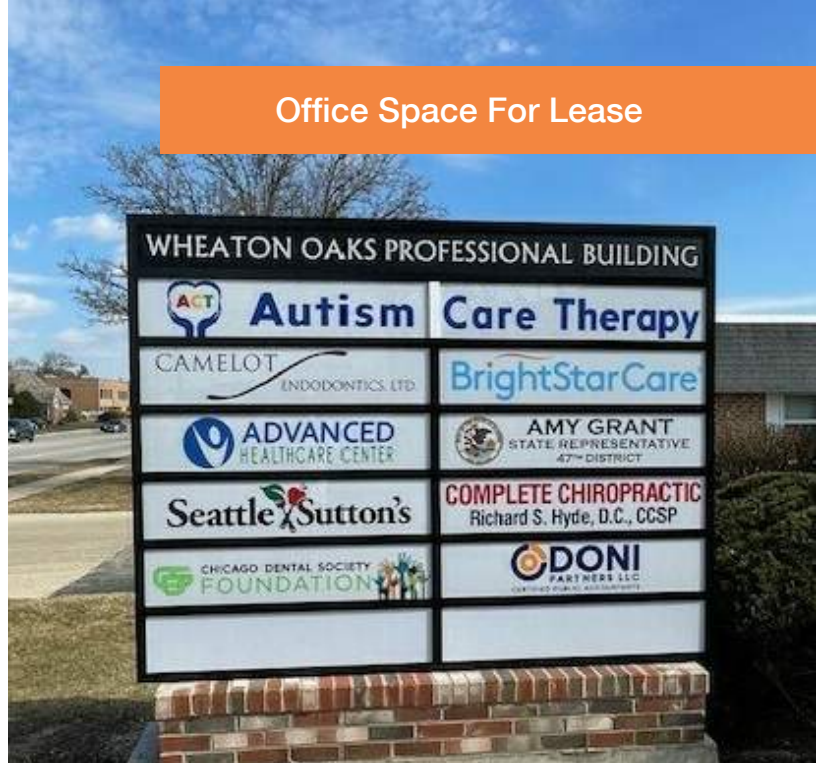




Office Space For Lease



WHEATON OAKS PROFESSIONAL BUILDING

416 E ROOSEVELT RD, WHEATON, IL 60187



WHEATON OAKS PROFESSIONAL BUILDING



OFFERING SUMMARY

Available SF: 1,080 SF

Lease Rate: \$1,650.00 per month (MG)

