

Downtown Storefront Occupancy Report
City of St. Charles & Business Alliance
August 2024

The Downtown Occupancy Report was compiled by the City of St. Charles Economic Development staff and the St. Charles Business Alliance and presents data collected in August 2024. The goal of this report is to provide City Council and City staff with data to assist in making informed policy decisions and managing city operations.

I. OBJECTIVES, DEFINITIONS, SCOPE, AND PROCESS

A. Key objectives of the Report

- **Assessing the Downtown Storefront Occupancy Rate:** Establish the occupancy rate for the downtown commercial area to compare business activity with similar cities.
- **Identifying Vacant Properties:** Locate vacant properties available for occupancy or redevelopment, particularly those not publicly listed for sale or lease but still potentially available.
- **Tracking Business Diversity:** To gather a better understanding of the diversity of businesses within the downtown area.

B. Occupancy Definitions

- **Vacant Property:** A commercially zoned building that is currently unoccupied, not in use, or does not have an active lease with a business or tenant. A vacant property is also identified as available for sale or lease, by the property ownership, despite being actively marketed as such.
- **Occupied Property:** A commercial zoned building that is currently in use with tenants or a business. An occupied property is also a space that is used in some capacity making it unavailable for a traditional business. For example, a space that is being utilized for storage for a business.
- **Partially Vacant Property:** A commercially zoned building that can hold multiple tenants and currently has a unit or units unoccupied.

C. Use Types Definitions

- **Entertainment Use:** An entertainment-based business provides experiences or activities designed to amuse, engage, or captivate audiences, such as live theaters, museums, or other for-profit recreational activity establishments.
- **Event Space:** A business that offers space, venues and facilities for hosting various gatherings and functions such as weddings, conferences, or parties.

- **Office/Flex:** An office-based business operates primarily from a dedicated office space where administrative, managerial, or professional activities are conducted such as banks, law offices, and real estate. Office business may or may not serve their clients onsite.
- **Restaurant/Bar:** A business that provides food and drink services to customers, offering a dining experience with a focus on meals and beverages for on-site or off-site consumption.
- **Retail:** A retail business sells goods or products directly to consumers through physical stores or online platforms.
- **Service:** A service business offers specialized expertise or labor to meet the needs of clients, rather than selling physical products. For the purpose of this report, a service business serves their clients on the premises rather than remotely.

D. Scope of the Analysis and Downtown Area

Below is the description and criteria for the scope of this analysis, referred to as the Downtown Area in this report.

- The area of the analysis is primarily based on Downtown SSA 1A and 1B, however, certain properties were included or omitted based on proximity to downtown, current use, past uses, and commercial viability.
- This report is limited to commercial space and does not include residential buildings, governmental offices, parking lots or parking structures.
- The data collected is only for first floor commercial space and does not include upper floor occupancy.
- The square footage data does not include outdoor dining space.

E. Data Collection Process

Building square footage was primarily obtained from the City of St. Charles GIS department and records. In certain circumstances where records were not available or buildings were subdivided and square footage was unknown, Costar was utilized.

Occupancy was primarily confirmed via visual inspection, however, google maps and online resources were utilized to confirm uses.

