

DEARBORN REALTY & CONSTRUCTION

FOR LEASE

PRIME PLAZA

371-385 Gary Ave.
Carol Stream IL 60188
DuPage County



OVERVIEW



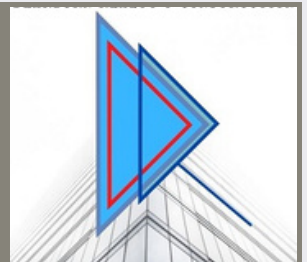
ABOUT THIS PROPERTY

Located on Gary Avenue, just north of North Avenue. Busy plaza with approximately 25,000 vehicles passing by on Gary Avenue per day. In the middle of a lot of industrial, residential, and many more retail options within the 3-mile radius. Few Minutes away from I-355 and more major routes.

CONTACT

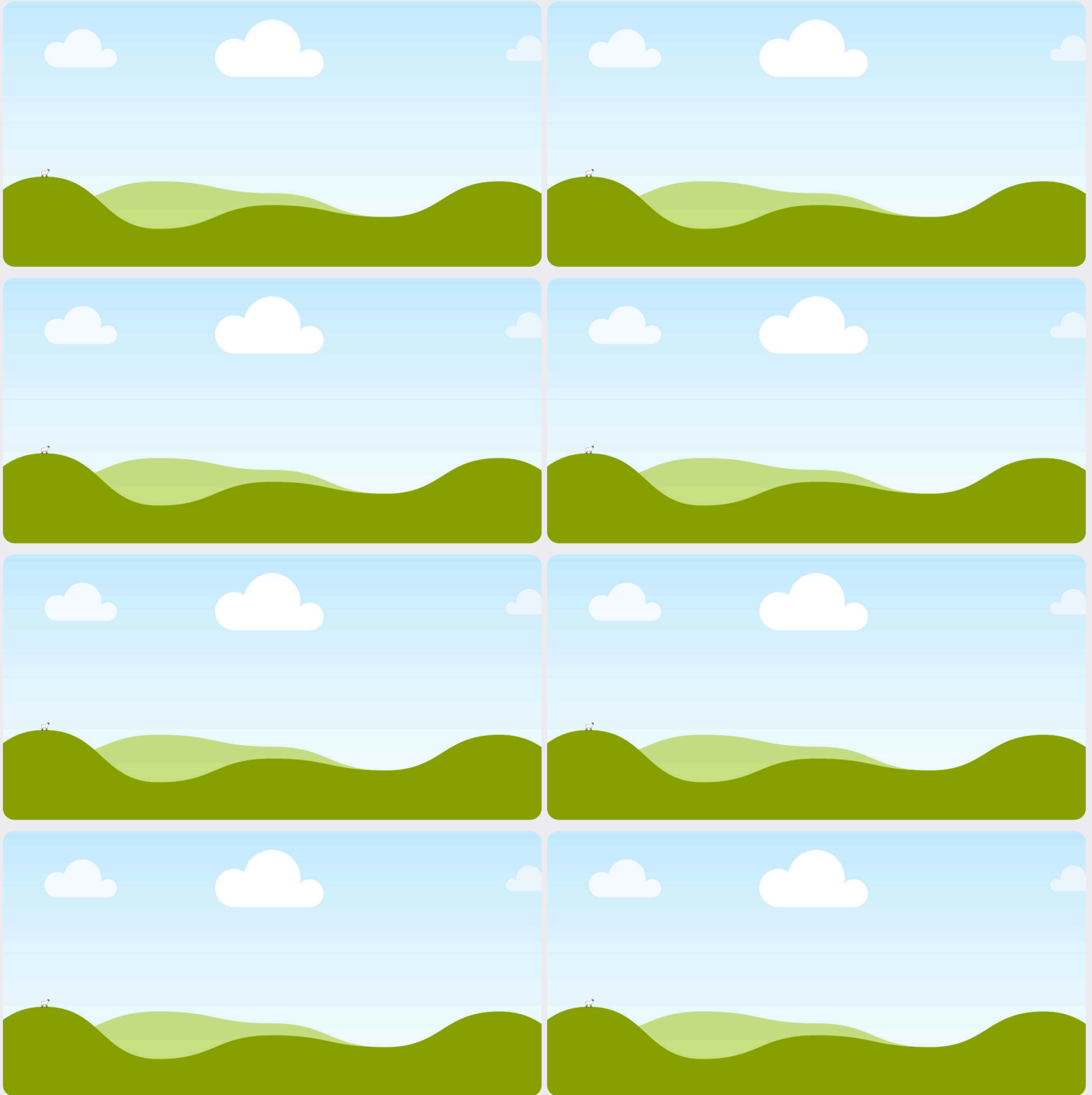
 Oscar  (630) 439-4676  oscar@chuckandleo.com

