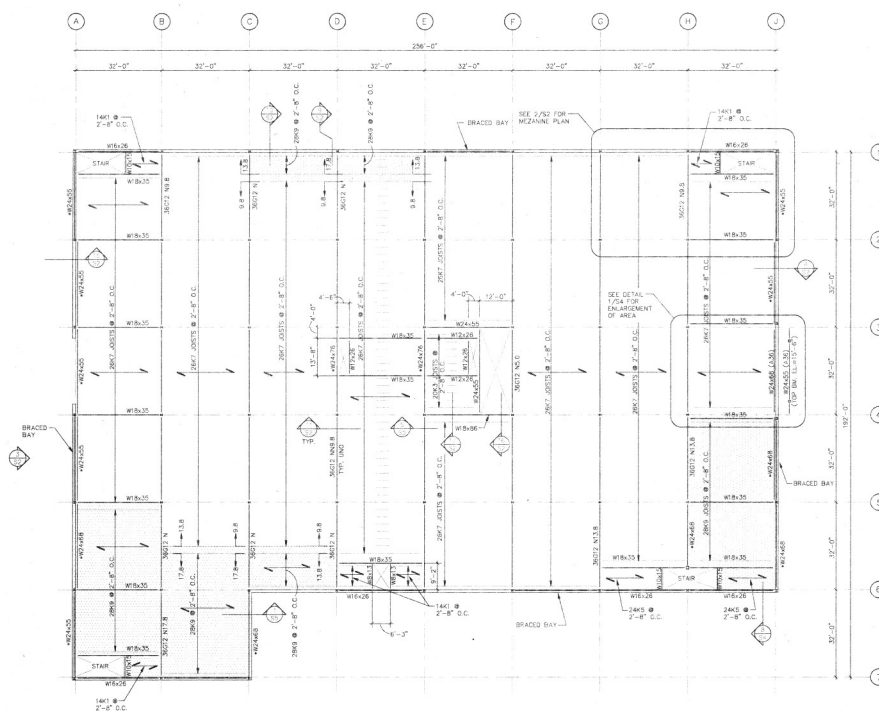
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FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



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PHOTOGRAPHS



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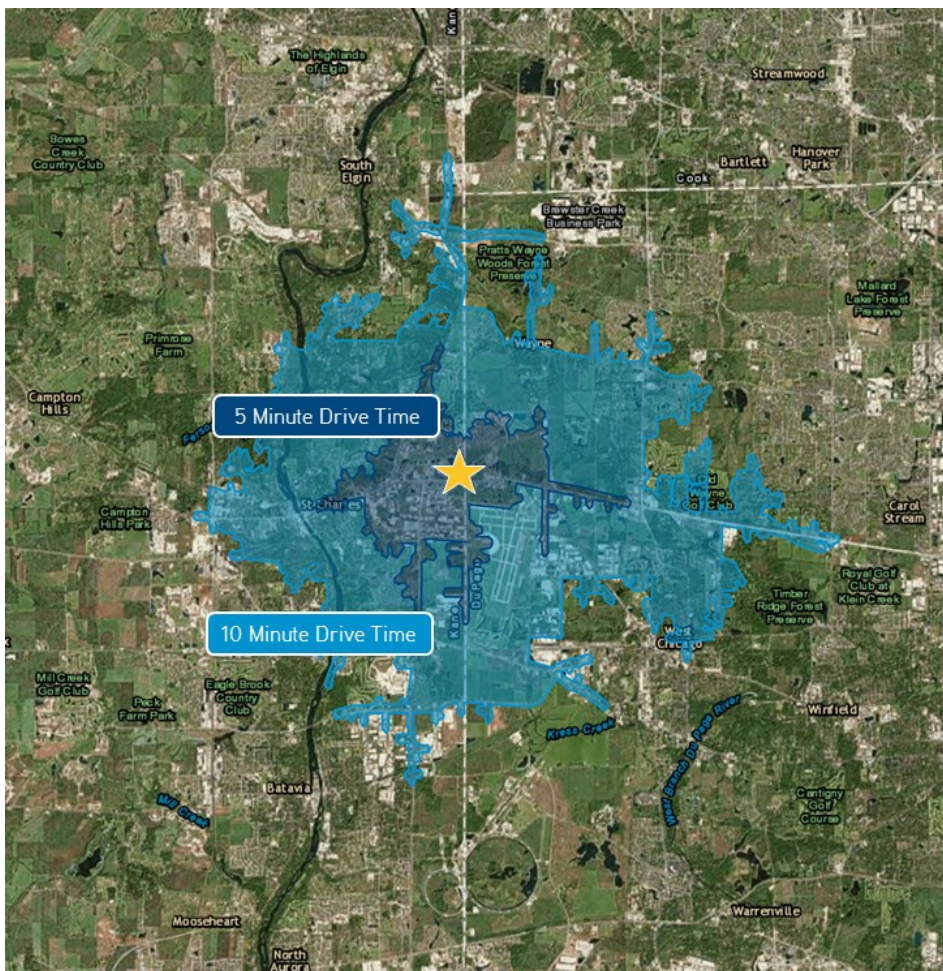
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TRADE AREA INFORMATION

Major Area Employers:	St. Charles School District, System Sensor, OMRON
Area Attractions:	The Quad, Pheasant Run Resort/ Golf Course

AREA MAP: THE QUAD

5, 10 Minute Drive Times



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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker):

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

CONSENT TO TELEPHONE SOLICITATION

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. **List Home/Cell Numbers:** _____

SEX OFFENDER REGISTRY

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

DEFINITION OF MATERIAL ADVERSE FACTS

48 A "material adverse fact" is defined in Wis. Stat. § 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.