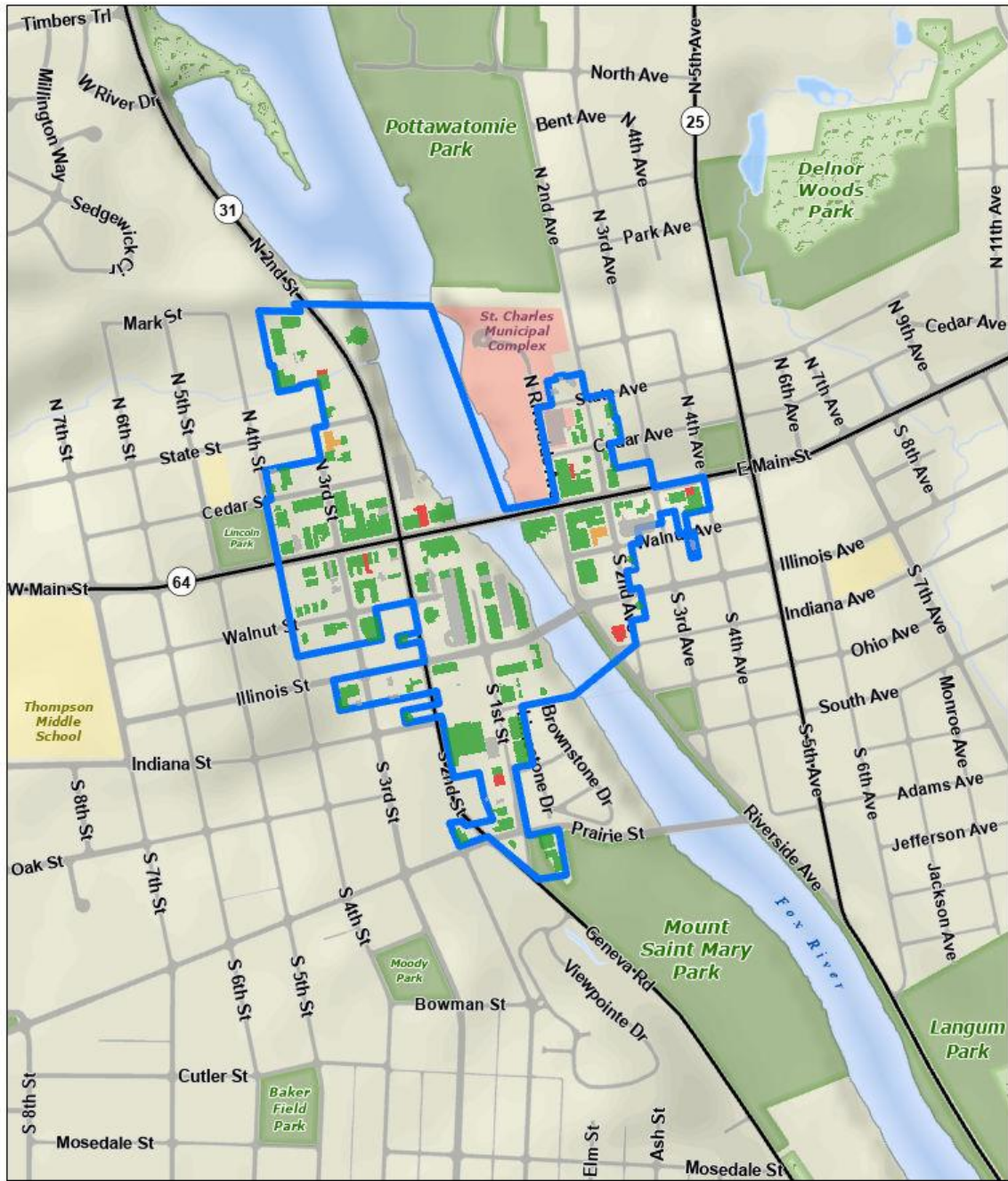
II. RESULTS

A. Overall Occupancy

In total, the downtown area has approximately 541,555 square feet of storefront commercial space. 518,070 square feet or 95.7% is occupied and 23,486 square feet or 4.3% is vacant. Planning standards indicate a good commercial corridor occupancy rate for suburban cities is generally considered to be between 85% and 95%. This range reflects a balance where the retail environment is vibrant and attractive while still allowing for some business turnover and redevelopment. Map A shows the occupied, vacant, and partially vacant properties. Map A can also be available online at:

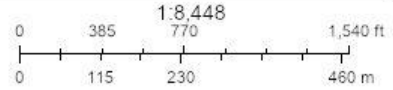
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Map A: Occupancy Map



Occupancy Buildings - Occupancy Status

- Occupied
- Partially Occupied
- Vacant
- Other
- Occupancy Report Area



B. Vacant Property Narrative

There are nine vacant first floor storefronts or buildings in the downtown totaling 23,486 square feet. Below is a list of all the vacant storefront properties in the downtown including a brief description of the property, current condition, relevant history, and any known plans or interest.

- 1. 215 W. Main Street – 2,572 SF:** This building, previously known as Rehm’s Electric, suffered a fire in 2022 and has been unoccupied since. While some cleanup has been done, the property remains uninhabitable without substantial reinvestment. This building is situated within the First Street TIF district. The property is not officially listed for sale or lease online however the property ownership has indicated it is available. Property Ownership has also indicated they wish to sell adjacent properties together in a bundle.
- 2. 409 S. 1st Street – 2,403 SF:** This building was formerly occupied by BMO Harris but has been vacant for a few years. The space is now available for lease or sale as a condo. Ownership and brokerage of the property have changed several times over the past three years. While prospective tenants have contacted the City, a user has not materialized. Prospective tenants have expressed interest in opening a coffee shop or restaurant. The space does include a drive-thru however the building's layout is not well-suited for food service. Additionally, the unit's location in downtown with limited visibility has been a deterrent for interested parties.
- 3. 121 N. 2nd Street – 1,012SF:** This multi-tenant building is the offices connected to Taste of the Himalayas. They have one first floor office available. The space is an office suite currently listed with Murray Commercial.
- 4. 303 N. 2nd Street Suite D – 1,420 SF:** This is a multi-tenant building. Core Nutrition was located in this building for a number of years, however, recently decided to relocate to Core FSN, located on Dean Street to fill a vacant space in the gym and be closer to their customers. The property is officially listed for lease by Murray Commercial. The space is ideally setup for another over the counter food related business. As this is a relatively recently vacated space, there have not been any inquiries from potential tenants.
- 5. 115 Cedar Avenue – 1,668 SF:** This is the white building located behind the Confectionary/Warehouse, El Puente, and The Lewis. This is a small office building previously utilized by an attorney that is now trying to sell the property. It is tucked away and doesn’t have any visibility. The building is in fair condition, however needs reinvestment to be put back into use. The property does come with a driveway and a few parking spaces. It is not currently listed online for sale and does not have a broker, but the ownership has informed the City that he is looking for a buyer.
- 6. 311 E. Main Street – 1,729 SF:** This building is vacant next to the Illinois Cleaners and Dryer’s building. There are no current plans for this building as it is used for storage.
- 7. 11 S. Second Avenue – 1,600 SF:** This location is the former Bespoke Dental Offices. The rest of the building is occupied with five other tenants. The location is represented by SVN and there is interest in the building.
- 8. 216 S. Riverside Avenue – 5,543 SF:** This location is the former St. Charles Chamber of Commerce building. It has been vacant since the Chamber of Commerce relocated to the east side of St. Charles a few years ago. The property was being contemplated to be demolished and replaced with four-story mixed-use building however that project is not moving forward at this time. The property owner/developer is pursuing a redevelopment of the existing structure and

filling with office users. This process is underway however tenants and a timeline have not been established.

