

MASTER DEVELOPMENT OPPORTUNITY

3800 East Main Street, St. Charles, IL 60174
(Charlestowne Mall Site, Chicago MSA)

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An aerial photograph of a large commercial property. The property features several large, interconnected buildings with flat roofs, some of which are light-colored. There are extensive parking lots with many spaces, some of which are filled with cars. A large, irregularly shaped pond is located in the lower-left portion of the image. The property is surrounded by roads and some greenery. The overall scene is presented in a faded, light gray tone, with the text overlaid in a dark green color.

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PROPERTY INFORMATION



Offering Summary

Sale Price:	Subject to Offer
Lot Size:	Approx. 72.94 Acres
Zoning:	PUD: Planned Urban Development
Submarket:	Western Suburbs
Market:	Chicago
Traffic Count:	Approx. 33,000 VPD

Property Overview

Master redevelopment opportunity at the Charlestowne Mall site in west suburban St. Charles (Chicago MSA). Strategically positioned along Main Street (Route 64), between Kirk and Smith Roads, the site is conveniently located in the heart of suburban St. Charles. Currently home to the Charlestowne Mall, the site features approx. 72.94 acres and is zoned PUD: Planned Unit Development. Surrounded by strong demographics and major retailers including Walmart, Target, Meijer, Starbucks, and Cooper's Hawk, the site is ideally positioned for redevelopment, featuring exceptional visibility, access, and long-term growth potential in an affluent west suburban market.

Property Highlights

- Rarely available approx 72.94 acre site in the heart of west suburban St. Charles
- Ideal location within a growing and highly affluent western suburb of Chicago, with high demand for quality housing and mixed-use development
- Co-tenancy includes strong performing Von Maur, successful Classic Cinemas, Coopers Hawk, Starbucks, Chipotle, and Verizon
- Surrounded by strong demographics and major national retailers in both directions along Route 64

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Location Description

The Land is located at 3800 E. Main Street along the north side of Main Street in St. Charles, Illinois. Currently home to the Charlestowne Mall, the site is located in an extremely affluent area with an average household income of approximately \$203,000 within one (1) mile of the Property. The nearest highway is Interstate-88 (I-88), which is just over nine (9) miles south of the Property. The site is located just over two (2) miles east of downtown St. Charles along its primary commercial corridor. Neighboring retailers include Jewel-Osco, Target, Walmart, Menards, T.J. Maxx, World Market, Walgreens, Ace Hardware, Ross Dress for Less, Five Below, Dollar Tree, Ulta Beauty, Verizon, Starbucks, Chipotle, Chick-fil-A, Cooper's Hawk Winery, Jersey Mike's, Dunkin', Panera, McDonald's, and Culver's, among many others.

St. Charles, Illinois is a vibrant and affluent suburb located approximately 35 miles west of downtown Chicago in Kane County. Known for its historic downtown, scenic Fox River views, and excellent schools, St. Charles offers a high quality of life and strong community appeal. A vibrant downtown riverfront district blends small boutiques, restaurants, entertainment venues (historic Arcada Theatre and Hotel Baker), and tourism-focused enterprises that contribute to the local economy. The city boasts a diverse and growing population, a well-educated workforce, and a thriving local economy supported by retail, healthcare, education, and light industrial sectors. With convenient access to major highways, Metra commuter rail service nearby, and a wide range of shopping, dining, and recreational amenities, St. Charles continues to attract residents and businesses seeking a dynamic and connected suburban environment.

Property Highlights

- Located along East Main Street (IL Route 64) with visibility to over 33,000 VPD and immediate access to both Kirk Road and Smith Road
- Approx. three (3) miles west of Route 59 with seamless access to the affluent communities of Naperville, Geneva, and Batavia
- Within St. Charles CUSD 303, a top-performing public school district featuring highly rated elementary, middle, and high schools
- Located just minutes from downtown St. Charles and Delnor Hospital in nearby Geneva

