

Town Square Wheaton

Wheaton, IL

MEDTAIL PROPERTY FOR LEASE

Medtail Space available for lease at Town Square Wheaton!

This property has undergone an extensive re-leasing effort over the past few years, and is now over 80% occupied by a great mix of high end national retailers, community focused service businesses, and medical tenants. Among the most notable tenants are: Nothing Bundt Cakes, DULY Heath & Care, Red Mango, White House | Black Market, Ann Taylor, Rayito De Sol Daycare & Preschool, Grove Dental, Bear Paddle Swim School, Talbot's, and McAlister's Deli.

Ownership is now looking to attract Healthcare/Medical Tenancy that can benefit from the high amount of traffic at the shopping center. There are multiple spaces available, ranging from Built-Out Medical Office Space, to Shell Condition Retail facing Naperville Road, to Development Pads that can accommodate up to 14,000sf of Build-to-Suit Medical Office Space.

The property is located directly facing Naperville Rd, between East Loop Rd and Blanchard St. It is immediately adjacent to the Wheaton Park District Community Center and Rice Pool & Water Park, which attracts over 1 Million annual visitors, as well as the Crossings at Danada Apartment Homes which has over 1,700 current residents. Wheaton Town Center can be accessed from all 4 directions. Management at the property is also very active in scheduling and coordinating resident-friendly events throughout the year, such as "Pumpkin with a Purchase Weekend", "Ladies Nights Out", "Frosty Fest" and more.



Lease Rate:

\$25.00 - 35.00 SF/yr (MG;
NNN)

Available SF:

182,398 SF

Lot Size:

17.15 Acres

Building Size:

182,398 SF

Lease Term:

\$25.00 - 35.00 SF/yr (MG;
NNN)

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AVAILABLE SPACES

Suite	Tenant	Size SF	Lease Type	Lease Rate	Description
301	Available	3,191 SF	Modified Gross	\$25.00 SF/yr	Space currently built out as Office/Medical with Reception, 2 plumbed exam rooms, 5 private offices, 2 restrooms, conference room, employee break room, large open area, and storage
021	Available	1,754 SF	NNN	\$35.00 SF/yr	Former Salon Space with significant plumbing infrastructure in place. 519sf of space is mezzanine level, and premises already has a large reception area in place.
355	Available	6,710 SF	NNN	\$35.00 SF/yr	Former Barnes & Noble currently in "shell" condition. This space offers tremendous signage opportunity that will be visible from both Naperville Rd and East Loop Rd. Plenty of parking is available directly in front of the entry to the premises.
131 & 151	Available	6,200 - 15,437 SF	NNN	\$35.00 SF/yr	<p>Former retail space with signage opportunity facing both the interior of the community center as well as Blanchard St and Wheaton Park District Community Center and Rice Pool & Water Park, which sees over 1 million annual visitors. There is also an isolated parking lot directly in front of the space that could accommodate a significant amount of reserved parking or valet service for patients.</p> <p>Space has a full basement which could be used for a multitude of tenant-friendly options ranging from ease of access for plumbing/infrastructure work all the way to creating a true 2-story space by carving out a large portion of the existing floor plate to open the space up.</p>
221	Available	3,800 SF	NNN	\$35.00 SF/yr	-