9. **116 W. Main Street – 5,717 SF:** Formerly known as Mixology Salon Spa, which closed in August 2024. The City has engaged in discussions with the property owner about future plans for the space. The owner placed this property on the market officially on September 1st, 2024 and noted that there has been previous interest from potential tenants.

C. Diversity of Uses Analysis

The downtown commercial corridor is primarily zoned CBD-1 and CBD-2, permitting a wide variety of uses. While calculating the occupancy of the corridor, the City and Business Alliance also documented the tenants of each storefront and classified them by industry and specific business type. The data is presented in two formats: as a percentage of square footage and as the number of businesses. To address outliers effectively, it is crucial to consider both formats. For instance, the incoming Whole Foods represents roughly one-third of the downtown retail space. To accurately understand the downtown retail landscape, it's important to also take into account the total number of retail businesses.

Breakdown of Business by Industry: The businesses or tenants were all categorized into the following general industries Entertainment Use, Event Space, Office/Flex, Restaurant/Bar, Retail, and Service. In total, there are 176 tenants actively operating in a first-level storefront in Downtown Area. The industry was based on the primary operation of the businesses, and not ancillary activities. For example, a dance studio is classified as an entertainment use, even if the dance studio rents out the space occasionally for events it is not considered an event space because it is not the primary use. The table below breakdowns down the number of businesses active in each industry category and followed by the data shown graphically.

TABLE 1:

Industry	Square Footage	% of Total Square Footage	Total # of Businesses
Entertainment	28,382	5.2%	7
Event Space	24,070	4.4%	5
Office/Flex	101,964	18.8%	33
Restaurant/Bar	179,328	33.1%	56
Retail	91,822	17.0%	31
Service	92,504	17.1%	35
Vacant	23,486	4.3%	9
Total	541,555	100%	176

Chart 1: Breakdown of Industry by Square Footage

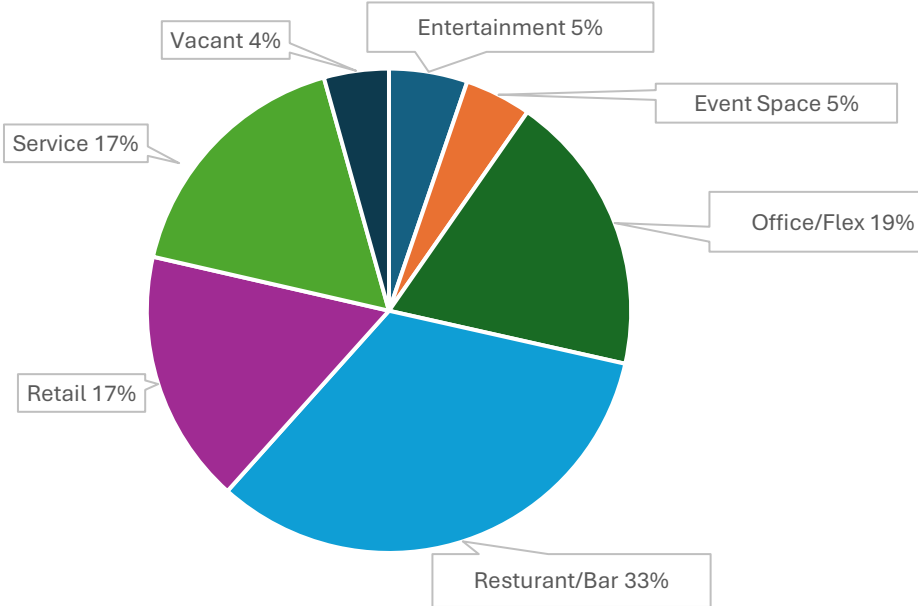
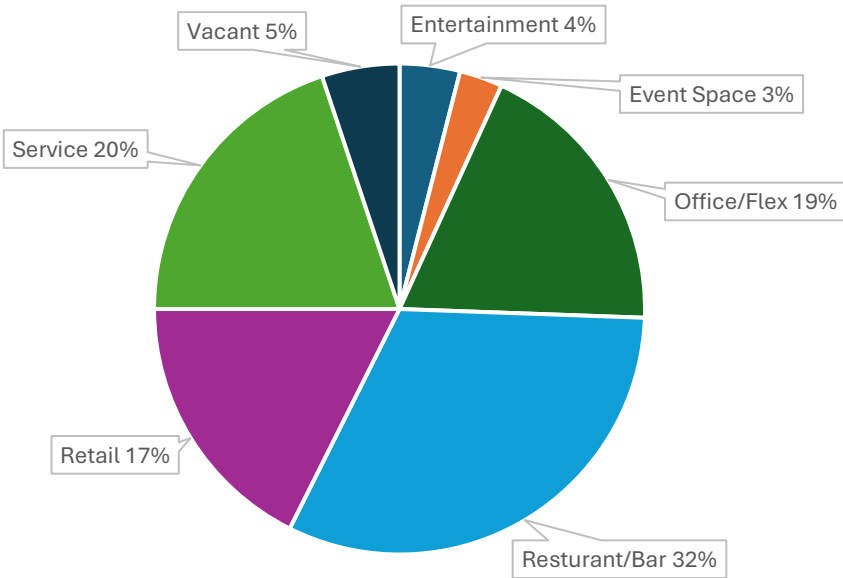


Chart 2: Breakdown of Industry by Number of Businesses Percentage



- **Breakdown of Business Type:** The businesses or tenants were all categorized into 13 different categories that are more specific than the industry breakdown. The Table below shows the different business types broken down by Square Footage and Total Number of Stores.