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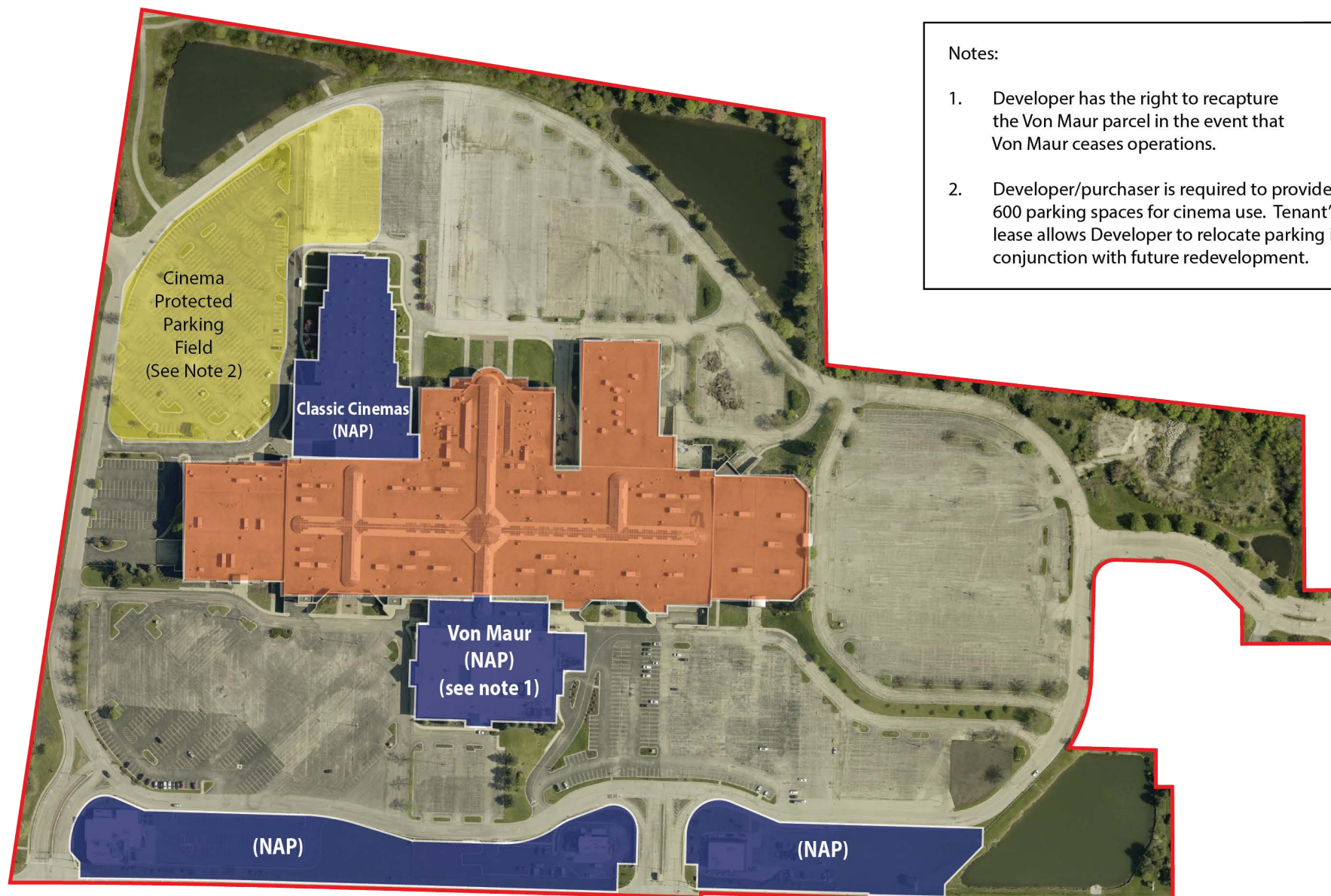
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Notes:

1. Developer has the right to recapture the Von Maur parcel in the event that Von Maur ceases operations.
2. Developer/purchaser is required to provide 600 parking spaces for cinema use. Tenant's lease allows Developer to relocate parking in conjunction with future redevelopment.

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GENERAL SITE DATA

USE	Acres
Townhome Area	22.0 ac
Apartment Area	23.5 ac
Retail / Commercial Area	35.8 ac
Total Site Area	81.3 ac

RESIDENTIAL

USE	DU
Townhomes	139 du
Apartments	517 du
Total Dwelling Units	656 du

PARKING	STALLS
Townhomes (2 spaces/du)	278 spaces
Apartments (surface parking)	760 spaces
Apartments (covered parking)	88 spaces
Clubhouse	20 spaces
Parking Provided	1,146 spaces
Ratio	1.75 / du