Building Size: 19,000 SF

Traffic Count: Roosevelt Rd 33,500 vpd

PROPERTY HIGHLIGHTS

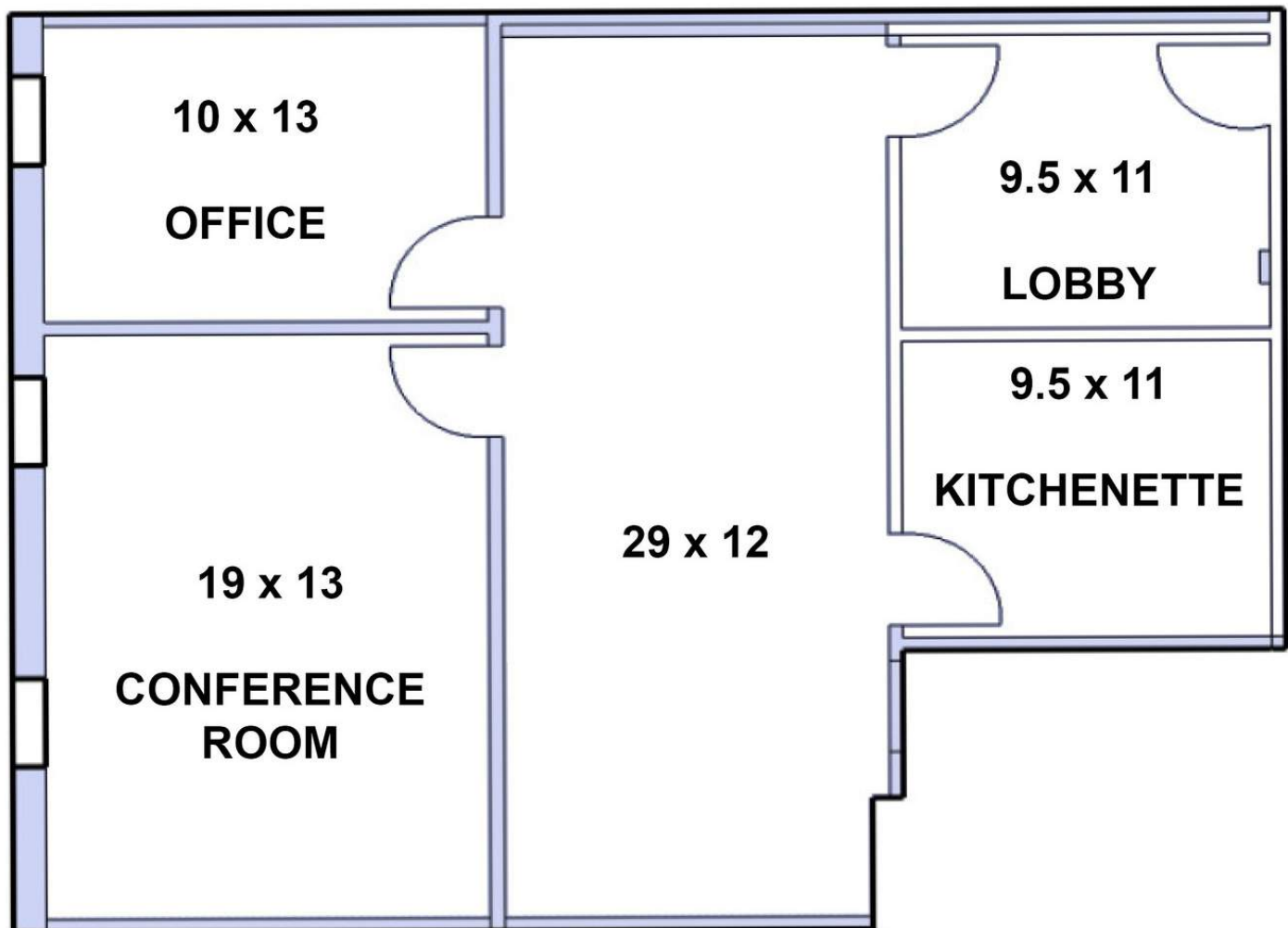
- Suite 111 - 1,080 SF Executive Suite/Office space
- Ample parking
- Recent property improvements include new flooring, paint, updated restrooms, a new roof and monument sign
- Located in busy office corridor
- Near the intersection of Naper Blvd on Roosevelt; close proximity to Mariano's and Starbucks
- 3 miles to I-355 interchange

LOCATION OVERVIEW

Located on heavily traveled Roosevelt Rd., east of Naperville Rd. Less than a mile from Downtown Wheaton, Mariano's, Metra Train Stations and Wheaton College. Approximately 2 miles from Cosley Zoo, Wheaton Sport Center, DuPage County Courthouse and Government Complex, and the DuPage Fairgrounds. 33,500 VPD on E Roosevelt Rd. and 17,100 VPD on Naperville Rd.

