

# FOR SALE

## LEASE / BUILD-TO-SUIT

# .92 ACRE COMMERCIAL SITE

450 S. SCHMALE ROAD  
CAROL STREAM, ILLINOIS 60188

Purchase Price: \$895,000.00



J.R. WALKER, Inc.

COMMERCIAL REAL ESTATE BROKERAGE AND DEVELOPMENT

1776 S. NAPERVILLE ROAD, SUITE 202-A

WHEATON, ILLINOIS 60189

PH: (630) 462-0075

Email: [JRW@JRWALKER.COM](mailto:JRW@JRWALKER.COM)

# **FOR SALE**

## **LEASE / BUILD-TO-SUIT COMMERCIAL DEVELOPMENT SITE 450 S. SCHMALE ROAD CAROL STREAM, IL 60188**

**LOCATION:** 450 S. Schmale Road, Carol Stream, Illinois 60188

**ZONING:** B-2 (General Business District) DuPage County  
Could be annexed to Village of Carol Stream under a B-3  
(Commercial Zoning) – Retail/Commercial Service Uses

**SIZE:** Estimated Area 40,075 Sq. Ft.

**UTILITIES:** Sanitary Sewer, Municipal Water, Electric, Gas

**STREET ACCESS:** Schmale Road and Main Place

**PRICE:** \$895,000.00

COMMERCIAL PARCEL LOCATED ON SCHMALE RD.

*(THE PRIMARY NORTH/SOUTH ACCESS ROUTE)*

GREAT ROAD VISIBILITY; EXCELLENT DEMOGRAPHICS

ADDITIONAL LAND AREA AVAILABLE

**FOR MORE INFORMATION PLEASE CALL:**

**J.R. WALKER, Inc.**

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1776 S. NAPERVILLE ROAD, SUITE 202-A  
WHEATON, ILLINOIS 60189

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Deborah Cerone  
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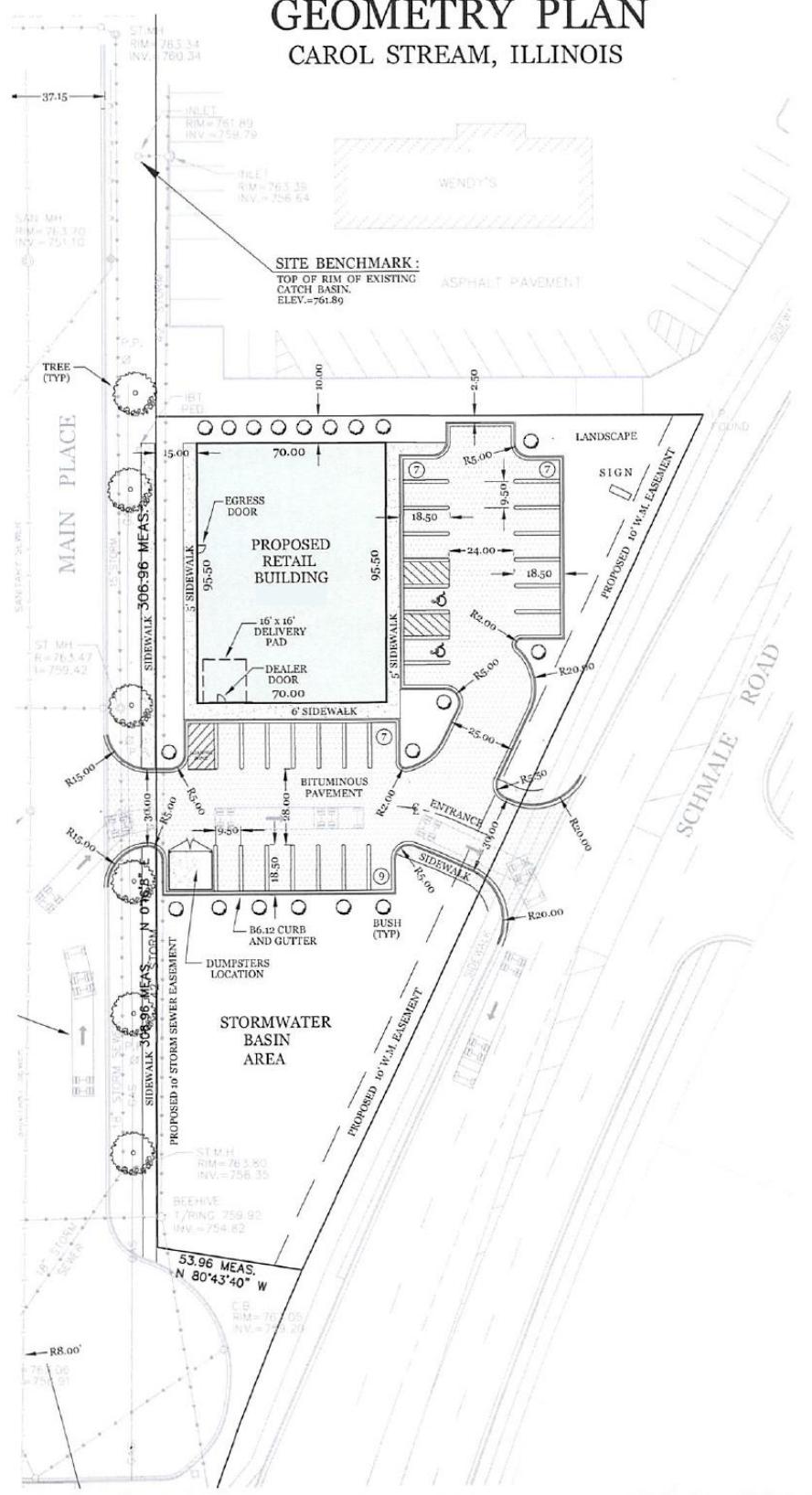
J. R. Walker  
Ph: (630) 462-0075  
Email: jrw@jrwalker.com