Table 2:

Business Type	Square Footage	% of Total Square Footage	Total # of Businesses
Auto	15,249	3%	4
Bank/Financial	25,004	5%	7
Beauty	13,668	3%	12
Brewery	9,778	2%	2
Dance	6,595	1%	3
Dental	4,924	1%	2
Dessert	6,463	1%	4
Dry Cleaning	11,737	2%	2
Entertainment	21,787	4%	4
Event Space	24,070	4%	5
Fitness	12,488	2%	5
Law	10,158	2%	4
Office/Flex	60,722	11%	20
Partially Vacant	2,612	0%	2
Real Estate	6,080	1%	2
Restaurant/Bar	163,087	30%	50
Retail	91,822	17%	30
Service	34,438	6%	9
Vacant	20,874	4%	7
Total	541,555	100%	174

Chart 3: Breakdown of Business Type by Square Footage

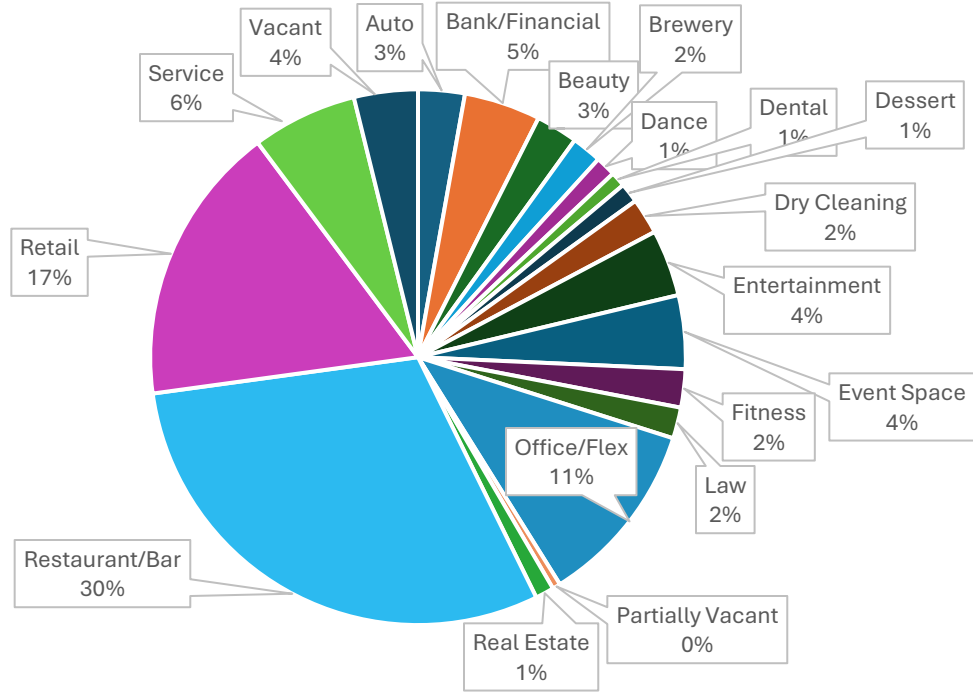
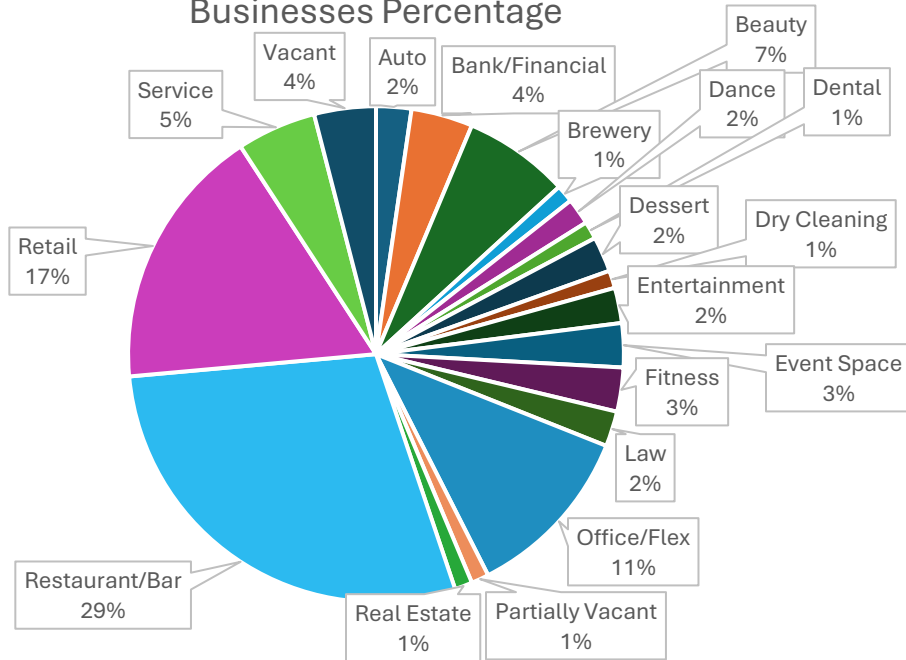