WHEATON OAKS PROFESSIONAL BUILDING

SUITE 111 **1,080 SF**



Measurements are approximate



416 E ROOSEVELT RD, WHEATON, IL 60187

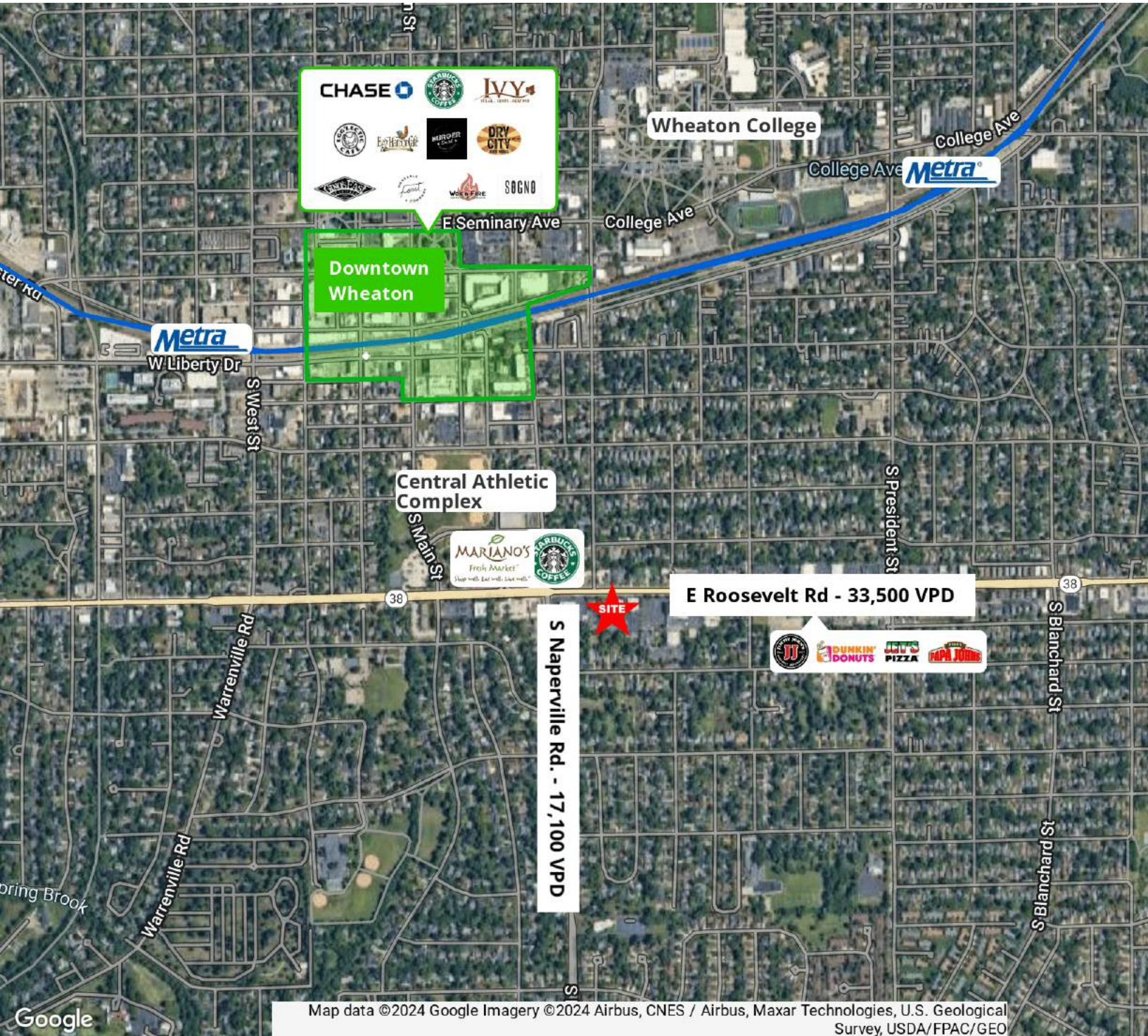
SUITE 111 - 1,080 SF



CATON COMMERCIAL REAL ESTATE GROUP // 1296 RICKERT DR, SUITE 200, NAPERVILLE, IL 60540 // CATONCOMMERCIAL.COM

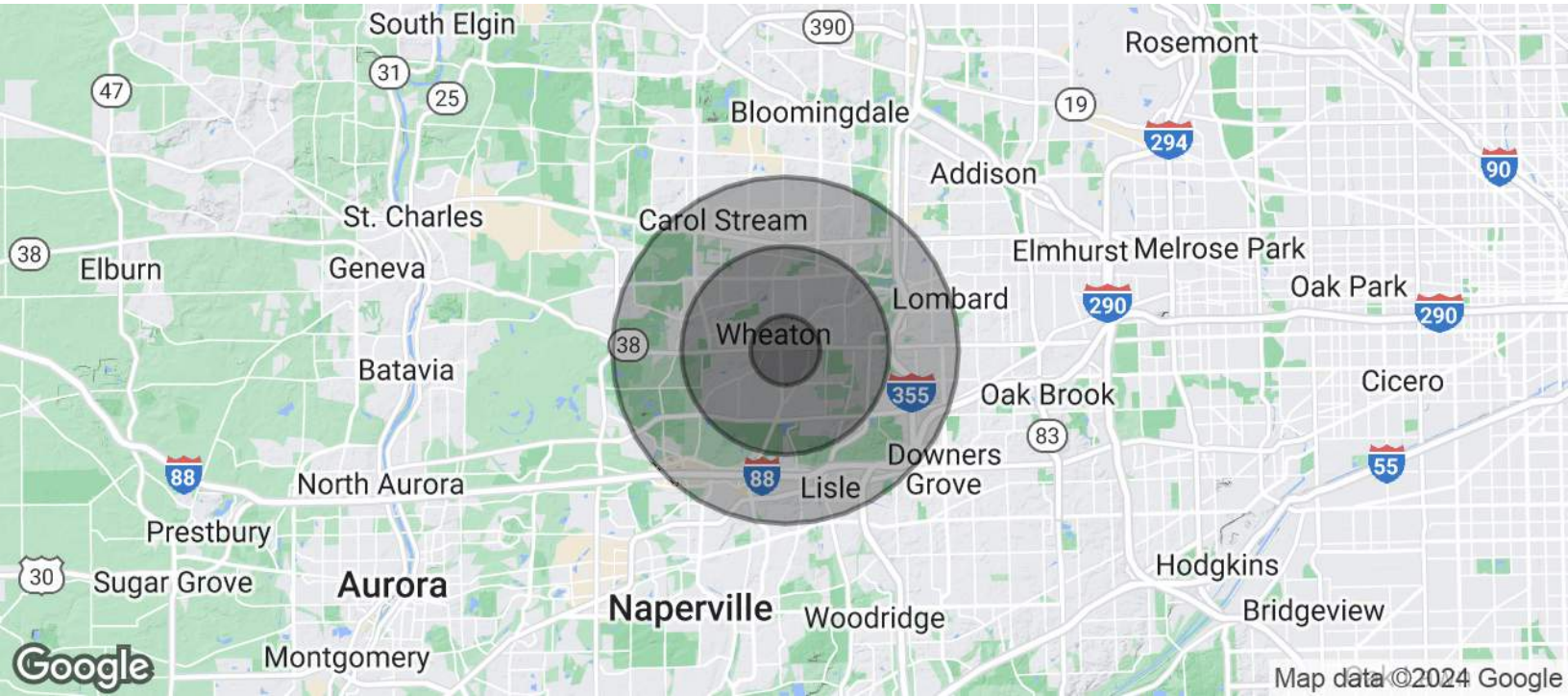
SUZIE CALVO
630.606.6388
SUZIE@CATONCOMMERCIAL.COM

WHEATON OAKS PROFESSIONAL BUILDING





WHEATON OAKS PROFESSIONAL BUILDING



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,155	107,159	240,955
Average Age	34.8	38.5	37.9
Average Age (Male)	33.9	36.9	36.6
Average Age (Female)	35.8	39.4	38.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,336	39,536	88,873
# of Persons per HH	3.0	2.7	2.7
Average HH Income	\$113,454	\$110,806	\$103,764
Average House Value	\$420,650	\$432,109	\$407,916

* Demographic data derived from 2020 ACS - US Census