## RETAIL DEVELOPMENT OPTION

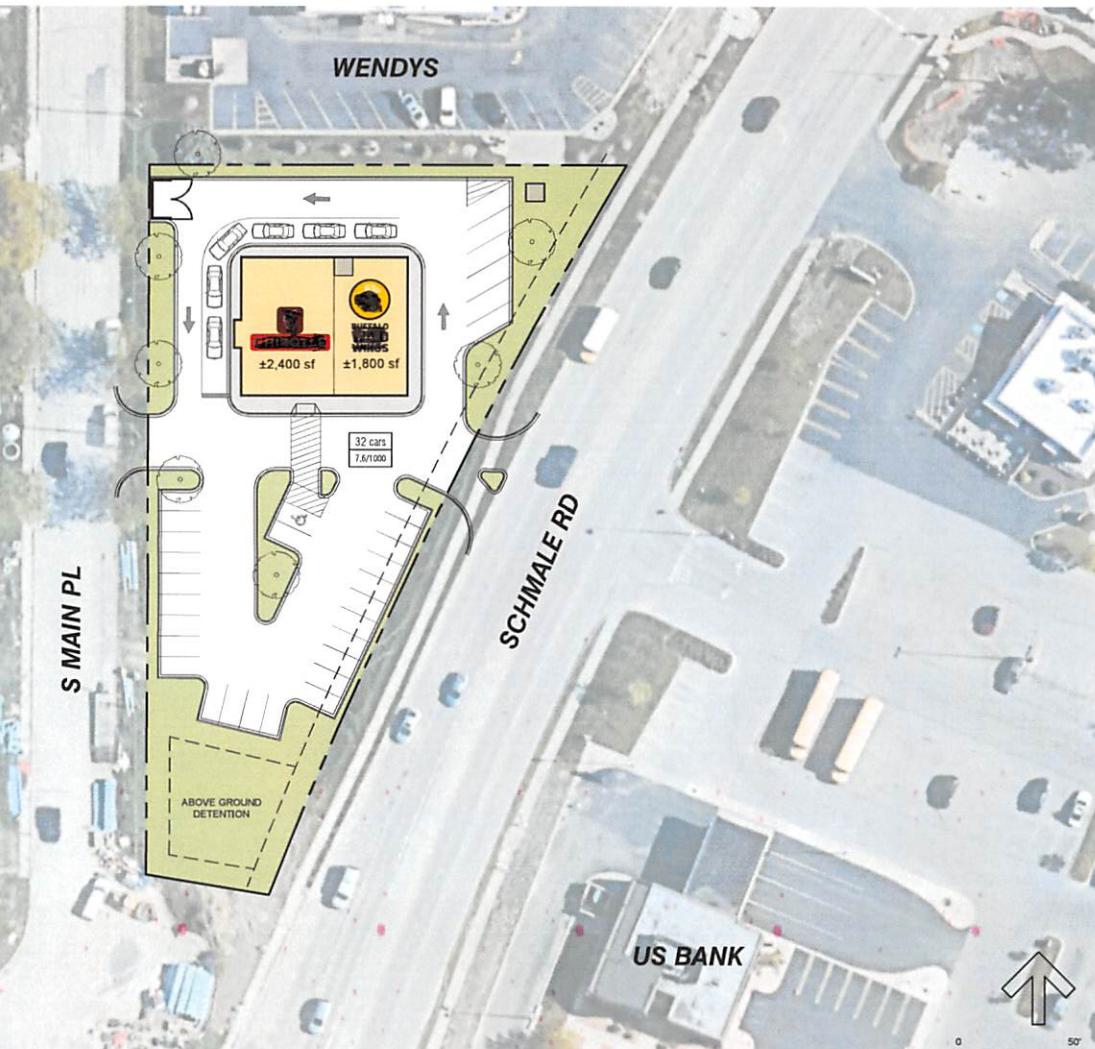
## 7,000 Sq. Ft. Building

# GEOMETRY PLAN

## CAROL STREAM, ILLINOIS



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## Carol Stream Development Concept Site Plan

