



**LEASE**

## 240 E Willow Avenue

**OFFICE SPACE FOR LEASE**

Wheaton, IL 60187

**PRESENTED BY:**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

|                       |            |
|-----------------------|------------|
| <b>LEASE RATE:</b>    | Negotiable |
| <b>AVAILABLE SF:</b>  | 1,838 SF   |
| <b>LOT SIZE:</b>      | 16,286 SF  |
| <b>BUILDING SIZE:</b> | 7,032 SF   |

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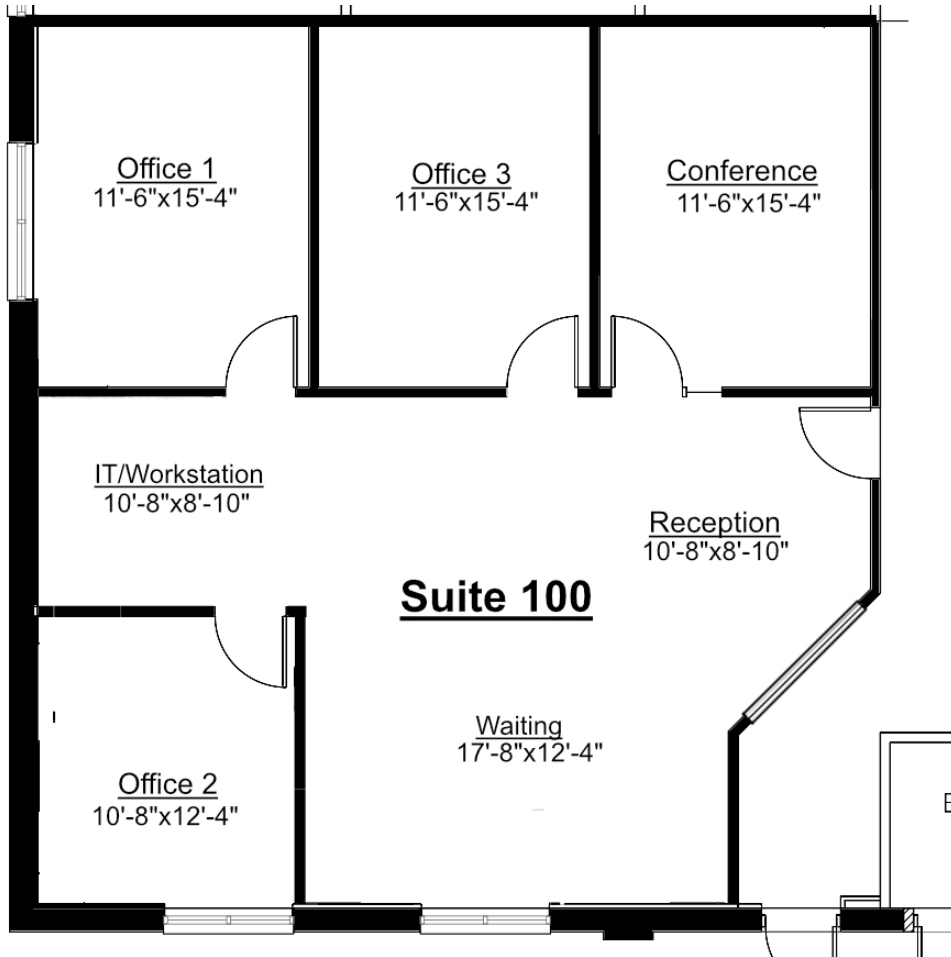
### PROPERTY DESCRIPTION

This 1,346 SF office space is ideally located in downtown Wheaton, just steps from the Metra station, offering easy access to Chicago and surrounding areas. The space includes three private offices, a conference room, and a versatile layout that can be customized to meet your business needs.

With ample parking available and proximity to downtown Wheaton's vibrant retail and dining options, this location provides the perfect blend of convenience and accessibility. Pricing is subject to offer, with flexible terms available for qualified tenants.

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## LOCATION DETAILS & FLOOR PLAN



### LOCATION DESCRIPTION

Situated in the heart of Wheaton, this property at 240 E Willow Ave offers exceptional visibility and accessibility. Located just off Main Street, it provides convenient access to major highways including IL-38 and IL-59, placing it within close reach of downtown Wheaton and the surrounding business district.

The area boasts a vibrant mix of retail, dining, and professional services, providing a dynamic environment for businesses. With easy access to Wheaton's Metra station and a well-established community, this location offers the perfect blend of convenience, exposure, and opportunity for businesses looking to thrive in a highly desirable suburb of Chicago.

