

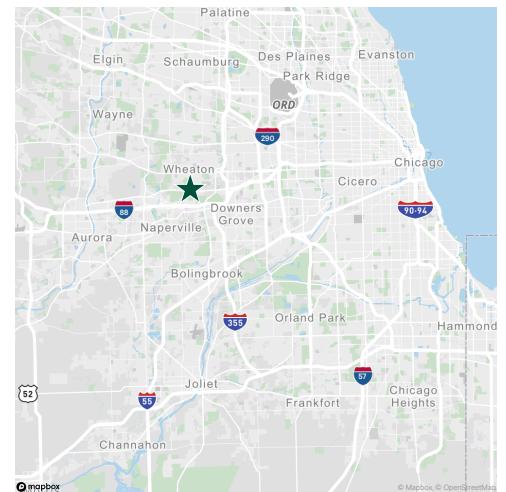
# +/- .88 Acre Lot For Sale - Danada Farms East Unit 4

311 E. Loop Road | Wheaton, Illinois 60189



## Property Highlights

- + Wheaton, IL location adjacent to Chick-fil-A and WashU Car Wash
- + For Sale - Lot 2 Danada Farms East Unit 4 - .88 acre lot price at \$500,000
- + Affluent market within 3-miles the Average Housing Value is \$520,320 and Average Income \$164,700
- + 4 Grocers in trade area with sales reported in excess of \$123M (Whole Foods, Jewel-Osco, Pete's Fresh Market, Aldi)
- + Site is located just north of Butterfield Road at Loop Road Danada trade area
- + Zoning C5 but QSR's not allowed



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For Sale

## Aerial



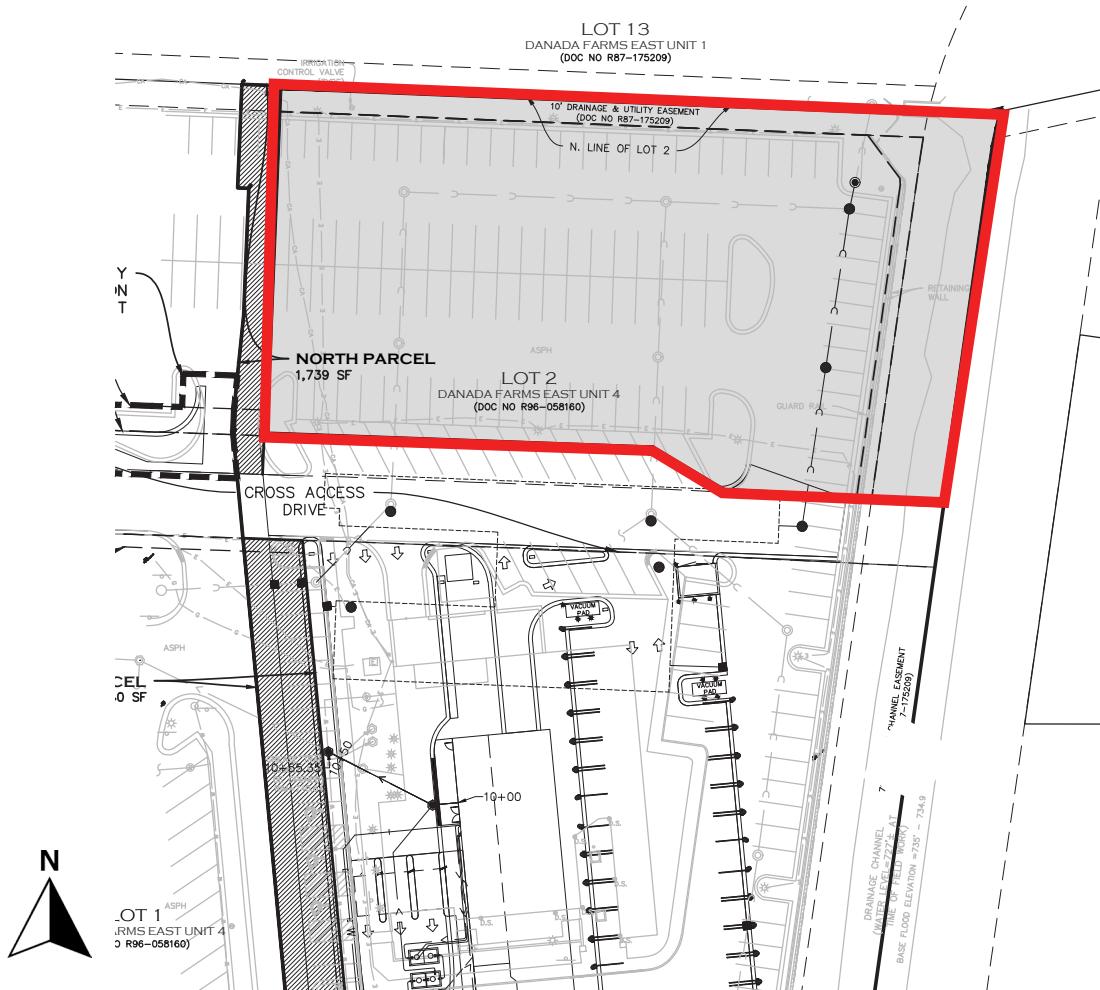
Demographics	2 Mile	3 Mile	5 Mile
Population	32,455	78,287	236,588
Average Household Income	\$167,542	\$164,700	\$163,022
Daytime Population	32,354	92,346	302,662
Employees	17,208	56,049	237,210

Traffic Counts	
Butterfield Road (SR 56)	35,700 ADT
E. Loop Road	11,000 ADT
S. Naperville Road	35,800 ADT

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**CBRE**

## Site Plan



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