 Dearborn Office | 968 W. Lake St., Roselle IL | (630) 894-1277



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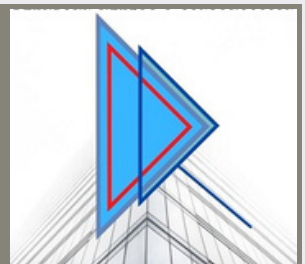
UNIT 385 | 2500 SQFT ...AVAILABLE SOON



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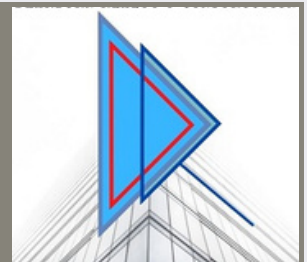
BUSINESSES IN PLACE

Address	Tenant	SQFT
371	Enterprise Ren-A-Car	2136
373	R Creative Media & Print	891
375	Unlimited Staffing	736
377	Wild High Smoke Vape Shop	1263
379-381	Gary Burritos Restaurant	2500
383	New Asian Massage Spa	1250
385-387	AVAILABLE SOON	2500

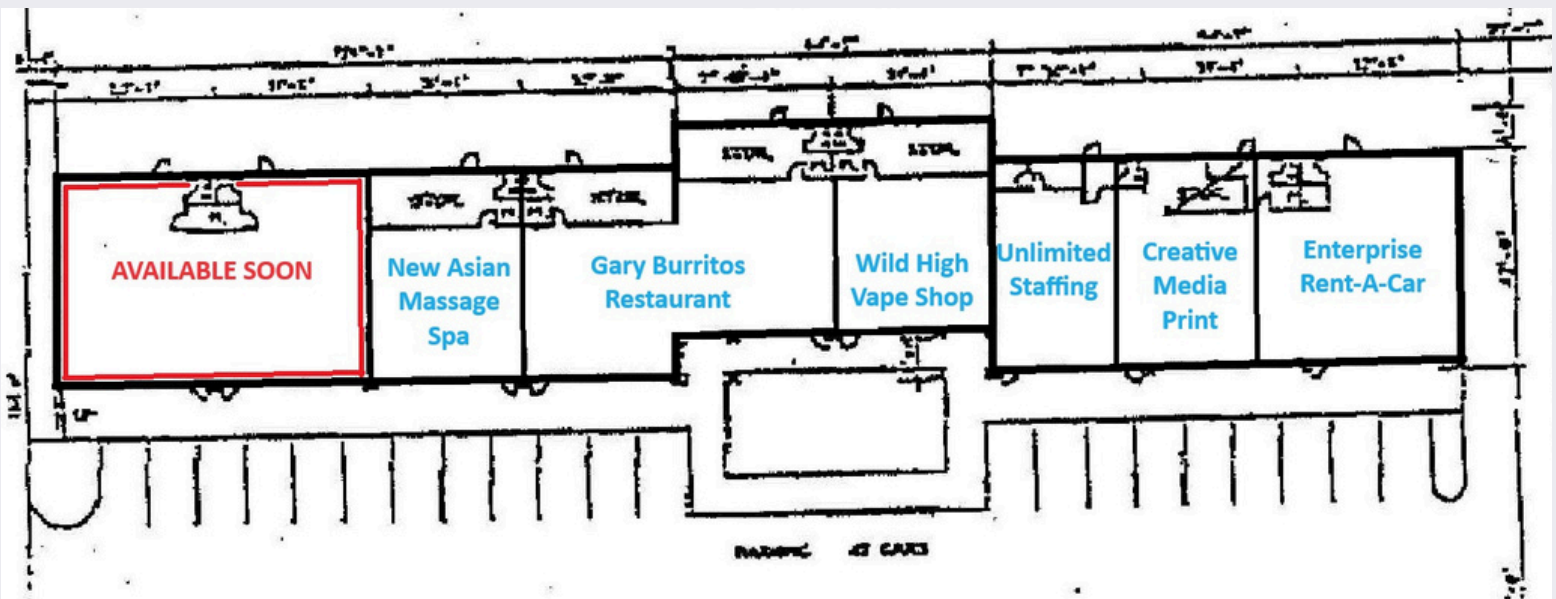
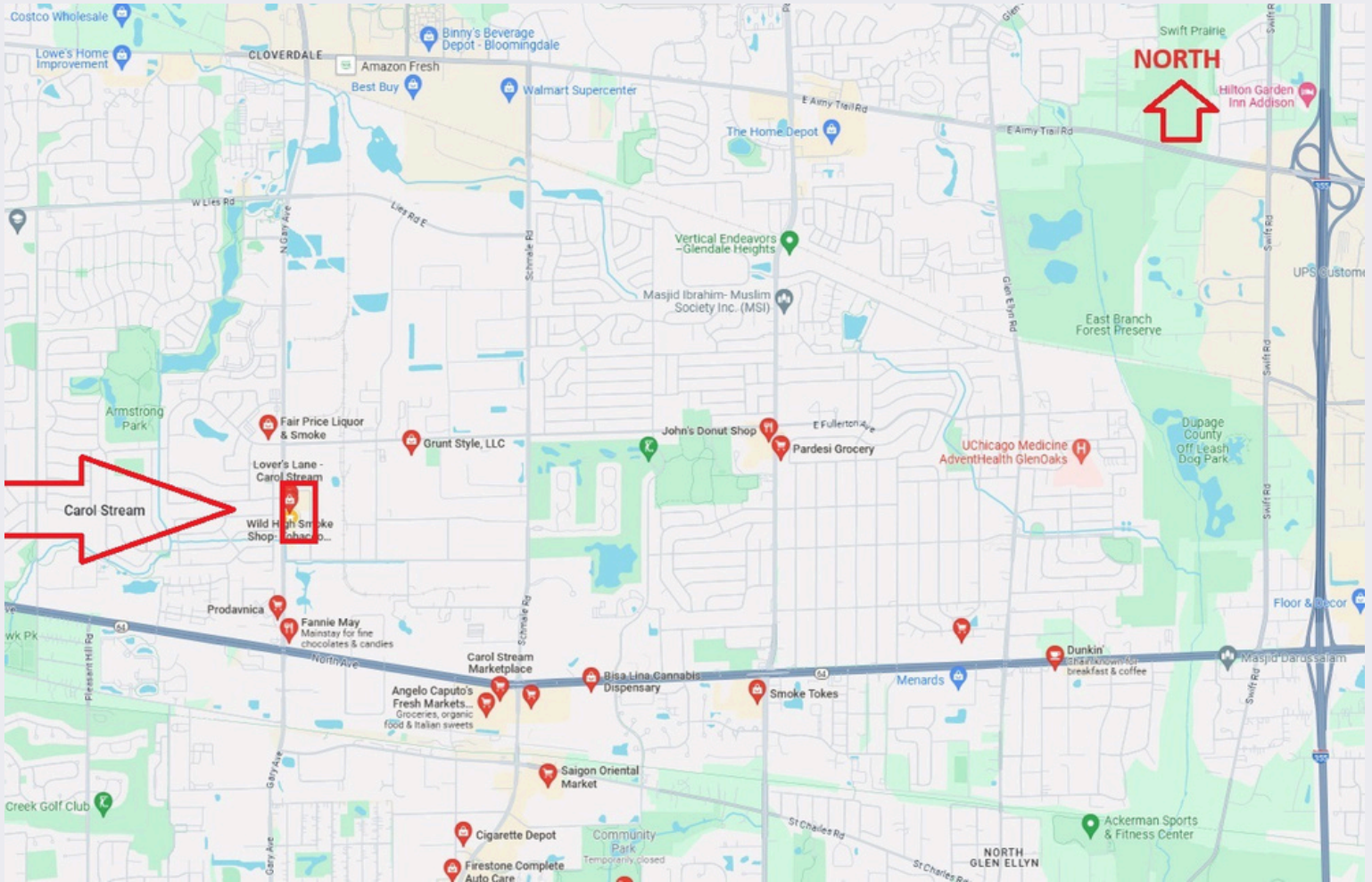
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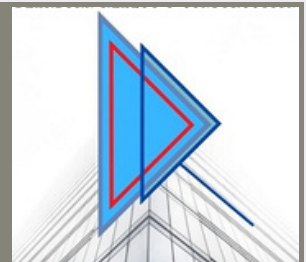
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SHOPPING CENTER INFORMATION

Center Size: 11,276 sq.ft.

Parking: 65 spaces

Stores: 7 (sprinkled building)

Year Built: 1975

Zoning: B3 (check with Village if business is allowed)

LEASING AND PRICING

Our leases are Triple Net. Contact us to get information on Base Rent and NNN per square foot. Security Deposit is 2x Base Rent. Tenant is responsible for utilities such as electric and gas. Water and Garbage service is included in CAM.

ABOUT US

Self-managed property developers. Responsive to property issues and tenant matters. We have other leasing opportunities for retail space, office space, office warehouse (also available to purchase), and land for sale. Areas of our other properties are in: Schaumburg, Roselle, Hoffman Estates, Elk Grove, Carol Stream, Geneva, Elgin, and Round Lake.



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