### LOCATION DETAILS

|               |        |
|---------------|--------|
| <b>COUNTY</b> | DuPage |
|---------------|--------|

### CUSTOM HEADER

- Located in downtown Wheaton near Metra station
- 1,346 SF
- Ample Parking
- 3 Private Offices
- 1 Conference Room
- Lease Rate is Negotiable

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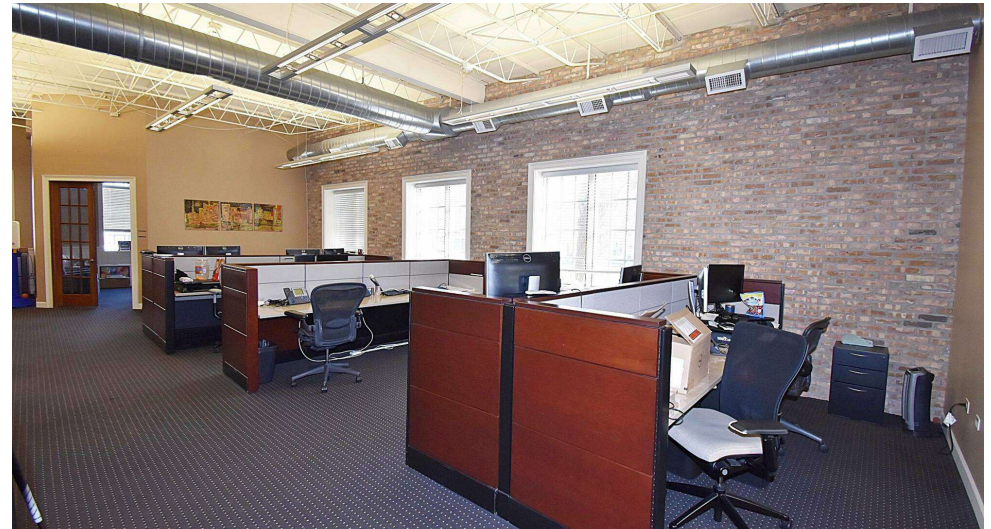
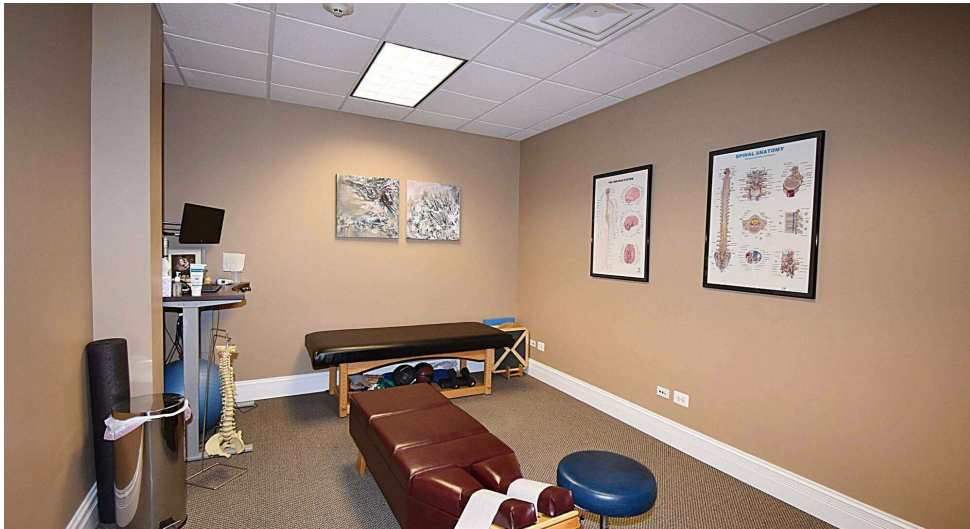
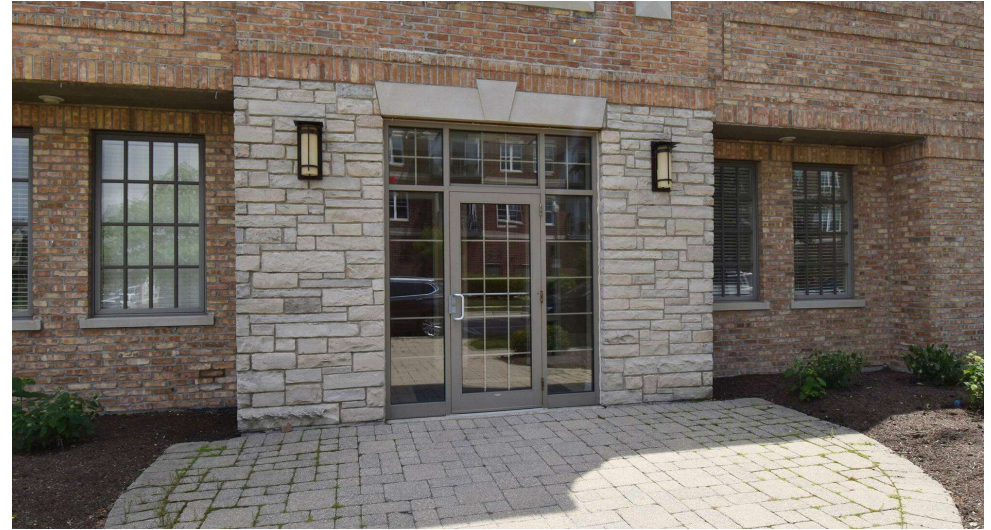
# RETAILER MAP