FORT UNION

350 W HUBBARD ST., SUITE 620,  
CHICAGO, IL 60654  
630.536.6964

ETHOS WORKSHOP  
ARCHITECTS

105 WEST JACKSON AVENUE, SUITE 2  
NAPERVILLE, ILLINOIS 60540  
630.527.6723  
[www.ethosworkshop.com](http://www.ethosworkshop.com)

Site No.:	
Location:	Carol Stream, IL
Drawn By:	SA
Date:	06.23.23

## MULTI-TENANT DATA

The information presented herein is intended for use solely by this Owner, for the purposes of conceptual planning only and should not be used as a construction document. Owner, contractor and/or tenant are responsible to verify all dimensions, locations and conditions prior to permit of construction. This information is based on a preliminary interpretation of various issues as related to the site under review, and should not be considered a comprehensive report. Information may have been obtained verbally or from other sources including the internet. No testing, surveying, or on-site investigations have been performed as part of this work.

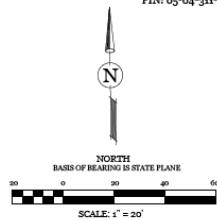
**CSP.01**



# ALTA/NSPS LAND TITLE SURVEY

FOR  
450 SCHMALE ROAD, CAROL STREAM, ILLINOIS

PIN: 05-04-311-003

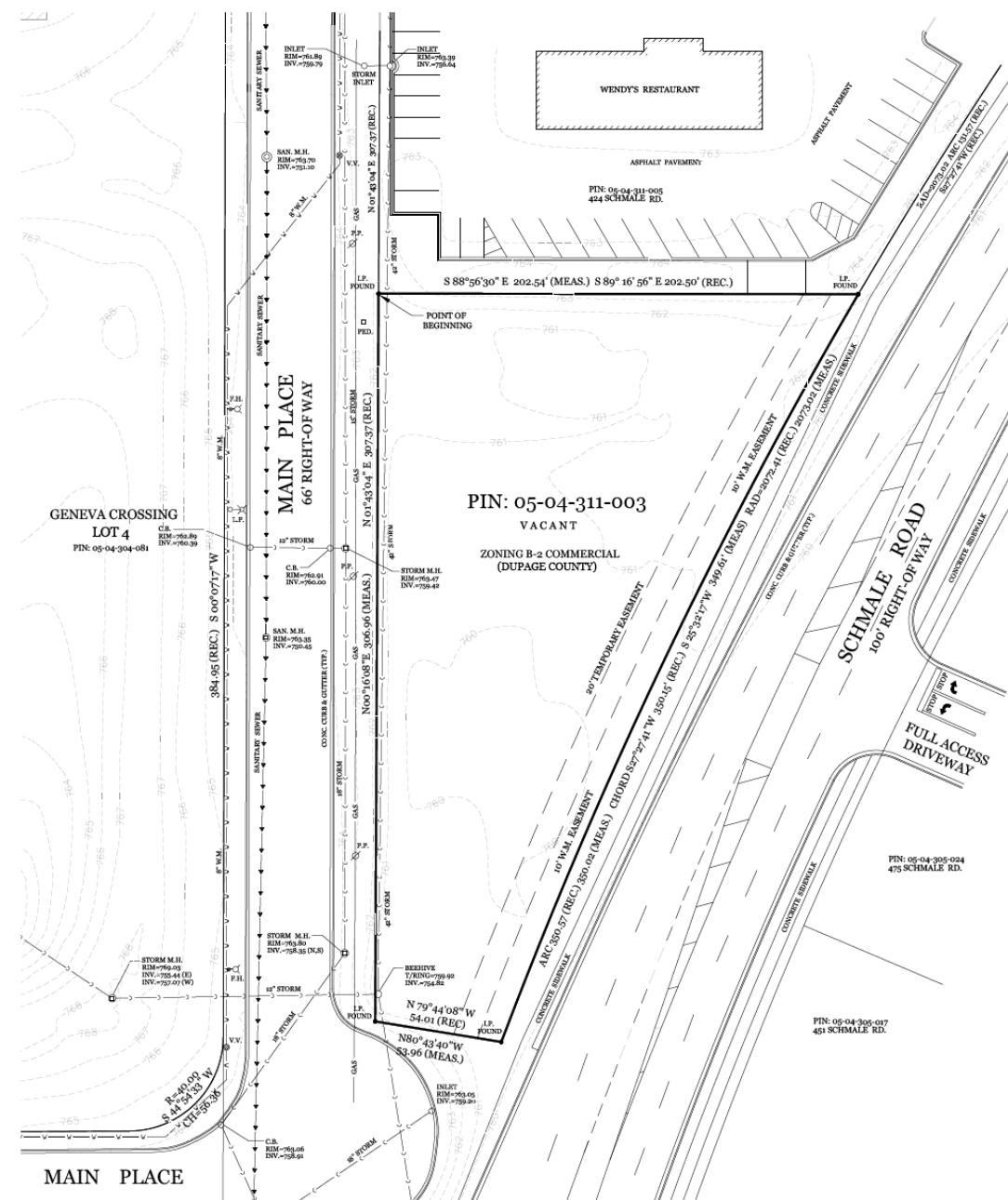


## LEGAL DESCRIPTION:

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTH WEST CORNER OF CAROL STREAM PROFESSIONAL PARK SOUTH RESUBDIVISION (SAID POINT BEING 50 FEET EAST OF THE CENTER LINE OF MAIN PLACE), AND PROCEEDING THEREFROM NORTH 89 DEGREES 44 MINUTES 12 SECONDS WEST ALONG THE EXTERIOR OF THE SOUTH WEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, 43 MINUTES 43 SECONDS EAST AT RIGHT ANGLES TO SAID CENTER LINE, 30 FEET TO A POINT ON THE EAST LINE OF MAIN PLACE WHICH IS 40 FEET SOUTH OF THE SOUTH LINE OF THORNHILL DRIVE (AS DEDICATED BY DOCUMENT R#-93678) FOR A POINT OF BEGINNING, THENCE CONTINUING SOUTH 88 DEGREES 16 MINUTES 56 SECONDS EAST, 202.50 FEET (REC.) AND SOUTH 80 DEGREES 55 MINUTES 30 SECONDS EAST, 202.54 FEET (MEAS.) TO THE EAST LINE OF SCHMALE ROAD, THENCE NORTH 80 DEGREES 45 MINUTES 37 FEET (REC.) BEARING 207.41 FEET (REC.) AND 207.40 FEET (MEAS.) TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

