

# Fox Haven Square

## A NEW 7 ACRE LIFESTYLE RETAIL DEVELOPMENT

Northeast Corner of North Avenue and Kirk Road, St. Charles





**Fox Haven Square is a ground up development at the highly trafficked intersection of Kirk Road and North Avenue in St. Charles, IL. The project will create a lifestyle retail development to service the St. Charles, Geneva, Bartlett and surrounding communities.**

The development team will curate and develop a unique retail and hospitality environment differentiating the project from existing offerings in the trade area.

Proven by current anchors already committed to the site, as well as the demographics of the surrounding communities, the demand exists to lure high quality operators to the development. The time is now to join an already impressive lineup of quality tenants at this one of a kind development.

- Ground-up development at a prominent intersection in St. Charles.
- Project features over 70,000 square feet of retail space with an approximately 5,000 square foot central piazza.
- Multiple access points from North Avenue, Kirk Road and Foxfield Road.
- Immediately adjacent to the to be redeveloped Charlestowne Mall and across the street from Main Street Commons.



**194k+**  
Total Population  
15 Minute Drive



**\$144k+**  
Average HH Income  
15 Minute Drive



**69.4k+**  
Households  
15 Minute Drive



**198k+**  
Daytime Population  
15 Minute Drive





## SITE DEVELOPMENT

**7.54 Acres**  
**70,300 Square Feet of GLA**

## RETAIL DEVELOPMENT

### AVAILABLE FOR LEASE

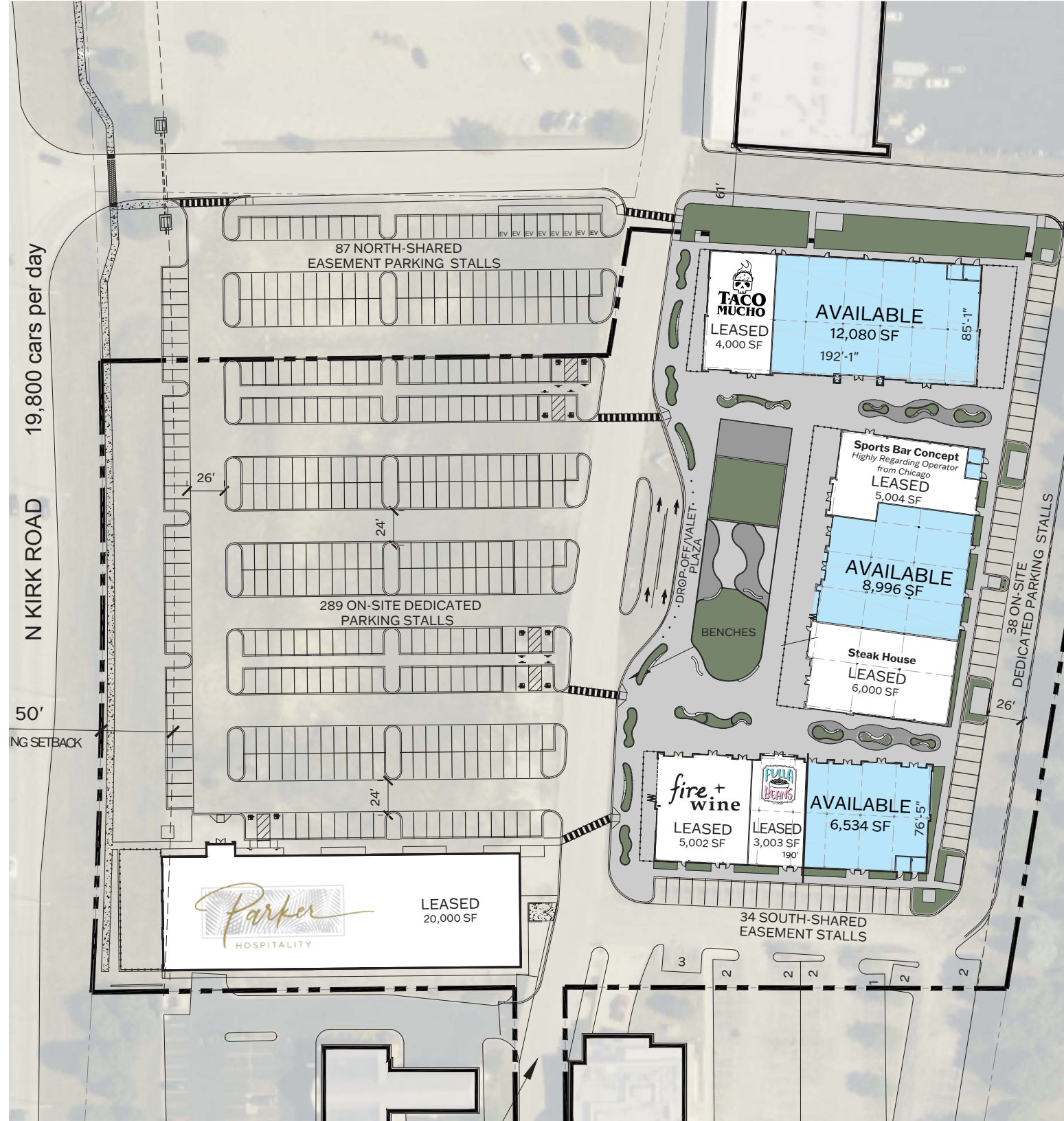
Retail Building 1 - 12,080 sf (divisible)  
*(Co-tenant: Taco Mucho)*