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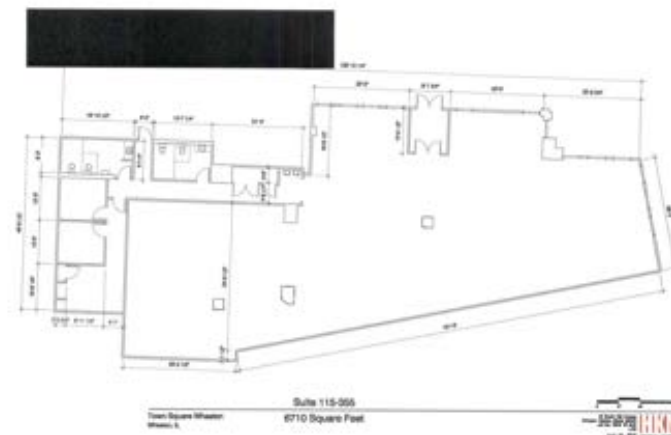
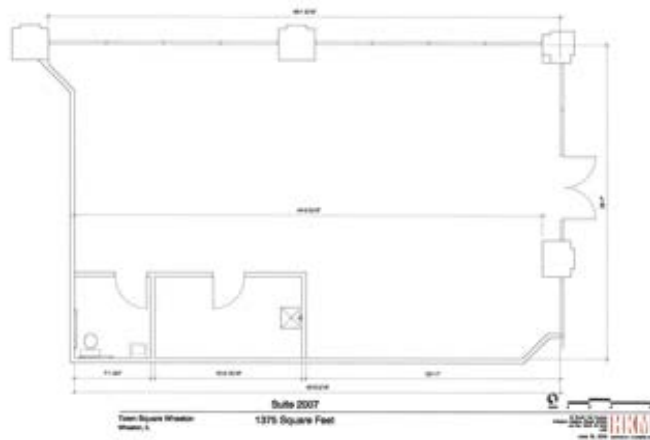
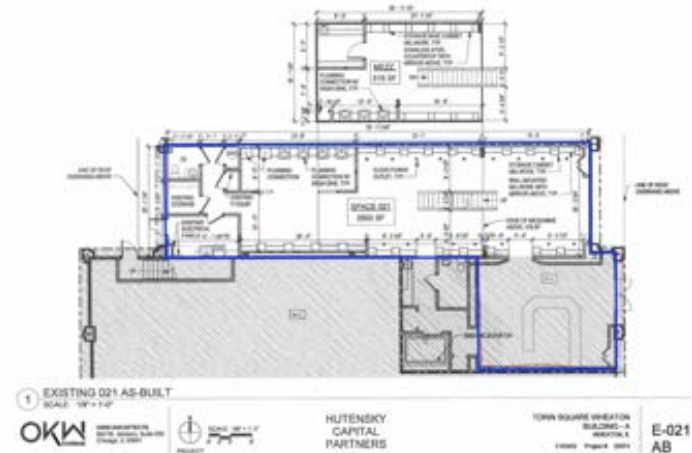
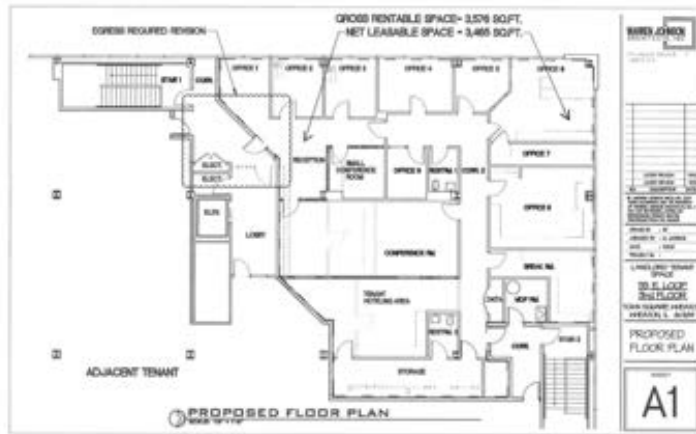
ADDITIONAL PHOTOS



