

# **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)**

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# ***FOR SALE***

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

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**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:**

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WHEATON, ILLINOIS 60189**

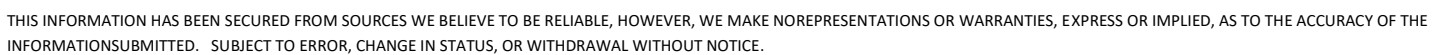
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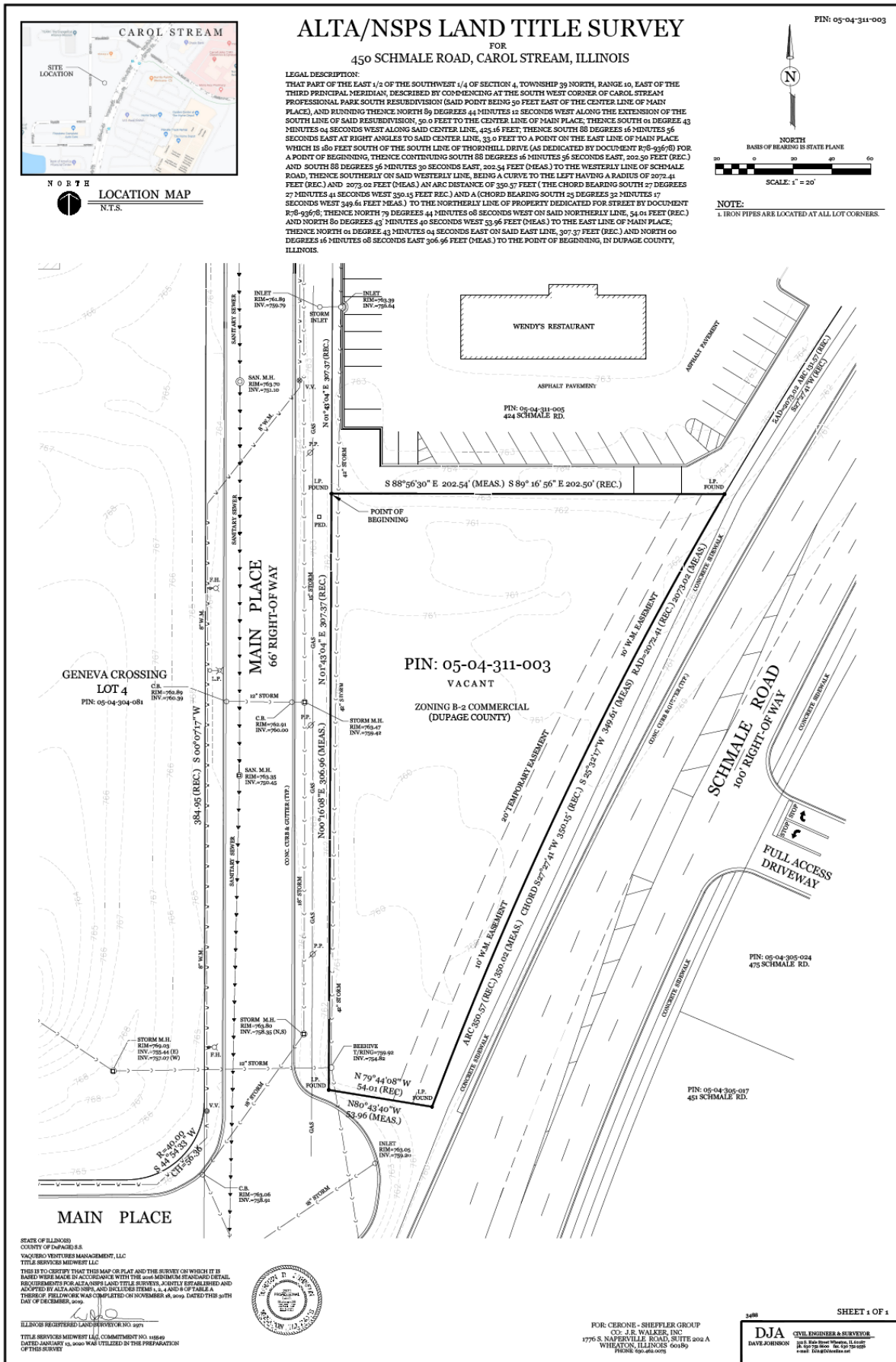
# GEOMETRY PLAN

## CAROL STREAM, ILLINOIS









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



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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
<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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