

**570 S Randall Road  
St. Charles , IL**

**AVAILABLE SPACE:**

- **2,100 SF**  
Former Subway Space

\$19.00/SQ.FT.

**4 MONTHS FREE RENT!!!**

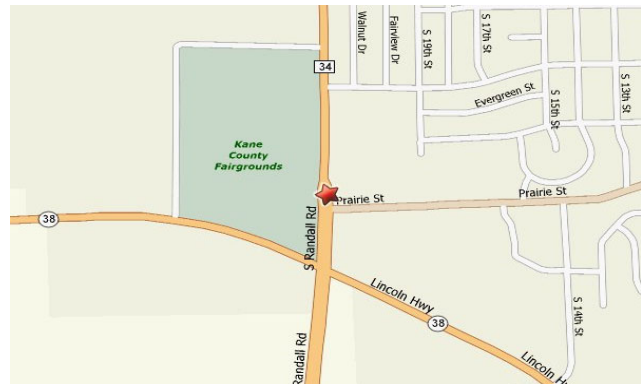


**PROPERTY HIGHLIGHTS:**

- Join Syrup, La Huerta Market, & CD One Price Cleaners!!!
- Great Visibility
- Insert available off Randall Road Monument Sign
- 325 Parking Spaces throughout center
- Frontage off Randall Road
- High Traffic Corner

**LOCATION:**

- North East Corner, Randall Road & Prairie Street
- North of Roosevelt Road (Rt. 38)
- South of North Ave.

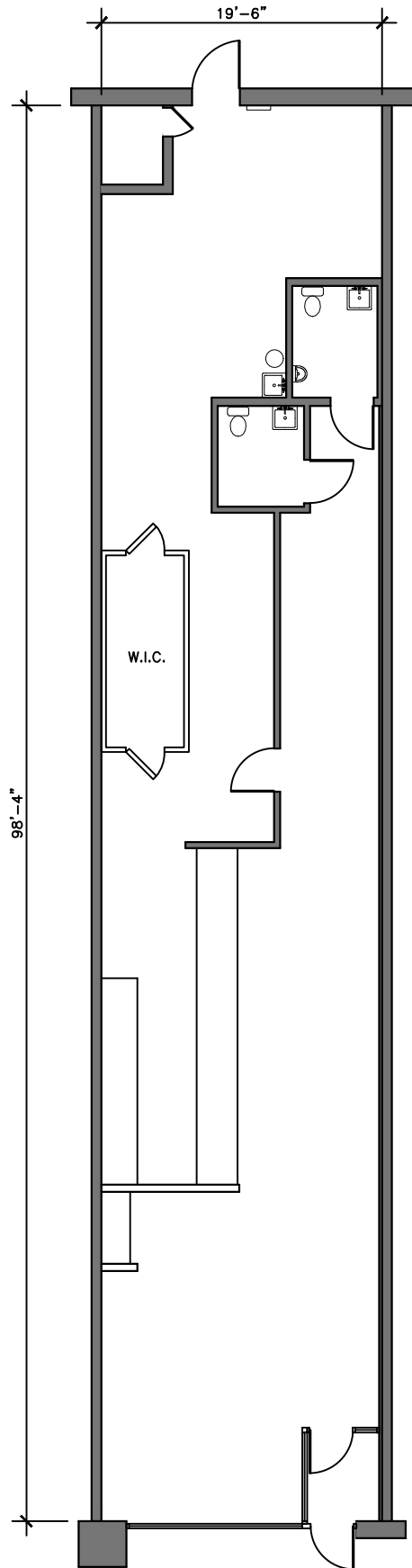


**DEMOGRAPHICS:**

<b>Radius:</b>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<b>Population:</b>	11,978	57,295	108,593
<b>Avg. Income:</b>	\$112,593	\$118,295	\$122,294