RETAIL

USE	GLA
Theater	75,000 sq. ft.
Von Maur	131,000 sq. ft.
A-1	7,500 sq. ft.
A-2	7,500 sq. ft.
A-3	12,600 sq. ft.
Cooper's Hawk	11,200 sq. ft.
D-2	6,500 sq. ft.
Chipotle	3,100 sq. ft.
Starbucks	4,700 sq. ft.
D-5	4,500 sq. ft.
Total	263,600 sq. ft.
Required Parking (4.5)	1,420 spaces

PARKING LOTS	STALLS
West Lot	563 spaces
South West Lot	581 spaces
Von Maur South	95 spaces
Von Maur East	131 spaces
West Outlot Parking	81 spaces
Center Outlot Parking	66 spaces
East Outlot Parking	76 spaces
Parking Provided	1,593 spaces

Notes:

1. Developer has the right to recapture the Von Maur parcel in the event that Von Maur ceases operations.
2. Developer/purchaser is required to provide 600 parking spaces for cinema use. Concept plan shows potential relocation of existing parking field which would be demolished for townhome construction.

Illustrative plan is included to demonstrate potential redevelopment opportunity and does not reflect existing entitlements.

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LOCATION INFORMATION

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IMMEDIATE RETAILER SITE PLAN



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RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus,
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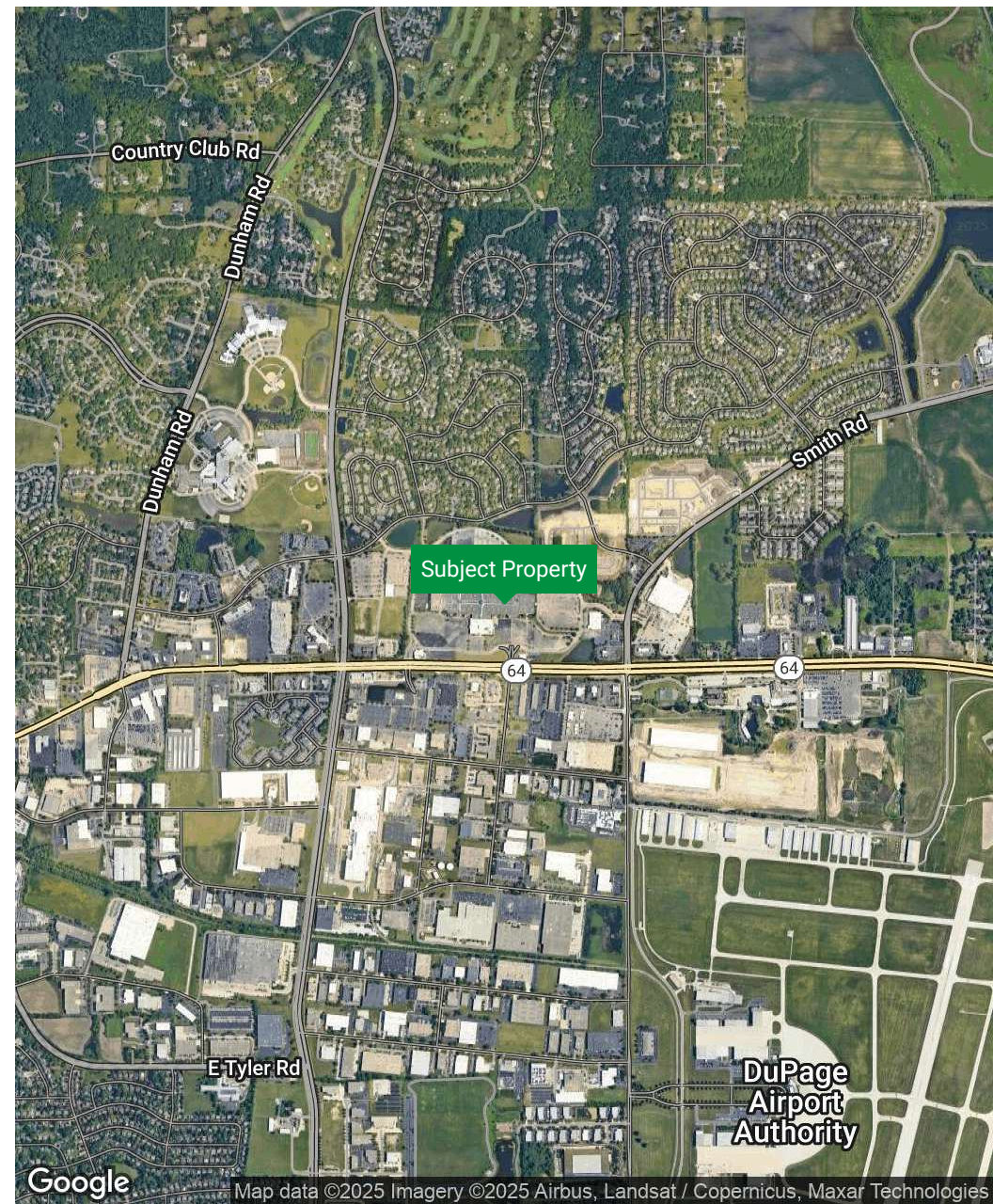
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LOCATION MAP



