



TIN CUP PASS SHOPPING CENTER

1534 - 1590 E. Main St., St. Charles, Illinois

RETAIL SPACE FOR LEASE AT TIN CUP PASS



Retail Space Available For Lease

TIN CUP PASS SHOPPING CENTER presents a variety of retail space options for lease in St. Charles, Illinois.

Combining high visibility and high traffic counts to ample parking accommodations and responsive ownership, TIN CUP PASS offers retail units starting at 1,300 square feet in a well established retail community.

Located along Rt. 64/Main Street across the street from St. Charles Chrysler with many local restaurant and retail amenities.

DEMOGRAPHICS

	1M	3M	5M
POP	14,866	67,028	131,768
AHI	\$118,715	\$107,774	\$111,637

- From 1,300 up to 4,240 square feet
- Signage opportunities
- Traffic Counts
32,800 VPD on Rt. 64/Main / 7,300 VPD on Tyler
- Ample parking
- Lower lease rates on busy east side of St. Charles
- Well established retail community includes Dunkin Donuts

Features of Unit 1590 - 6,878 SF

- Current restaurant with outside dining
- Black Iron Hood available
- Restrooms
- Pick up lane

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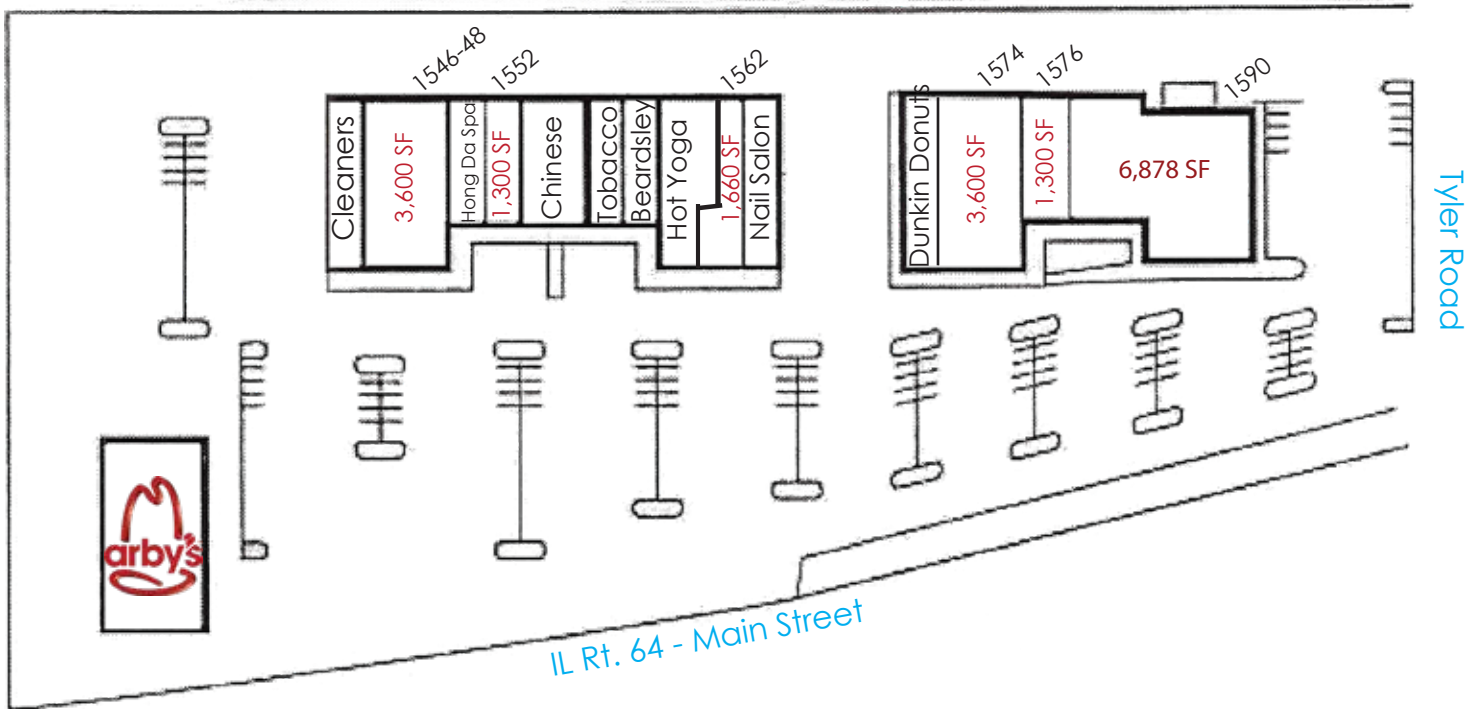
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Site Plan



