

## 546 South Randall Road Suite D St. Charles , IL

### AVAILABLE SPACE:

- **1,456 SQ. FT.**  
\$15.00/SQ.FT.  
**4 MONTHS FREE RENT!!!**

### PROPERTY HIGHLIGHTS:

- Join Syrup, Global Brew, & CD One Price Cleaners!!!
- Great Visibility
- Ample Parking
- High Traffic
- Insert Available off Randall Rd Pylon Sign
- 325 Parking Spaces

### LOCATION:

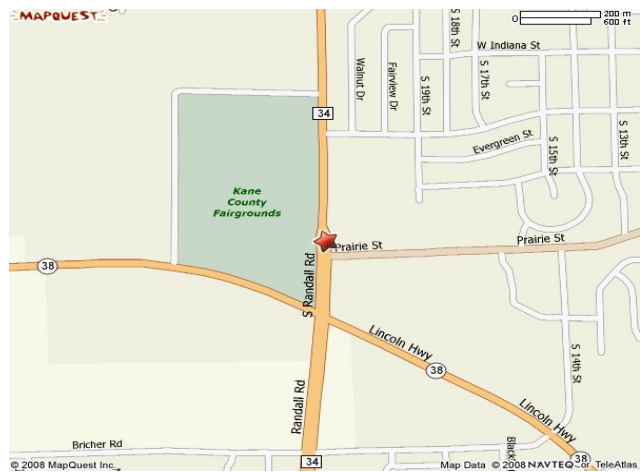
- East side of Randall Road
- North of Roosevelt Road (Rt. 38)
- South of North Ave.

### DEMOGRAPHICS:

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

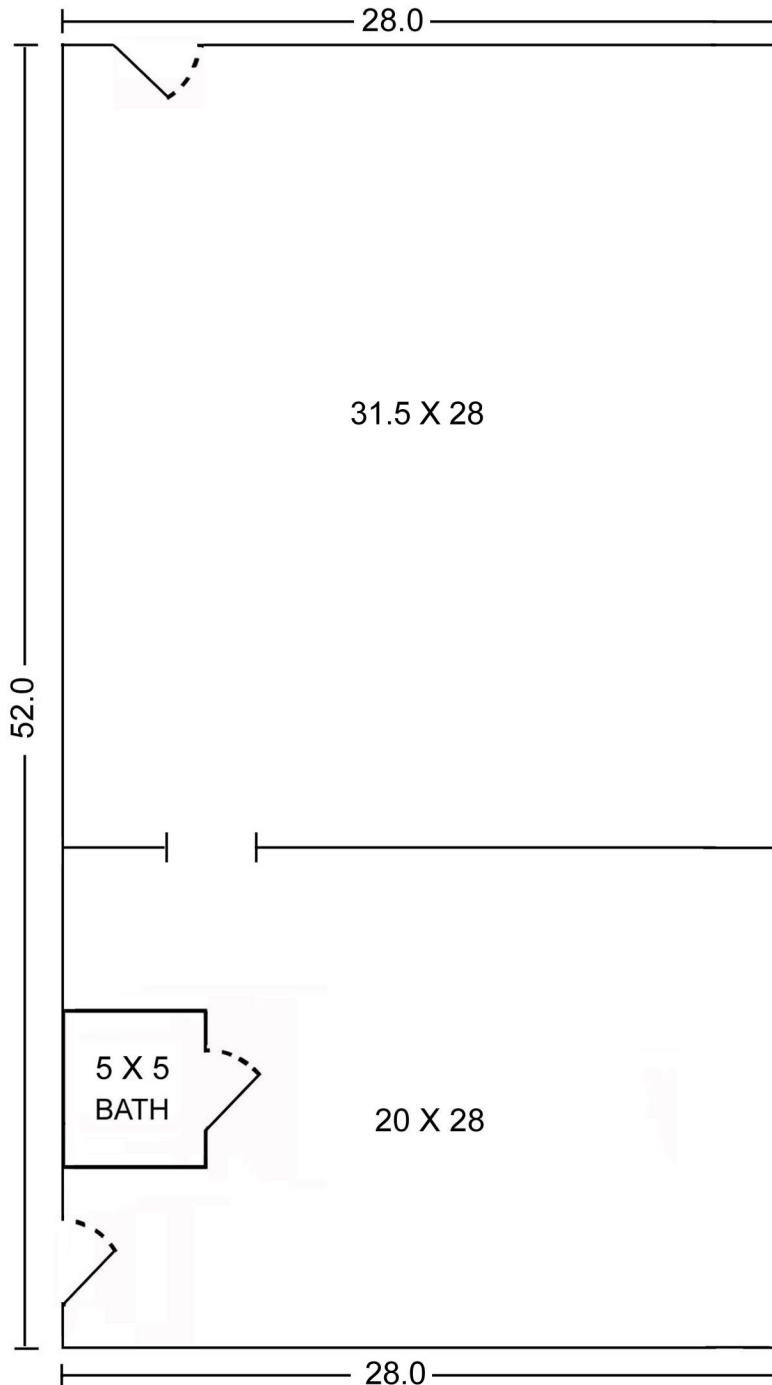
### Traffic Count

- 39,100 vehicles per day



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**DRAFT #**  
2

**SCALE:**  
1" Inch = 7.5' Ft

## UNIT 546D INTERIOR DIAGRAM

**PRELIMINARY DRAWING**  
Conducted by Joseph C. Aliperta

The site plan illustrates the proposed development at 10000 S. 162nd Avenue. The plan includes a large building footprint on the left side, with a parking lot area labeled "16 NEW PARKING SPACES". To the right of the building is a "MESELE COURT WEST, NOT INCLUDED" area. The plan also shows a "DRIVEWAY" and a "PILTON SIGN". The surrounding streets are "RANDALL ROAD" to the west and "PRAIRIE STREET" to the south. The plan includes various dimensions and labels for the building, parking lot, and surrounding areas.

**DEPRESSED CURB**

PAVEMENT THICKNESS  
9" MIN.

12" 7"

3 1/2" 1 1/2"

(1 1/2" AT HANDICAP RAMPS)

2 NO. 6 SMOOTH DOWEL BARS WITH GREASED CAPS AT EXPANSION JOINTS.

IDOT CA-6 CRUSHED STONE BASE (4" MIN) (WHERE APPLICABLE)

4" 11" 4"

**B6.12 CURB & GUTTER**

EDGE OF PAVEMENT

PAVEMENT THICKNESS  
9" MIN.

12" 1"

1/4" 2" RAD.

3" RAD.

3/8" PER 1'

4" 11" 4"

2 NO. 6 SMOOTH DOWEL BARS WITH GREASED CAPS AT EXPANSION JOINTS.

IDOT CA-6 CRUSHED STONE BASE (4" MIN) (WHERE APPLICABLE)

**NOTES:**

- CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS, AND SHALL BE GROOVED WITH AN EDGING TOOL. SEE ARTICLE 420.10 OF IDOT STANDARD SPECIFICATIONS.
- 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 FOUR
- P.C.C. SHALL CONSIST OF IDOT CLASS SI (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).

NOT TO SCALE

**FOR RESIDENTIAL STREETS ONLY**

COMB. CONCRETE CURB AND GUTTER (SPECIAL) P.C.C. INTEGRAL CURB AND GUTTER (SPECIAL)
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DATE: 10--22--10

D-5

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

$$1'' = 30'$$