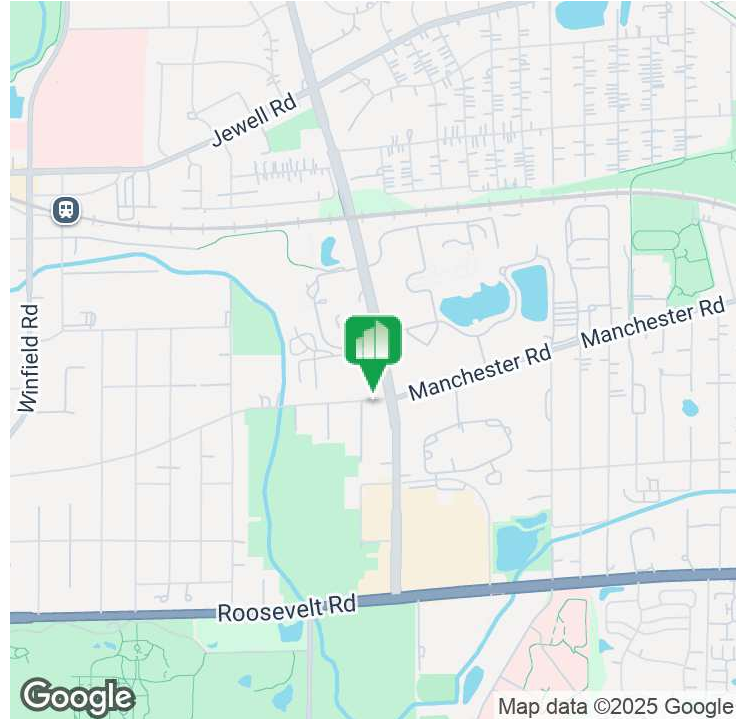




NEW LOWER PRICE PRIME DOWNTOWN WHEATON OFFICE

122 S COUNTY FARM RD, WHEATON, IL 60187

122 S COUNTY FARM RD



OFFERING SUMMARY

Sale Price: \$850,000

Lease Rate: \$16 - 18.00 PSF (MG)

Lot Size: 1.66 Acres

Building Size: 8,800 SF

Zoning: Commercial

Lease Size: 1,100 - 4,400 SF

PROPERTY OVERVIEW

Prime professional/medical building located near downtown Wheaton available for sale.

PROPERTY HIGHLIGHTS

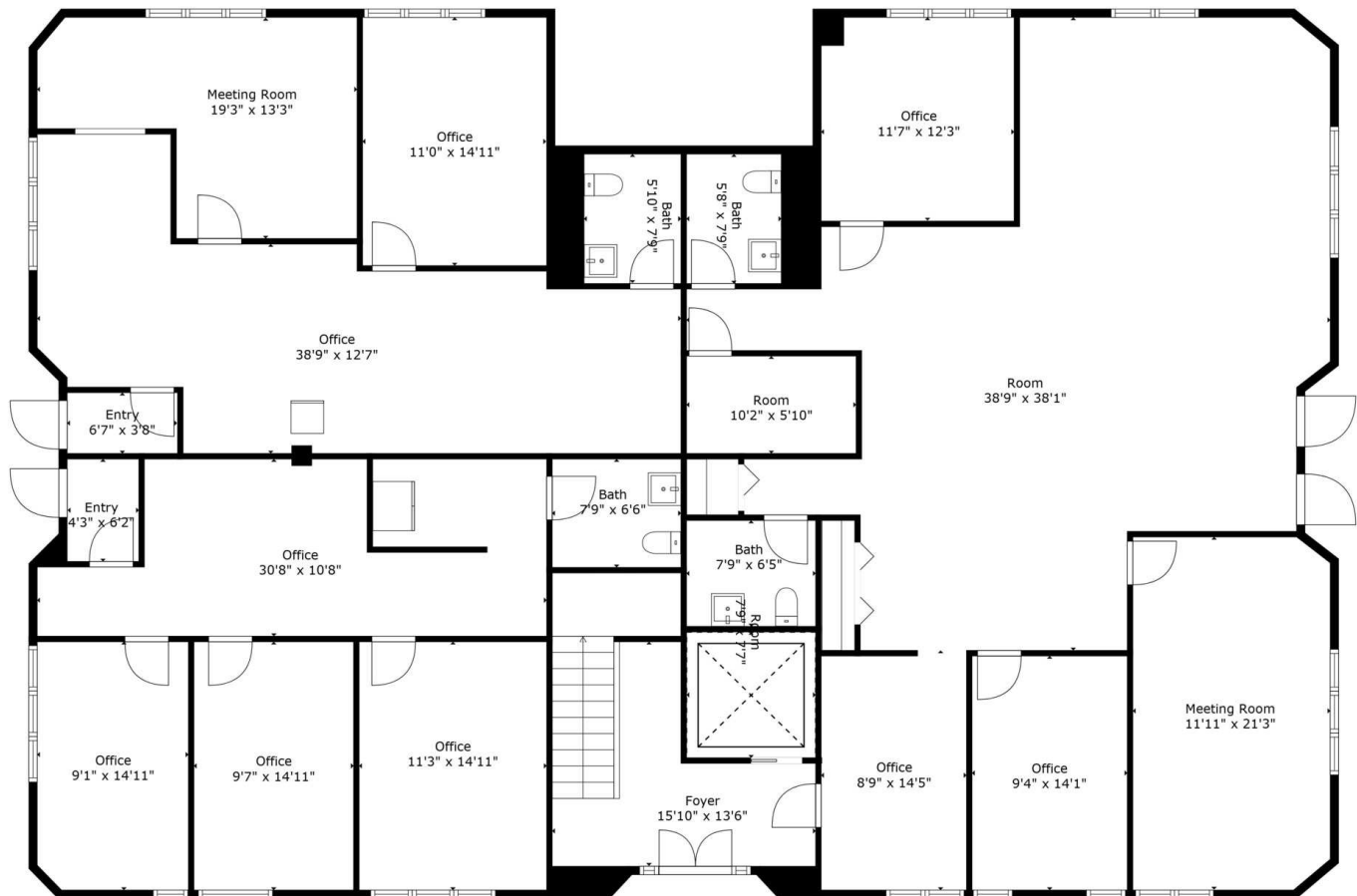
- Excellent location situated 2.1 miles from the heart of downtown Wheaton
- New LED Lighting installed
- Two-Story Brick Building with a timeless, professional design ideal for medical or professional offices
- Easy entry from roadway and ample parking for clients, patients and staff
- Flexible layouts to accommodate medical, dental, or professional services
- Located in a sought-after area with a strong professional and healthcare presence.
- Near major retailers such as Starbucks and Target (within .5 mile)