**Traffic Count**

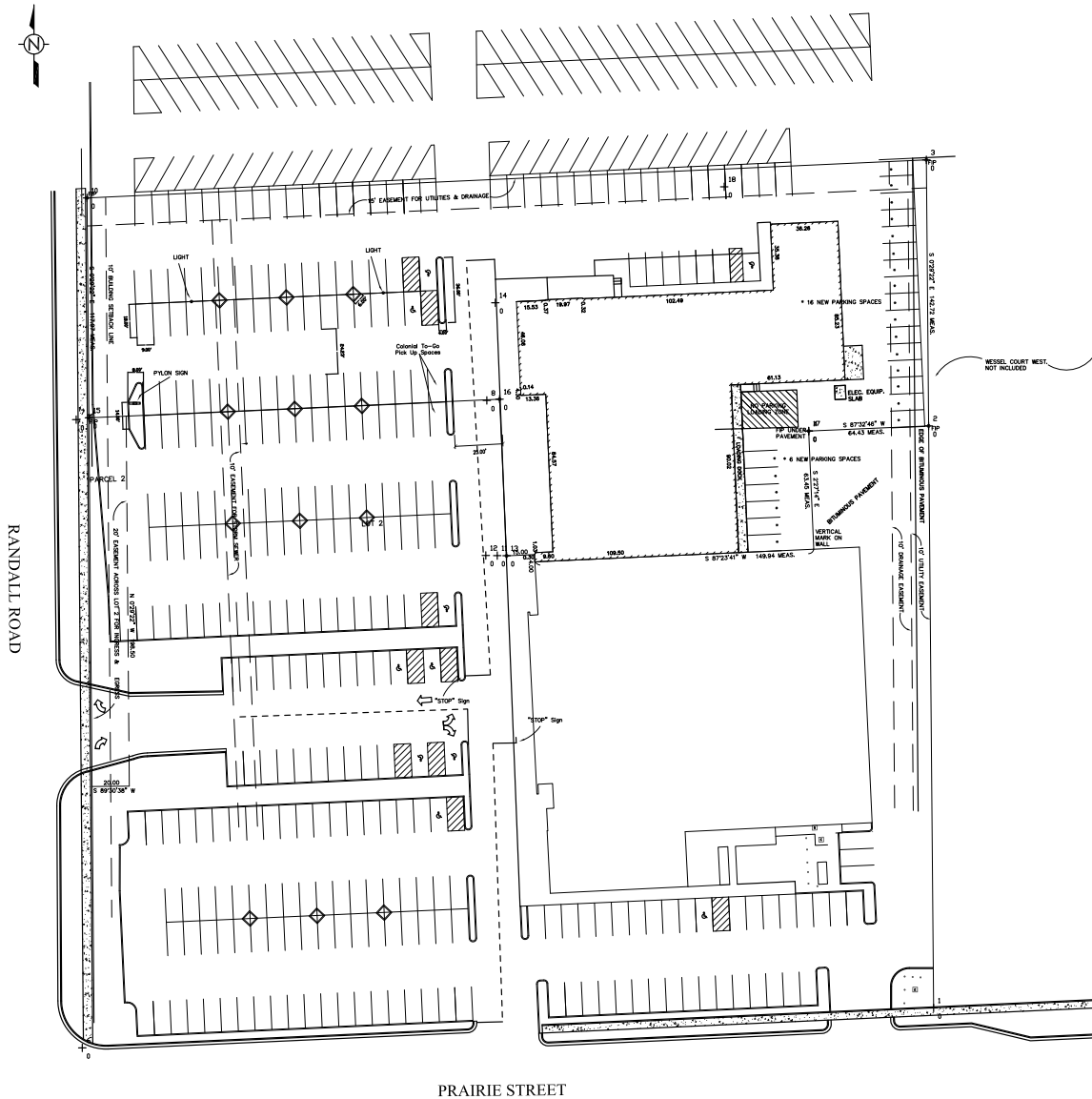
- 39,100 vehicles per day



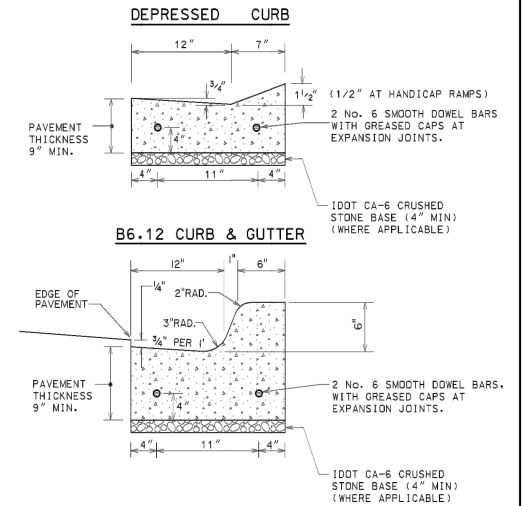
**570 S. RANDALL RD.**

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# REVISED PARKING AREA



## CURB DETAIL



### NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS, AND SHALL BE GROOVED WITH AN EDGING TOOL. SEE ARTICLE 420.10 OF IDOT STANDARD SPECIFICATIONS.
2. EXPANSION JOINTS SHALL BE PLACED AT 60' (MAX) INTERVALS, AT ALL P.C.'S AND P.T.'S, CURB RETURNS, AND AT THE END OF EACH POUR
3. P.C.C. SHALL CONSIST OF IDOT CLASS S1 (6.1 BAG MIX) CONCRETE, WITH 5% TO 8% AIR ENTRAINMENT, AND A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 14 DAYS. (NO FLY ASH ALLOWED)

FOR RESIDENTIAL STREETS ONLY

COMB. CONCRETE CURB AND GUTTER (SPECIAL)  
P.C.C. INTEGRAL CURB AND GUTTER (SPECIAL)

DATE: 10-22-10

D-5

## LANDSCAPING

- Pear Trees (26 Total)
  - 15 Current
  - 11 NEW
- Gold Cedar Mulch

1" = 30'