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*1574 E. Main will be available October 1, 2017

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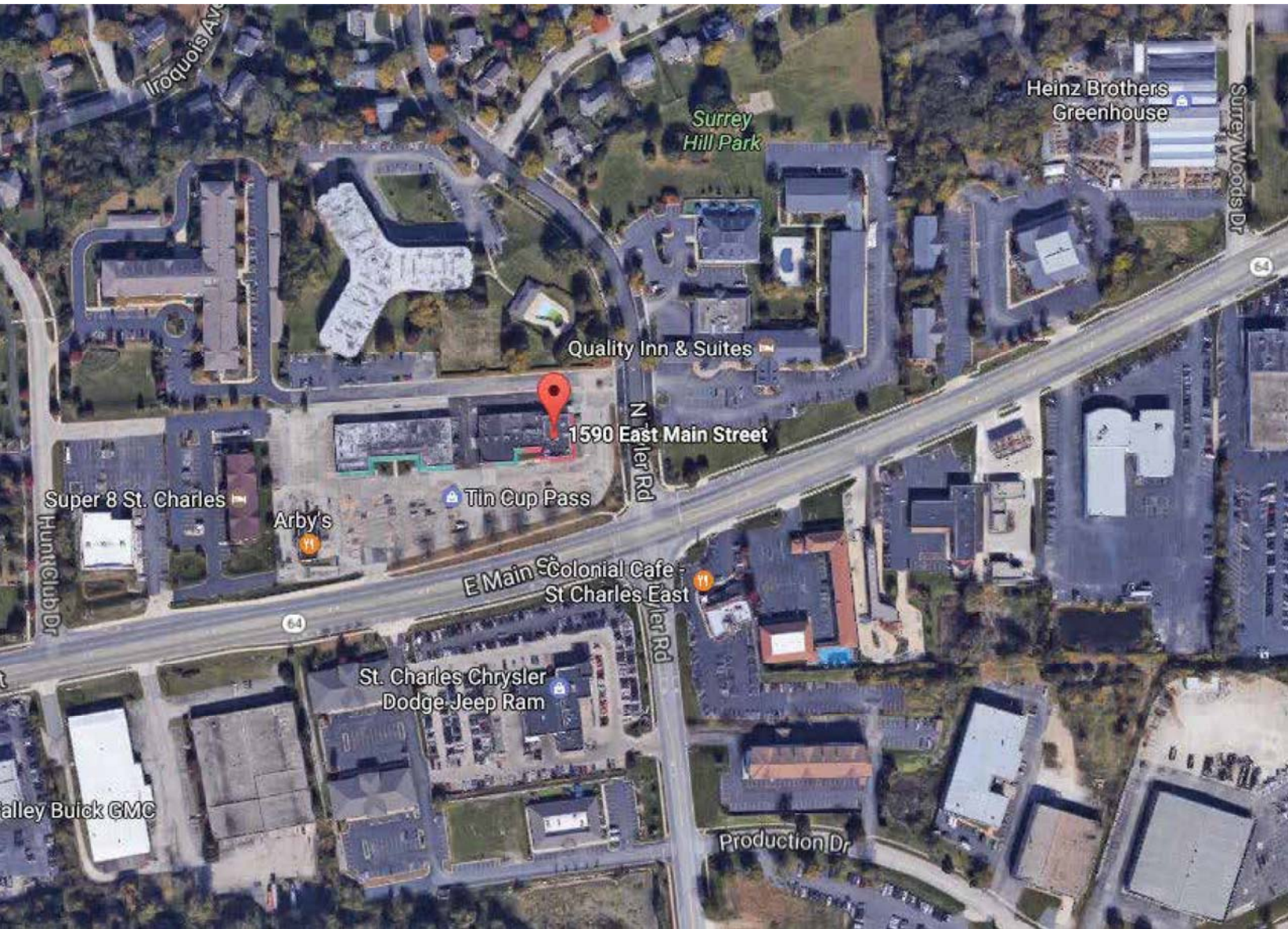
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Aerial Map



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