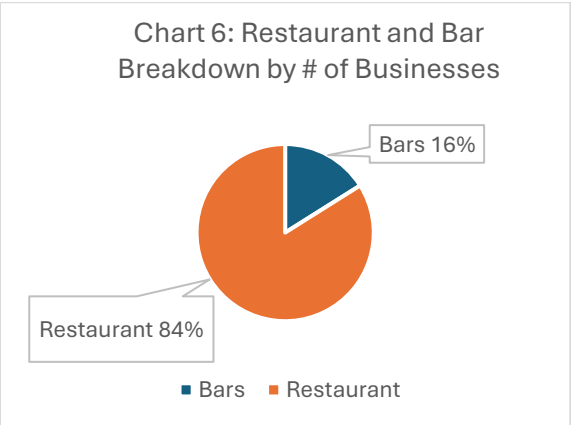
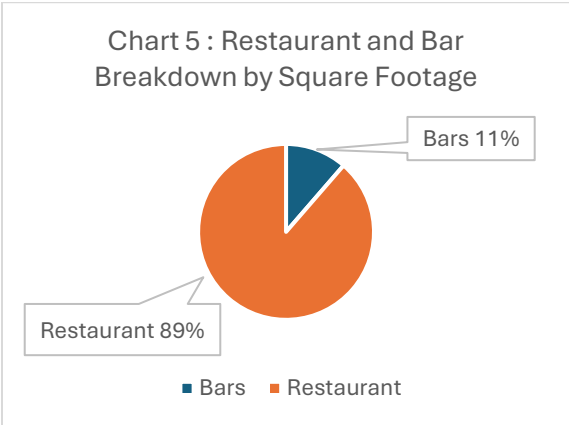
Chart 4: Breakdown of Business Type by Number of Businesses Percentage



- Restaurant/Bar:** The Restaurant/Bar category is the largest industry in downtown area totaling 179,328 square feet which is approximately 33% of the total available downtown space. The downtown comprises of 56 Restaurant/Bar establishments. Of these, 9 are exclusively bars without on-site kitchens, including Bogart's, Pollyanna Brewing Co., R House, Rudy's Bar, The Beach Hut, The House Pub, The Lewis, The Wine Exchange, and Vintage 53, collectively occupying 20,374 square feet. It should be noted that a food element is included in all the bar businesses by means of pre-prepared food or food trucks. This category also encompasses dessert shops.

Table 3.

Type	Square Footage	% of Total Square Footage	Total Number
Bars (exclusively)	20,374	11.4%	9
Restaurant	158,954	88.6%	47
Total	179,328		56



III. CONCLUSION

The Downtown Occupancy Report, developed by the City of St. Charles Economic Development staff and the St. Charles Business Alliance, provides a detailed analysis of the downtown commercial area's occupancy as of August 2024. This report aims to equip the City Council and staff with essential data for making informed policy decisions and managing city operations effectively. Key objectives of the report include assessing the storefront occupancy rate to compare business activity with similar cities, identifying vacant properties—particularly those not publicly listed but potentially available for occupancy or redevelopment—and tracking the diversity of businesses within the downtown area.

The report defines "vacant property" as commercially zoned buildings that are unoccupied, not in use, or without an active lease, while "occupied property" refers to buildings currently in use. "Partially vacant property" denotes multi-tenant buildings with one or more unoccupied units. The analysis covers

properties within Downtown SSA 1A and 1B, focusing on first-floor commercial spaces and excluding residential buildings, government offices, and outdoor dining areas.

The downtown area encompasses approximately 541,555 square feet of storefront commercial space, with 95.7% (518,070 square feet) currently occupied and 4.3% (23,486 square feet) remaining vacant. This occupancy rate is aligned with the ideal range of 85% to 95% for vibrant suburban commercial corridors. The report identifies nine vacant first-floor storefronts totaling 23,486 square feet. There are 176 active tenants in the downtown area. Overall, the mix of the businesses in the downtown is good with four of the six industry categories accounting for at least 17% in both square footage and number of businesses. The Restaurant/Bar category being the largest in terms of both square footage (33%) and number of businesses (32%). Of these, approximately 11% (or nine establishments) are exclusively bars that operate without a kitchen.

Appendix A.

Address	Business Name	Approx. Sq. Ft.	Business Type	Industry Type
101 S 3rd Street	3rd Street Dance & Theater Academy	2,080	Dance	Entertainment
105 E. Main Street	Arcada Theatre	12,120	Entertainment	Entertainment
201 S. 3rd Street	The Dance Lab	2,500	Dance	Entertainment
131 S. 1st Street	Fox Den Cooking Classes	1,443	Entertainment	Entertainment
1 Illinois Street #120	Lux Dance Studio	2,015	Dance	Entertainment
7 S. 2nd Avenue	Moonlight Theatre	5,000	Entertainment	Entertainment
215 E. Main Street	St. Charles History Museum	3,224	Entertainment	Entertainment
Total		28,382		