NOTE: 1. IRON PIPES ARE LOCATED AT ALL LOT CORNERS.

LOCATION MAP  
N.T.S.



STATE OF ILLINOIS  
COUNTY OF DUPage 84  
VACCO-VERNER MANAGEMENT, LLC  
TITLE SERVICES MIDWEST LLC  
THIS IS TO CERTIFY THAT THIS SURVEY PLAT AND THE SURVEY ON WHICH IT IS BASED, HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL LAND TITLE SURVEYORS ASSOCIATION, AND INCLUDES ITEMS 1, 2, 4 AND 6 OF TABLE A  
DATE OF FIELDWORK WAS COMPLETED ON NOVEMBER 16, 2010 DATED THIS 20TH  
DAY OF DECEMBER, 2010  
*[Signature]*

ILLINOIS REGISTERED LAND SURVEYOR NO. 9974  
TITLE SERVICES MIDWEST LLC, COMMITMENT NO. 10549  
DATED JANUARY 15, 2010 WAS UTILIZED IN THE PREPARATION  
OF THIS SURVEY



FOR: CHICAGO - SHERIFF GROUP  
cc: J.R. WALKER, INC.  
1776 S. NAPERVILLE ROAD, SUITE 202 A  
WHEATON, ILLINOIS 60189  
PHONE: 847-468-0075

3488  
SHEET 1 OF 1  
DJA CIVIL ENGINEER & SURVEYOR  
DAVE JOHNSON  
1776 S. NAPERVILLE ROAD, SUITE 202 A  
WHEATON, ILLINOIS 60189  
PHONE: 847-468-0075  
E-MAIL: davej@djawalker.com

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**450 S. SCHMALE ROAD  
CAROL STREAM, ILLINOIS**



**J.R. WALKER, INC.** • 1776 S. Naperville Road, Suite 202A, Wheaton, Illinois 60189 • Phone: (630) 462-0075 • Fax: (630) 462-5686 • Email: [jrw@jrwalker.com](mailto:jrw@jrwalker.com)

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**SCHMALE ROAD & GENEVA ROAD  
CAROL STREAM, ILLINOIS**

**DEMOGRAPHICS AND TRAFFIC COUNT**

**DEMOGRAPHICS**

<b>2020 Population</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total Population	116,501	256,269
<hr/>		
<b>2020 Households</b>	<b>3-mi.</b>	<b>5-mi.</b>
Average Household Income	92,036	93,119

**AVERAGE DAILY TRAFFIC COUNT**

Schmale Road: 19,300 VPD

Geneva Road: 23,000 VPD

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