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FLOOR PLANS

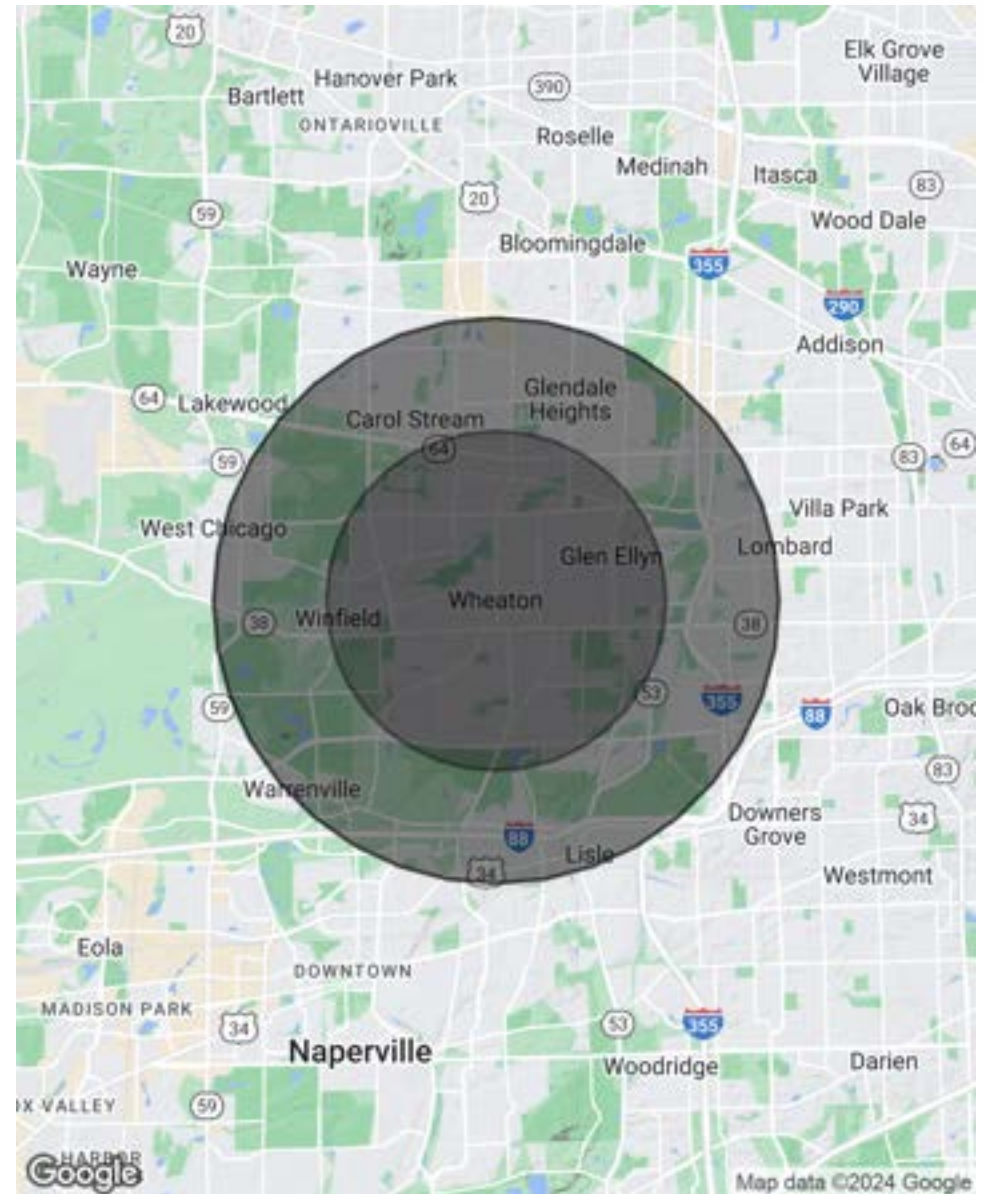


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POPULATION	3 MILES	5 MILES
Total Population	79,601	233,541
Population Density (Per Sq. Mi.)	3,067	3,166
College + Prof. Degree	64.5%	61.6%
Households & income		
Total Households	31,362	92,684
\$100K+ Households	58.4%	58.1%
Average HH Income	\$169,636	\$173,612
Average House Value	\$510,489	\$498,796

