

443 E. St. Charles Road, Villa Park

2,000-8,600 SF Available for Lease

VEHICLE RELATED SECTION



PRIME CORNER RETAIL



CREATIVE MIDDLE SPACE

Rents from \$6-\$14 PSF NET

Zoning: Commercial (C-3)

STEPHANIE GLASER
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HIGHLIGHTS

- ~ Good Visibility and Ample Parking
- ~ Join anchor tenant: MCC (Motor Cycle Center)
- ~ Ideal tenants: Bicycle shop, Insurance companies, Rental stores, Local/National retailer, Auto service (2 lifts available), and Showroom.
- ~ Walking distance to Illinois Prairie Path, Great Western Trail and Salt Creek Trail
- ~ Daily Traffic Count:
 - St. Charles Road: **26,400** vehicles
 - IL-83: **73,000** vehicles
- ~ West of IL-83 (0.3 miles) and Near I-290 (2.3 Miles)

2011	Income	Population
1 mile	\$82,043	15,560
3 mile	\$88,726	114,715
5 mile	\$84,015	273,832