

546C South Randall Road St. Charles , IL

AVAILABLE SPACE

- **1,100 SF**
\$17 /SQ FT

**4 MONTHS
FREE RENT!!!**

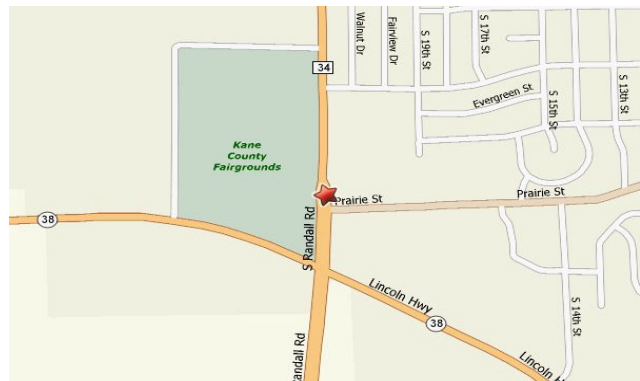


PROPERTY HIGHLIGHTS:

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

LOCATION:

- North East Corner, Randall Road & Prairie Street
- North of Roosevelt Road (Rt. 38)
- South of North Ave.
- Next to Kane County Court House
- Across from Kane County Fairgrounds

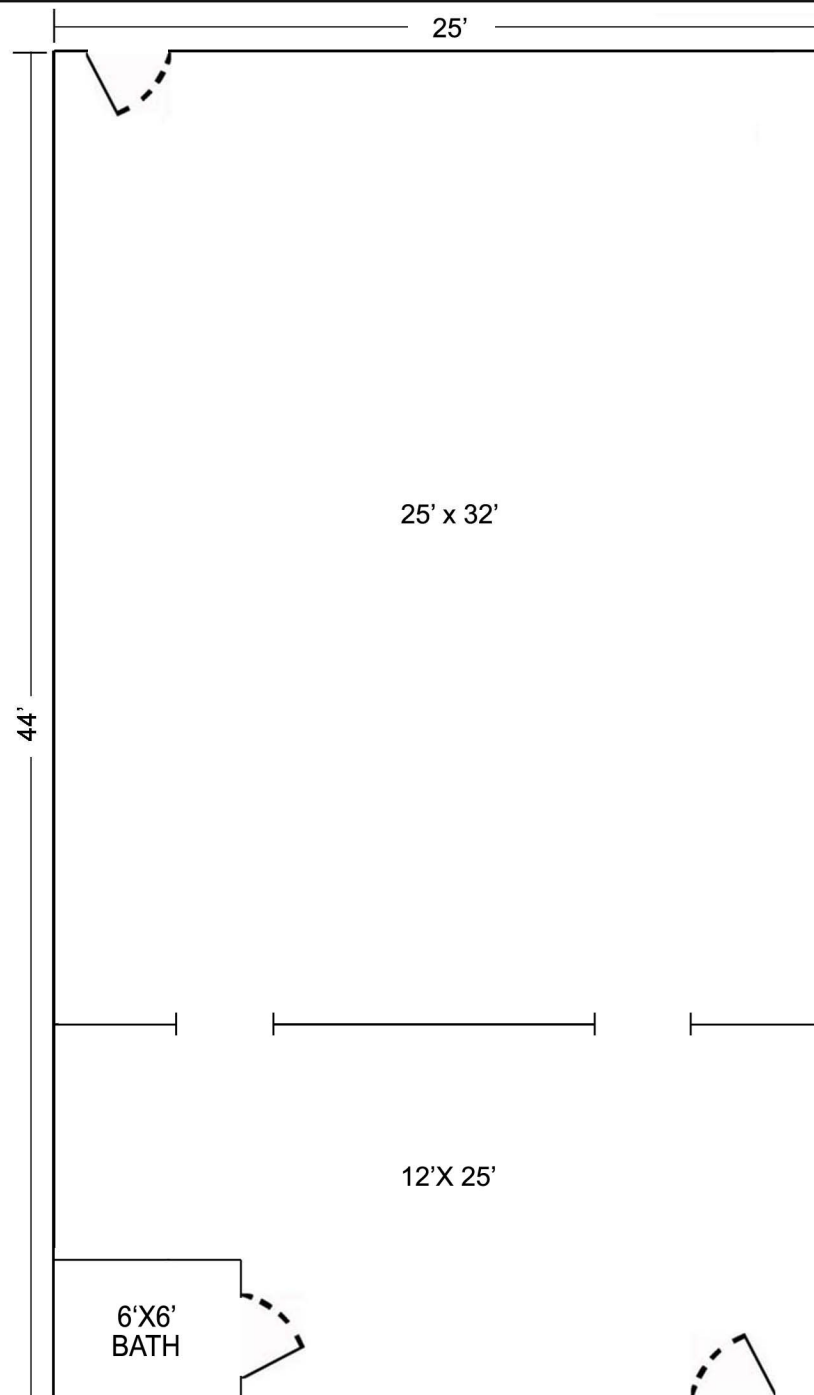


DEMOGRAPHICS:

Radius:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	11,564	50,689	104,209
Avg. Income:	\$121,274	\$134,641	\$141,574

Traffic Count

- 39,100 vehicles per day



DRAFT #
1

SCALE:
1" Inch = 6' Ft

UNIT 546C INTERIOR DIAGRAM

PRELIMINARY DRAWING
Conducted by Joseph C. Aliperta
Parent Petroleum Representative

Site plan for Parcel 2, showing parking spaces, building footprints, and surrounding streets. The plan includes dimensions, area calculations, and labels for various features like "LIGHT", "Pylon Sign", "Colonial To-Go Pick Up Station", and "ELEC. EQUIP. SLAB". The site is bounded by Randall Road to the west, Prairie Street to the south, and Wessel Court West to the east. A north arrow is located in the top left corner.

DEPRESSED CURB

PAVEMENT THICKNESS 9" MIN.

12" 7" 3/4" 1 1/2" (1/2" AT HANDICAP RAMPS)

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

4" 11" 4"

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

B6.12 CURB & GUTTER

EDGE OF PAVEMENT

PAVEMENT THICKNESS 9" MIN.

12" 1" 6" 1/4" 2" RAD. 3" RAD. 3/4" PER 1'

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

4" 11" 4"

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

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 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)

DATE: 10-22-10

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

$$1'' = 30'$$