Retail Building 2 - 8,996 sf (divisible)  
*(Co-tenant: Sports Bar Concept, Steak House)*

Retail Building 3 - 6,534 sf (divisible)  
*(Co-tenants: Fire + Wine and Fulla Beans)*

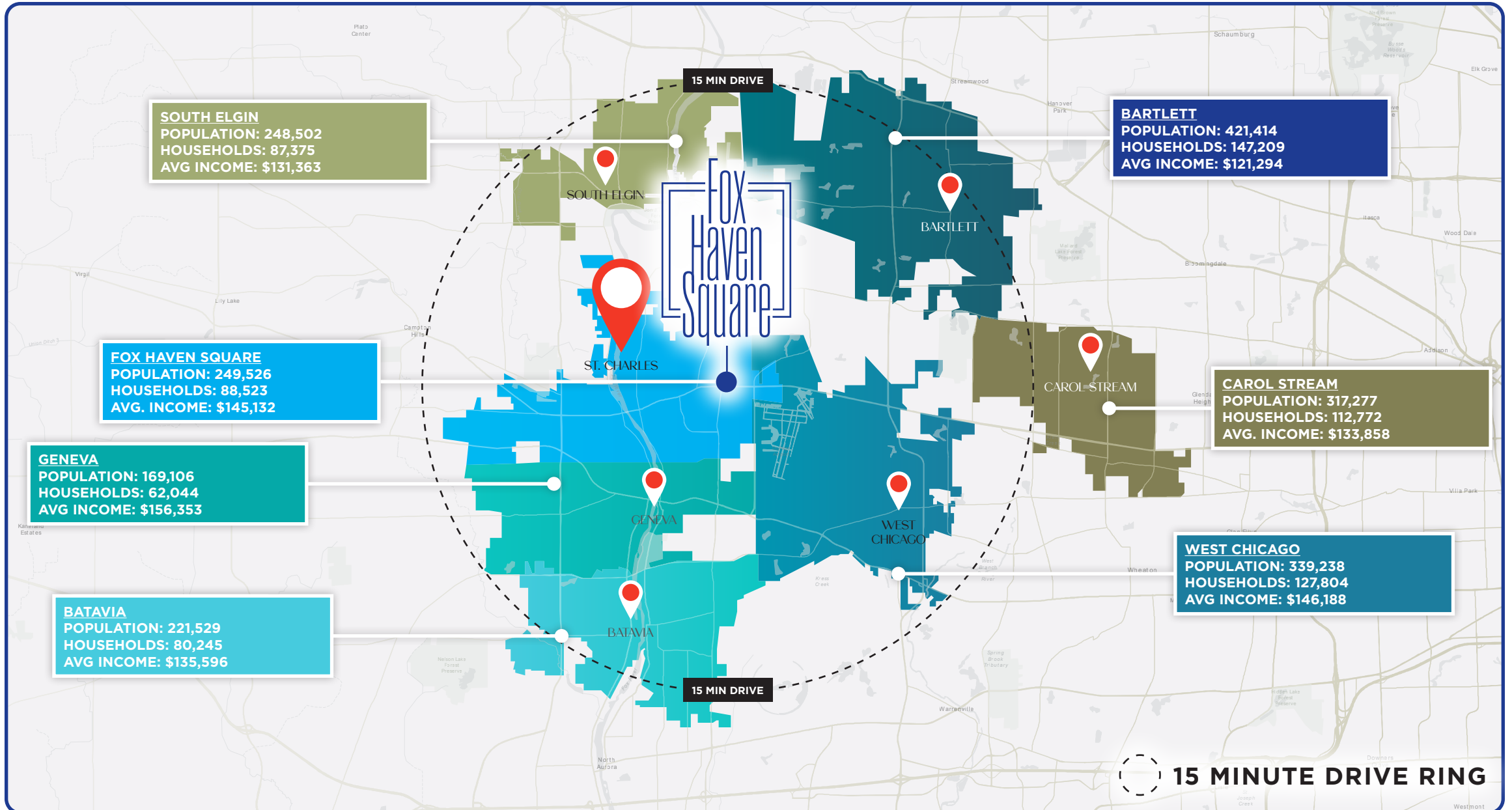
Retail Building 4 - 20,000 sf  
*(Fully leased to Parker Hospitality Group)*