210 Cedar Avenue	210 Cedar	1,430	Event Space	Event Space
316 Cedar Street	Cedar Fox Weddings & Events	5,745	Event Space	Event Space
1 Illinois Street	Eden Events	4,410	Event Space	Event Space
305 N 2nd Street	Former Lacava Center	1,600	Event Space	Event Space
100 W. Main Street	Hotel Baker Meeting/Wedding Venue	10,885	Event Space	Event Space
Total		24,070		

11 N 2nd Avenue	American Health Resources	1,305	Office/Flex	Office/Flex
111 W. Main Street	At Properties	2,677	Real Estate	Office/Flex
24 S. 2nd Street	CIBC	6,627	Bank/Financial	Office/Flex
200 W. Main Street	Clear Perspective Advisors	2,086	Bank/Financial	Office/Flex
423 S. 2nd Street	Corcoran Commercial Real Estate	3,403	Real Estate	Office/Flex
116 E. Main Street	Cross Country Mortgage	4,348	Office/Flex	Office/Flex
108 S. 2nd Street	Doc Morgan Inc.	5,262	Office/Flex	Office/Flex
121 N 2nd Street	Farmers Insurance – Robert Olech	1,319	Office/Flex	Office/Flex
460 S. 1st Street	First Mid Bank & Trust	8,082	Bank/Financial	Office/Flex
11 E. Main Street	Fox.Build	4,067	Office/Flex	Office/Flex
309 N. 2nd Street	Fuseneo	7,568	Office/Flex	Office/Flex
24 S 4th Street	Gaido Finizien	1,759	Office/Flex	Office/Flex
14 N. Riverside Avenue	Hines & Associates	1,132	Office/Flex	Office/Flex
203 State Avenue	InterTrav Corporation	3,342	Office/Flex	Office/Flex
215 Illinois Street	James F Cooke Ltd	1,274	Law	Office/Flex
218 W State Street	Julien Insurance	1,000	Office/Flex	Office/Flex
8 N. 2nd Avenue	Life Church	3,932	Office/Flex	Office/Flex
308 N Walnut Street	Lighthouse Recovery	1,741	Office/Flex	Office/Flex
380 S. 1st Street	Mission Wealth	1,381	Bank/Financial	Office/Flex
10 Illinois Street #120	On Path Financial	2,992	Bank/Financial	Office/Flex
24 S 4th Street	Radovich Law Office	1,759	Law	Office/Flex
311 N. Second Street #106	State Farm Insurance Agency	2,400	Office/Flex	Office/Flex

10 Illinois Street	Sterling Bank	3,242	Bank/Financial	Office/Flex
310 S. 1st Street	The Law Office of Kelley V. Flinn	2,639	Law	Office/Flex
318 N Walnut Street	Tri City Health Partnership	1,444	Office/Flex	Office/Flex
11 S. Second Avenue	Various Businesses	4,100	Office/Flex	Office/Flex
309 Walnut Street	Various Businesses	4,066	Office/Flex	Office/Flex
303 E. Main Street	Various Offices	7,908	Office/Flex	Office/Flex
311 N. 2nd Street Suite 109	Veterans Center	1,664	Office/Flex	Office/Flex
12 N. Riverside Avenue	Vinyl Tech	1,080	Office/Flex	Office/Flex
200 W. Main Street	VLK Law Firm & Meyers & Flowers	4,486	Law	Office/Flex
203 Illinois Ave	Wilson Travel & Cruise	1,285	Office/Flex	Office/Flex
Total		101,964		
11 N. 3rd Street Suite B	3rd Street Tavern	3,000	Restaurant/Bar	Restaurant/Bar
12 N. 3rd Street	Alibi Bar & Grill	9,045	Restaurant/Bar	Restaurant/Bar
212 W. Main Street	Alley 64	5,474	Restaurant/Bar	Restaurant/Bar
12 S. 1st Street	Alter Brewing + Kitchen	4,369	Brewery	Restaurant/Bar
60 Indiana Street	Arcedium Coffeehouse	3,180	Restaurant/Bar	Restaurant/Bar
208 W. Main Street	Bezo's Sandwich Shop	1,811	Restaurant/Bar	Restaurant/Bar
219 W. Main Street	Bogart's	2,562	Restaurant/Bar	Restaurant/(Bar)
311 N. 2nd Street Unit 104	Brown Butter Baked Goods & Café	1,878	Restaurant/Bar	Restaurant/Bar
172 S. 1st Street	Brunch Cafe	1,500	Restaurant/Bar	Restaurant/Bar
101 S. 1st Street	Coroco Coffee	3,432	Restaurant/Bar	Restaurant/Bar
104 E. Main Street	Crazy Fox	2,565	Restaurant/Bar	Restaurant/Bar
7 E. Main Street	Duke's Northwoods	4,303	Restaurant/Bar	Restaurant/Bar
311 N. 2nd Street, Suite 103	E&S Fish Co.	4,141	Restaurant/Bar	Restaurant/Bar
112 E Main Street	El Puente	4,779	Restaurant/Bar	Restaurant/Bar
300 W. Main Street	Filling Station Pub & Grill	4,765	Restaurant/Bar	Restaurant/Bar
100 S. Riverside Avenue	Flagship on the Fox	6,724	Restaurant/Bar	Restaurant/Bar
117 W. Main Street	Forever Yogurt	1,434	Dessert	Restaurant/Bar
31 S. 1st Street	Gia Mia	2,270	Restaurant/Bar	Restaurant/Bar
602 Geneva Rd	Jalapeno Grille	1,425	Restaurant/Bar	Restaurant/Bar
311 N. Second Street, Suite 105B	Jalisco Tacos	1,050	Restaurant/Bar	Restaurant/Bar
132 S. 1st Street	Kilwins Chocolates	1,742	Dessert	Restaurant/Bar
1 Illinois Street	Kimmer's Ice Cream	2,015	Dessert	Restaurant/Bar
51 S. 1st Street	La Mesa Modern Mexican	4,305	Restaurant/Bar	Restaurant/Bar
5 S. 1st Street	La Za' Za' Trattoria	5,226	Restaurant/Bar	Restaurant/Bar
320 W. Main Street	Mad Batter Bakery	1,200	Restaurant/Bar	Restaurant/Bar
1 Illinois Street	Maple Leaf Coffee House	5,106	Restaurant/Bar	Restaurant/Bar
109 W. Main Street	McNally's Traditional Irish Pub	1,962	Restaurant/Bar	Restaurant/Bar