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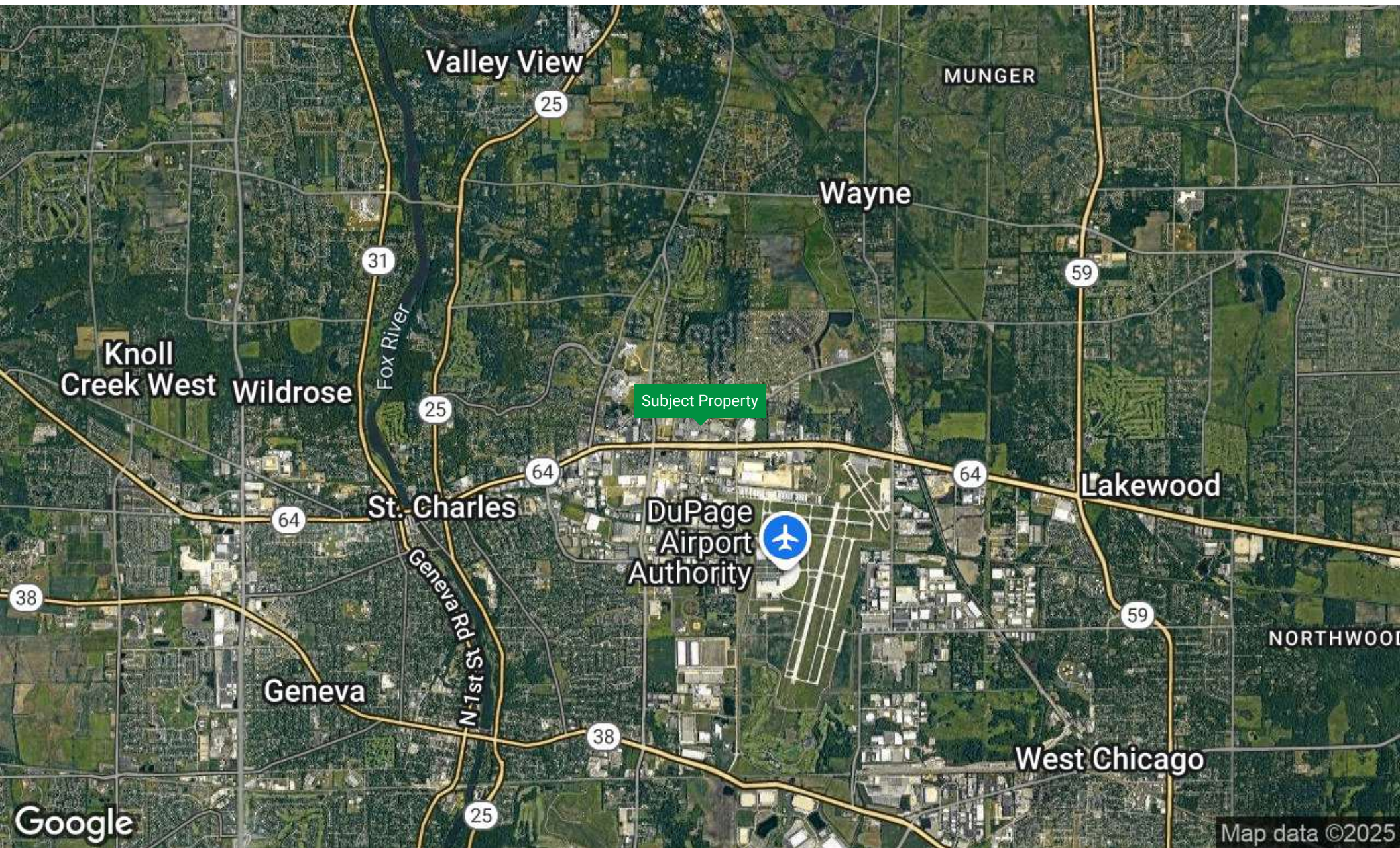
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AERIAL MAP