LOCATION OVERVIEW

- Dupage County Courthouse .8 miles
- DuPage County Fairgrounds .8 miles
- Northwestern Central DuPage Hospital 1.5 miles
- Downtown Wheaton 2.1 miles



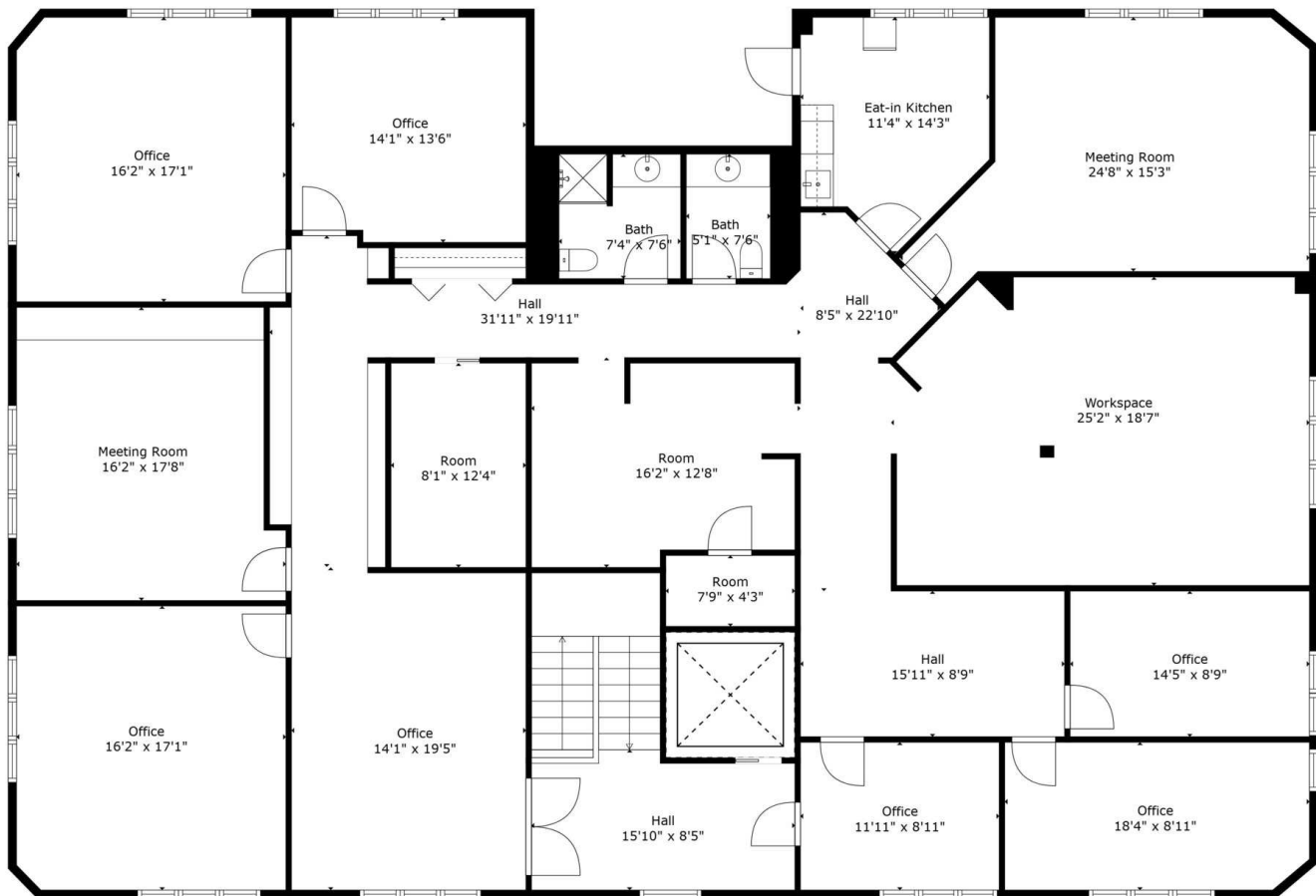
FIRST FLOOR - 4,026 SF



ESTIMATED AREAS
GLA FLOOR 1: 4026 sq. ft EXCLUDED AREAS 0 sq. ft
GLA FLOOR 2: 4045 sq. ft EXCLUDED AREAS 33 sq. ft
Total GLA 8071 sq. ft, total area 8104 sq. ft

Sizes And Dimensions Are Approximate. Actual May Vary.