200 S. 2nd Street	Mio Modo	6,761	Restaurant/Bar	Restaurant/Bar
181 S. 1st Street	Moto I Moto	3,342	Restaurant/Bar	Restaurant/Bar
18 N. 4th Street	Nuova Italia	5,494	Restaurant/Bar	Restaurant/Bar
210 Cedar Street	Osteria Trulli	2,808	Restaurant/Bar	Restaurant/Bar
305 W. Main Street	Pho Ly	1,950	Restaurant/Bar	Restaurant/Bar
106 S. Riverside Avenue	Pollyanna Brewing Co.	5,409	Brewery	Restaurant/(Bar)
214 W. Main Street	R House	3,718	Restaurant/Bar	Restaurant/(Bar)
102 E. Main Street	Riverside Pizza & Pub	2,300	Restaurant/Bar	Restaurant/Bar
105 E. Main Street	Rock N Ravioli	3,454	Restaurant/Bar	Restaurant/Bar
105 E. Main Street	Rock N' Za	1,264	Restaurant/Bar	Restaurant/Bar
100 W. Main Street	ROX City Grill	3,000	Restaurant/Bar	Restaurant/Bar
210 W. Main Street	Rudy's Bar	1,091	Restaurant/Bar	Restaurant/(Bar)
320 N. 2nd Street	Salerno's on the Fox	8,483	Restaurant/Bar	Restaurant/Bar
221 S. 2nd Street	Second Street Tavern	2,349	Restaurant/Bar	Restaurant/Bar
312 W. Main Street	Shakou	3,700	Restaurant/Bar	Restaurant/Bar
117 W. Main Street, Suite 120	Smallcakes - A Cupcakery	1,272	Dessert	Restaurant/Bar
15 E. Main Street	Smitty's on the Corner	1,495	Restaurant/Bar	Restaurant/Bar
110 N 3rd Street	Taste of the Himalayas	1,593	Restaurant/Bar	Restaurant/Bar
8 N. 3rd Street	The Beach Hut	759	Restaurant/Bar	Restaurant/(Bar)
3 E. Main Street	The Graceful Ordinary	6,876	Restaurant/Bar	Restaurant/Bar
204 W. Main Street	The Hive Tavern & Eatery	4,075	Restaurant/Bar	Restaurant/Bar
16 S. Riverside Avenue	The House Pub	855	Restaurant/Bar	Restaurant/(Bar)
106 E. Main Street	The Lewis	2,711	Restaurant/Bar	Restaurant/(Bar)
201 E. Main Street	The Office Dining & Spirits	3,700	Restaurant/Bar	Restaurant/Bar
1 Illinois Street	The Wine Exchange	1,449	Restaurant/Bar	Restaurant/(Bar)
105 N. 2nd Avenue	Townhouse Cafe	1,070	Restaurant/Bar	Restaurant/Bar
107 W. Main Street	Vacant - Former Tiny Kitchen - To be McNally's	2,180	Restaurant/Bar	Restaurant/Bar
162 S. 1st Street	Vintage 53	1,820	Restaurant/Bar	Restaurant/(Bar)
222 W. Main Street	Whiskey Bend	3,087	Restaurant/Bar	Restaurant/Bar
Total		179,328		
11 N. 3rd Street Suite A	Antique Market 1	500	Retail	Retail
105 E. Main Street	Arcada Store	921	Retail	Retail
22 N. 4th Street	Becky's Bouquets	889	Retail	Retail
92 S. 1st Street	Boutique Baby	1,339	Retail	Retail
121 N 2nd Street	Breadsmith - St. Charles	1,519	Retail	Retail
225 W. Main Street	Broken Brix Homebrew Shop	2,613	Retail	Retail
17 N. Second Avenue	Circa Vintage Gallery	1,468	Retail	Retail
303 N. 2nd Street	Dick Pond Athletics	1,200	Retail	Retail