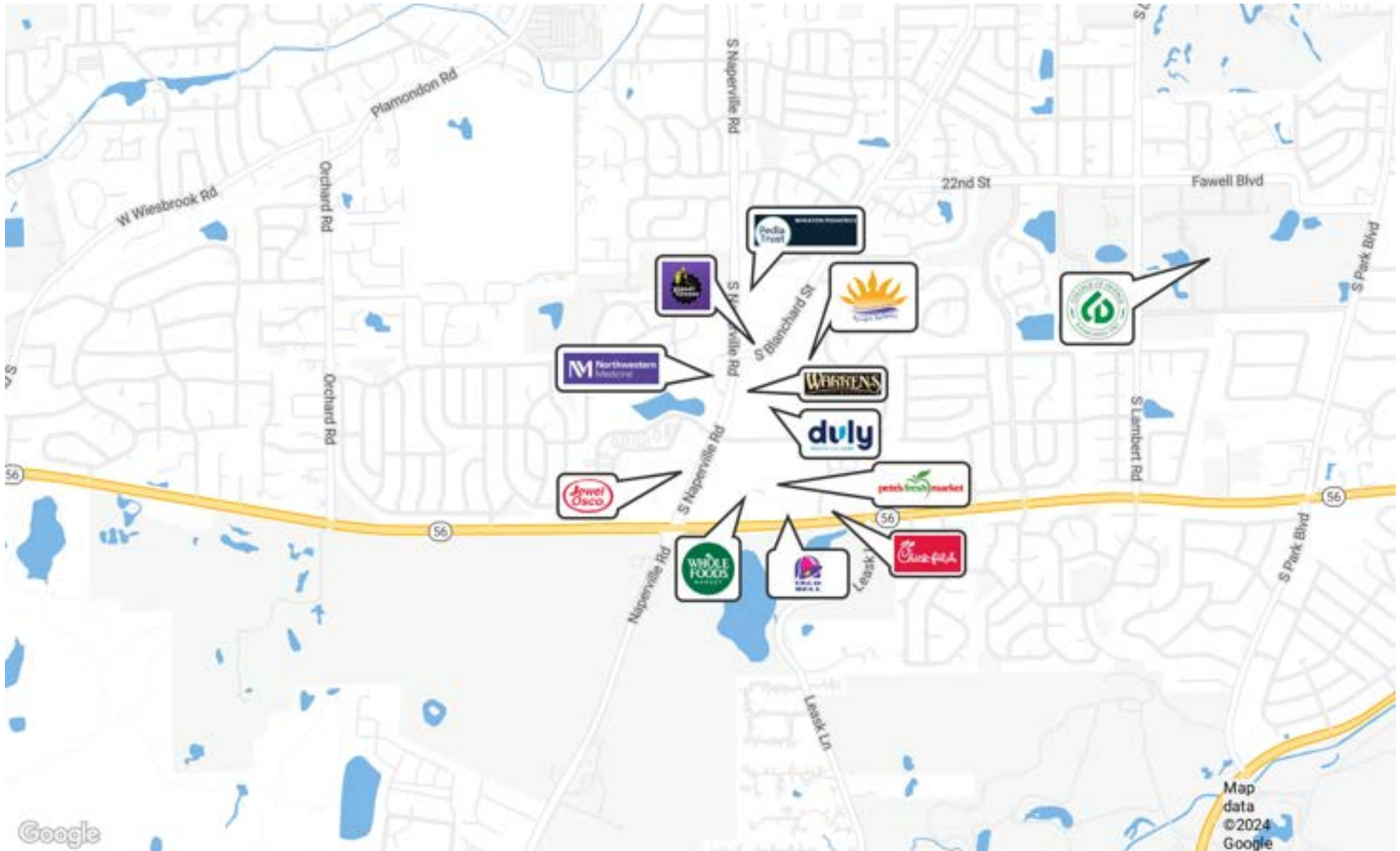
*Demographics data derived from August Partners



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RETAILER MAP



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SITE PLANS