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## ADDITIONAL PHOTOS



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

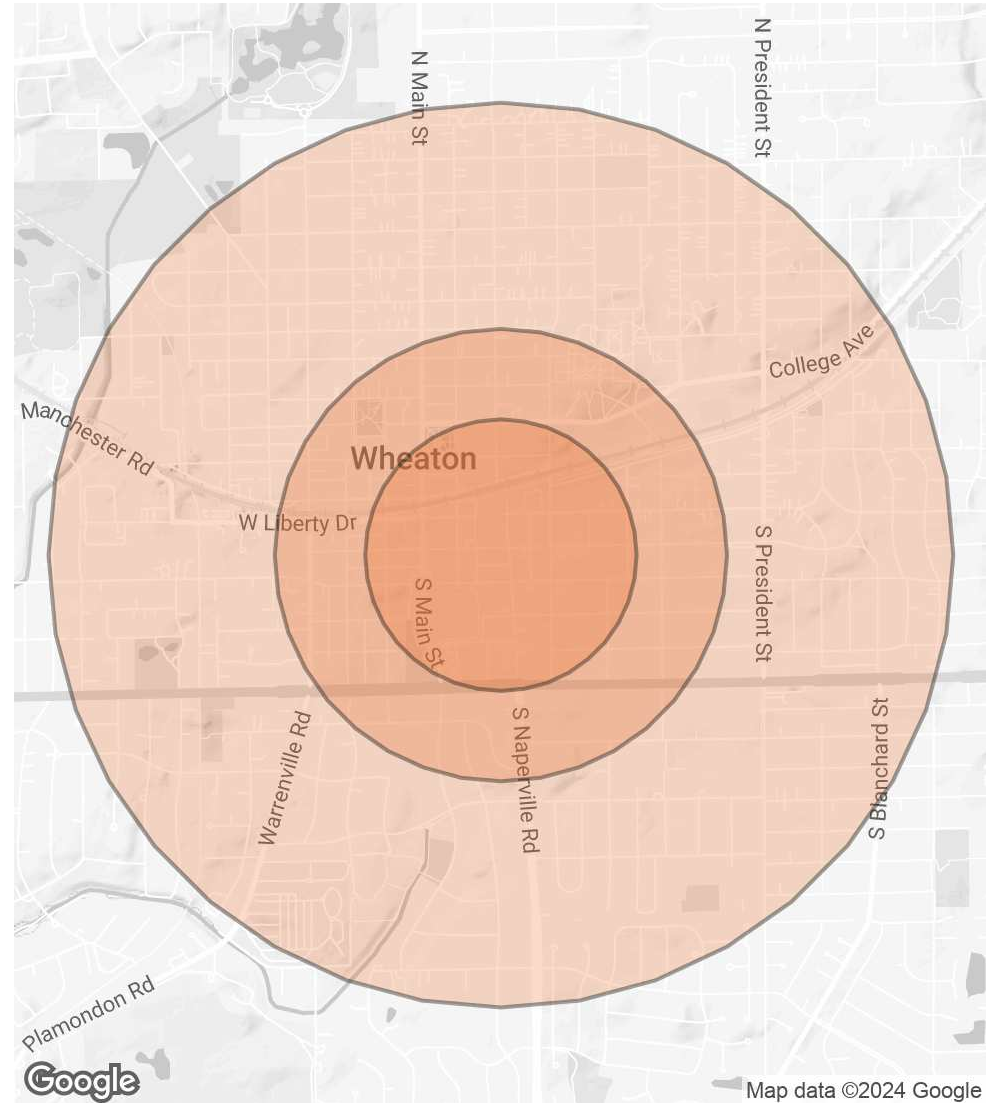
|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| TOTAL POPULATION     | 1,631     | 3,655     | 17,454 |
| AVERAGE AGE          | 43        | 40        | 38     |
| AVERAGE AGE (MALE)   | 43        | 40        | 37     |
| AVERAGE AGE (FEMALE) | 43        | 40        | 38     |

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 785       | 1,496     | 6,011     |
| # OF PERSONS PER HH | 2.1       | 2.4       | 2.9       |
| AVERAGE HH INCOME   | \$159,958 | \$168,036 | \$165,119 |
| AVERAGE HOUSE VALUE | \$462,853 | \$514,751 | \$515,045 |

Demographics data derived from AlphaMap



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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