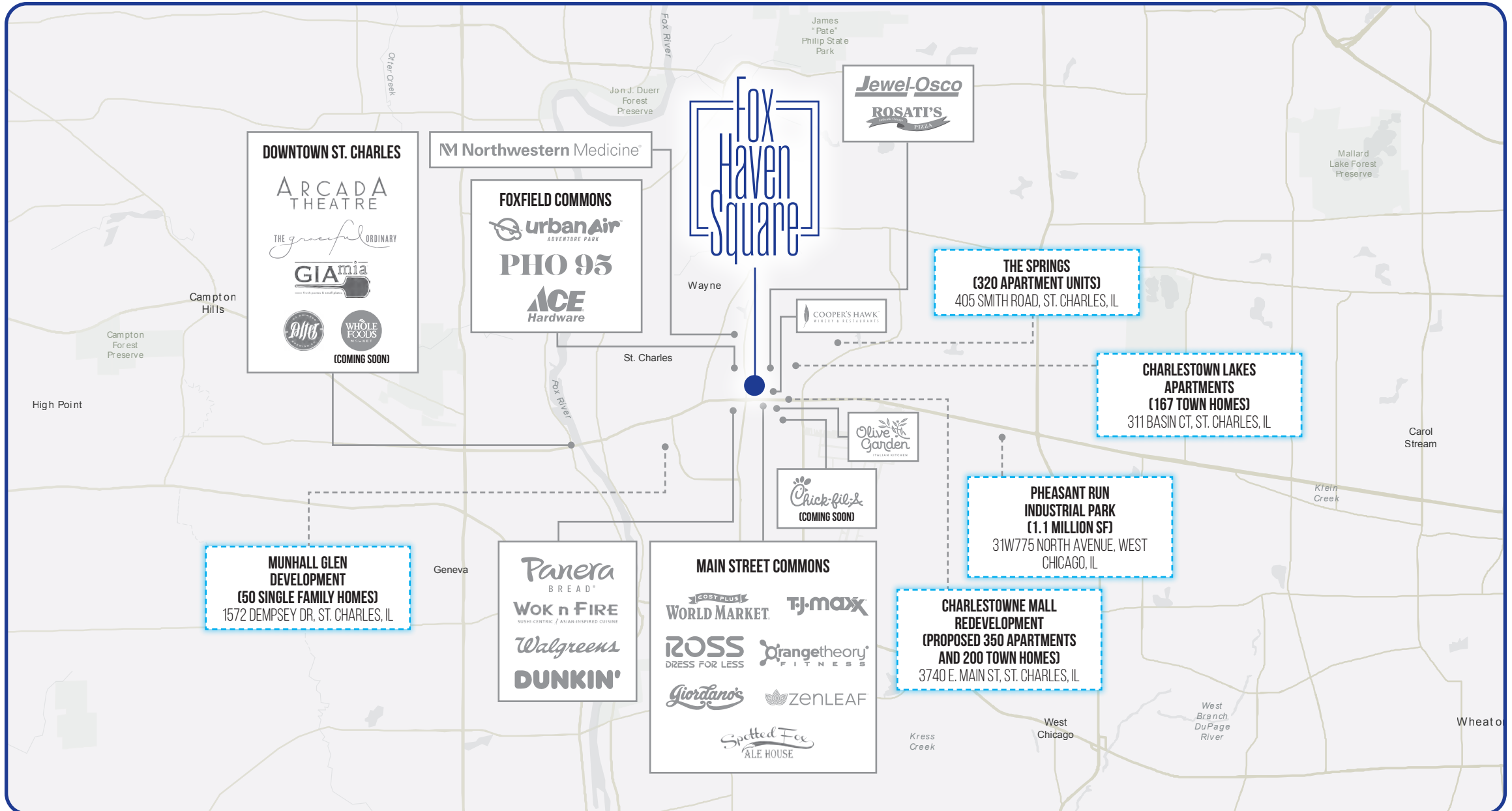
Parking - 320 on-site stall with an additional 148 stalls with cross easement agreements (6.7 stalls per 1,000)





# SURROUNDING TRADE AREAS









# DEVELOPMENT RENDERINGS









**BUILDING 1 - SOUTH EXTERIOR ELEVATION**



**BUILDING 1 - WEST EXTERIOR ELEVATION**



**BUILDING 1 - EAST EXTERIOR ELEVATION**



**BUILDING 1 - NORTH EXTERIOR ELEVATION**

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