202 Cedar Avenue	Directions in Clothing	1,160	Retail	Retail
122 W. Main Street	Double Take Consignment	6,456	Retail	Retail
228 W. Main Street	Ghoulis Mortals	2,022	Retail	Retail
213 W Main Street	Golden Valley Jewelers	1,354	Retail	Retail
218 State Street	Heel or Hide	1,193	Retail	Retail
311 N. 2nd Street Suite 107	Honey Baked Ham	1,000	Retail	Retail
221 W. Main Street	House of Charlemagne	1,192	Retail	Retail
161 S. 1st Street	Jeans & A Cute Top Shop	1,443	Retail	Retail
322 Cedar Street	Johnson's Statuary	1,367	Retail	Retail
1 Illinois Street	Magnolia Soap & Bath Co.	1,777	Retail	Retail
203 W Main Street	Main Street Liquors	1,992	Retail	Retail
211 W. Main Street	Makoma House	1,342	Retail	Retail
78 S. 1st Street	Mion Artisan Soapery	1,891	Retail	Retail
216 W. Main Street	Mr. Marco's Jewelers	1,144	Retail	Retail
323 Walnut Street	Paragon Flowers/Eclectic Garden	1,715	Retail	Retail
301 W. Main Street	Rocket Fizz	2,043	Retail	Retail
602 S. 1st Street	Sammy's Bikes	5,980	Retail	Retail
116 Cedar Avenue	SG Too	2,124	Retail	Retail
117 W. Main Street Suite 110	The Diamondaire	1,946	Retail	Retail
201 Cedar Avenue	The Pep Line	2,103	Retail	Retail
105 N. 2nd Avenue	Townhouse Books	2,251	Retail	Retail
16 N. Riverside Avenue	Warehouse Confectionary	5,010	Retail	Retail
300 S. 2nd Street	Whole Foods	32,868	Retail	Retail
Total		91,822		
217 W. Main Street	2B Beauty Co.	1,290	Beauty	Service
204 E. Main Street	Avenue Two Barbershop	630	Beauty	Service
50 Indiana Street	Bang Bang Urban Salon	703	Beauty	Service
303 N. 2nd Street Suite A	Carla Thomas Physical Therapy	1,260	Fitness	Service
203 S 3rd Street	Chicago Motor Service	6,455	Service	Service
322 W. Main Street	Clean as a Whisker	1,909	Service	Service
142 S. 1st Street	Club Pilates	3,468	Fitness	Service
430 S. 2nd Street	Discount Tire & Service, Inc	5,850	Auto	Service
606 S. 1st Street	El Diamante Hand Car Wash & Detailing	2,337	Auto	Service
141 S. 1st Street	Fit St. Charles	3,975	Fitness	Service
608 S. 1st Street	Flotek Plumbing	3,351	Service	Service
214 S. 1st Street	Fox Valley Cleaners	3,306	Dry Cleaning	Service
121 S. 1st Street	Ginger Root Hair Salon	1,111	Beauty	Service
13 S. 2nd Street	HM Hair Bar	1,554	Beauty	Service

113 E. Main Street	Hunt House Creative Arts Center	1,619	Service	Service
115 E. Main Street	Johnson's Core Fitness	913	Fitness	Service
119 E. Main Street*	Johnson's Core Fitness	581	Service	Service
201 S. 2nd Street	Kevin's Service Station	3,037	Auto	Service
113 N. 2nd Avenue	Larimar Med	2,265	Beauty	Service
117 E. Main Street	Lefty's the Main Street Barber	922	Beauty	Service
1 Illinois Street #105	Mane & Company	740	Beauty	Service
315 E. Main Street	Marberry Cleaners	8,431	Dry Cleaning	Service
311 N. 2nd Street, Suite 108	MK Nails	1,050	Beauty	Service
102 S. Third Street	Moss Norris Funeral Home	11,948	Service	Service
104 S. 2nd Avenue	Mutual of Omaha Insurance	932	Service	Service
415 S. 1st Street	My Body USA	2,872	Fitness	Service
318 W. Main Street	Oakbrook Advanced Aesthetics	1,200	Beauty	Service
111 E. Main Street	Riverview Counseling	2,417	Service	Service
56 Indiana Street	Rosie's Hair Color Studio	715	Beauty	Service
306 W. Main Street	Route 64 Dental	2,751	Dental	Service
115 S. 2nd Street	Second Street Dental & Fox Valley Massage Therapy	2,173	Dental	Service
307 W. Main Street	Shell Gas Station	2,511	Auto	Service
9 N. 2nd Street	Team Rehabilitation Physical Therapy	5,226	Service	Service
11 N. 3rd Street Suite D	Vines Salon Spa	1,488	Beauty	Service
13.5 S Second St.	Auto	1,514	Auto	Service
Total		92,504		
215 W. Main Street	Rehm's Electric	2,572	Vacant	Vacant
409 S. 1st Street	Former BMO Harris	2,385	Vacant	Vacant
121 N. 2nd Street	Office Building	1,012	Partially Vacant	Partially Vacant
303 N. 2nd Street Suite C	Former Core Nutrition	1,260	Vacant	Vacant
115 Cedar Avenue	White building by Confectionary	1,668	Vacant	Vacant
311 E. Main Street	Next Illinois Cleaners & Dryers Building	1,729	Vacant	Vacant
11 S. 2nd Avenue	Former Bespoke Dental Offices	1,600	Partially Vacant	Partially Vacant
116 W. Main Street	Mixology Salon Spa	5,717	Vacant	Vacant
216 Riverside Ave	Former Chamber Building	5,543	Vacant	Vacant
Total		23,486		