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DEMOGRAPHICS

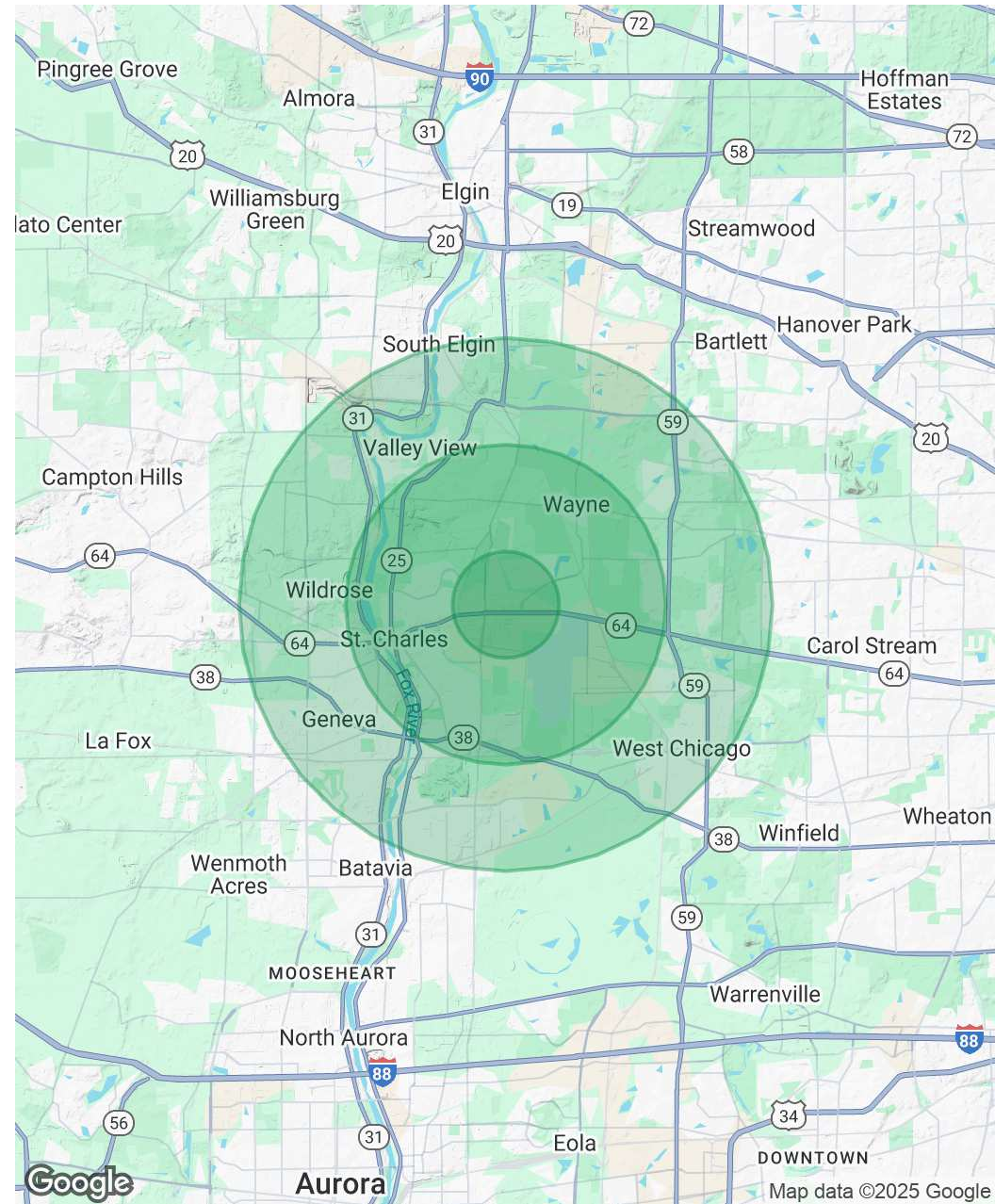
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	5,667	34,124	103,338
Average Age	43	43	41
Average Age (Male)	41	42	40
Average Age (Female)	44	44	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,008	13,416	37,638
# of Persons per HH	2.8	2.5	2.7
Average HH Income	\$202,989	\$161,626	\$158,873
Average House Value	\$496,885	\$455,272	\$422,367

Demographics data derived from AlphaMap



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