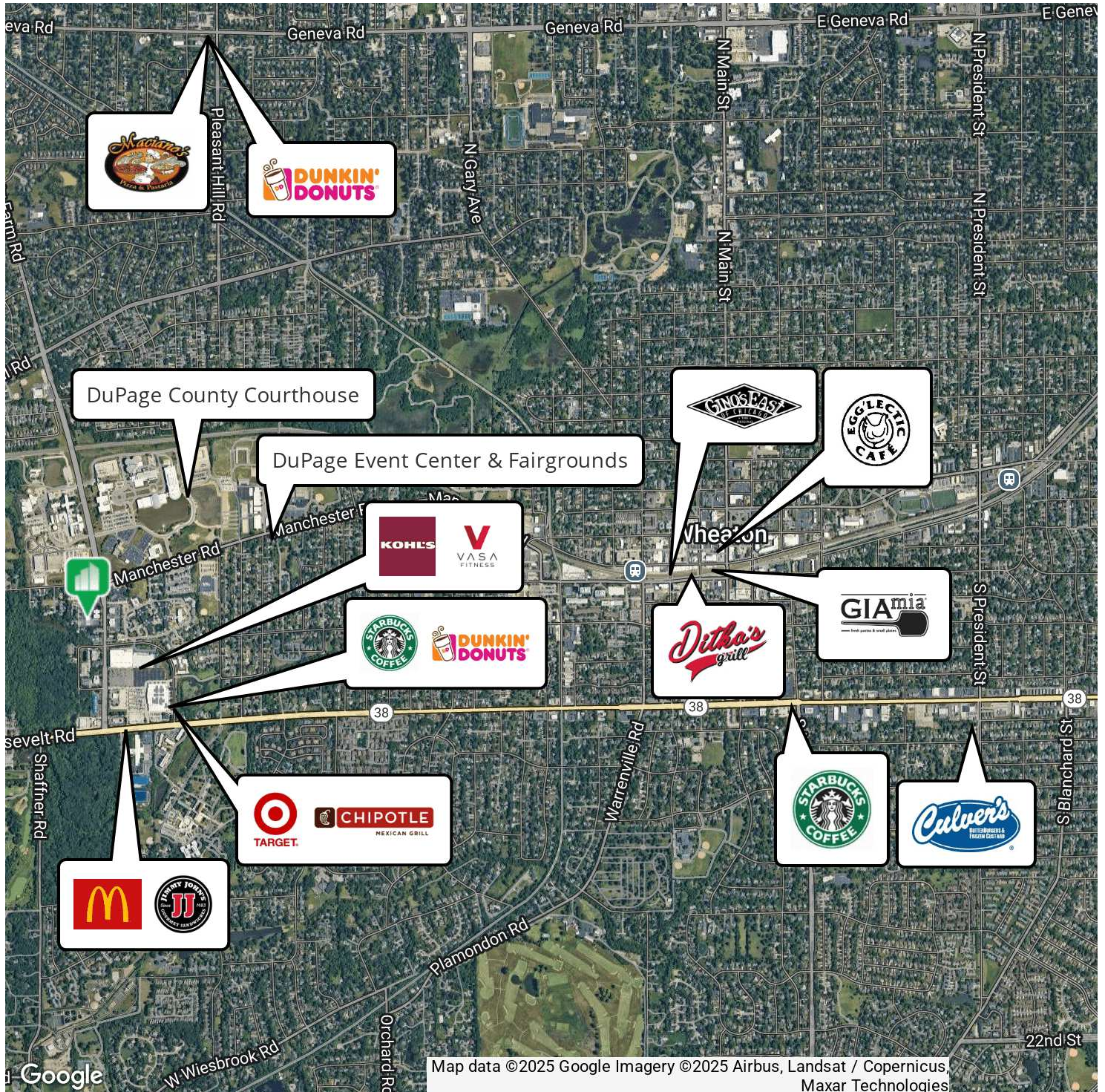
SECOND FLOOR - 4,045 SF



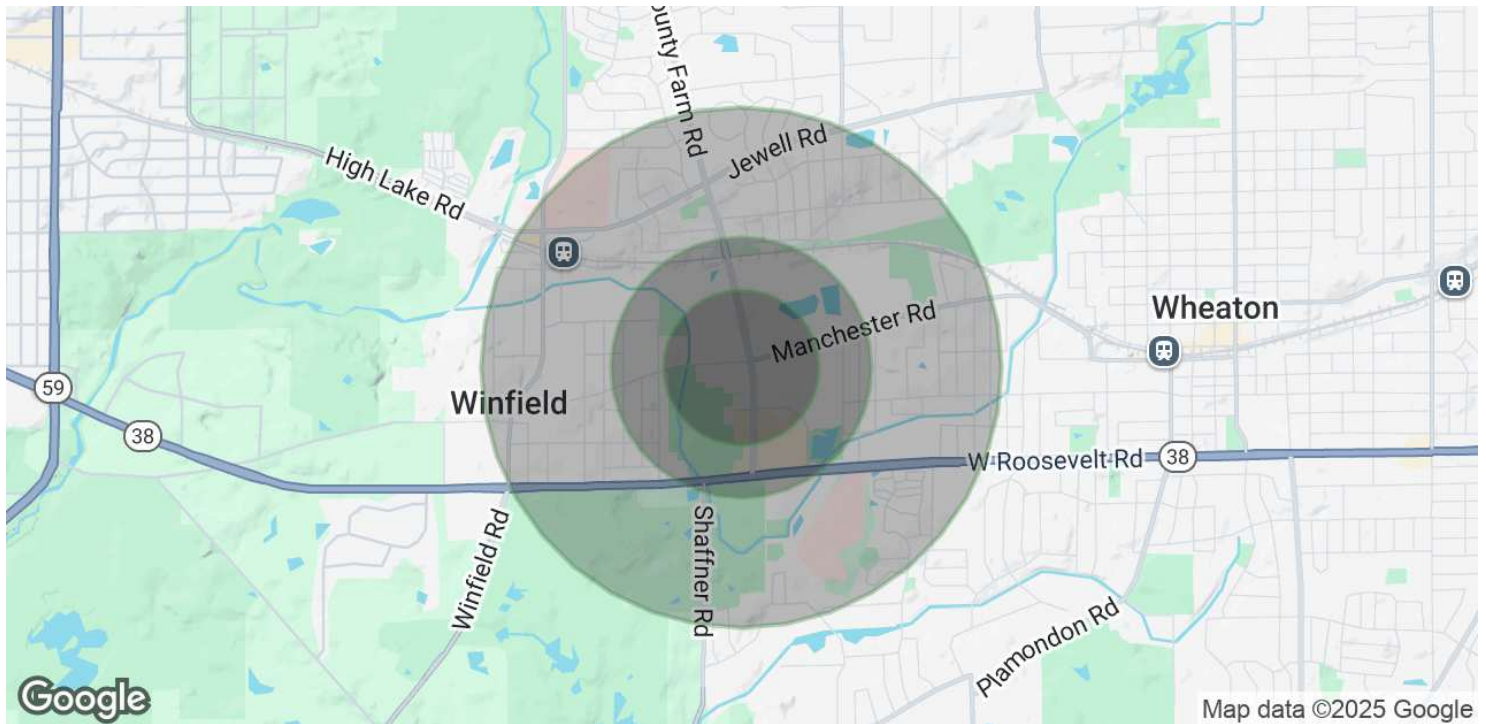
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122 S COUNTY FARM RD



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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	944	2,062	10,670
Average Age	56	51	45
Average Age (Male)	51	47	43
Average Age (Female)	60	54	47

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	300	688	3,938
# of Persons per HH	3.1	3	2.7
Average HH Income	\$131,859	\$142,837	\$146,002
Average House Value	\$467,579	\$438,245	\$447,388

Demographics data derived from AlphaMap