

703 Childs St.

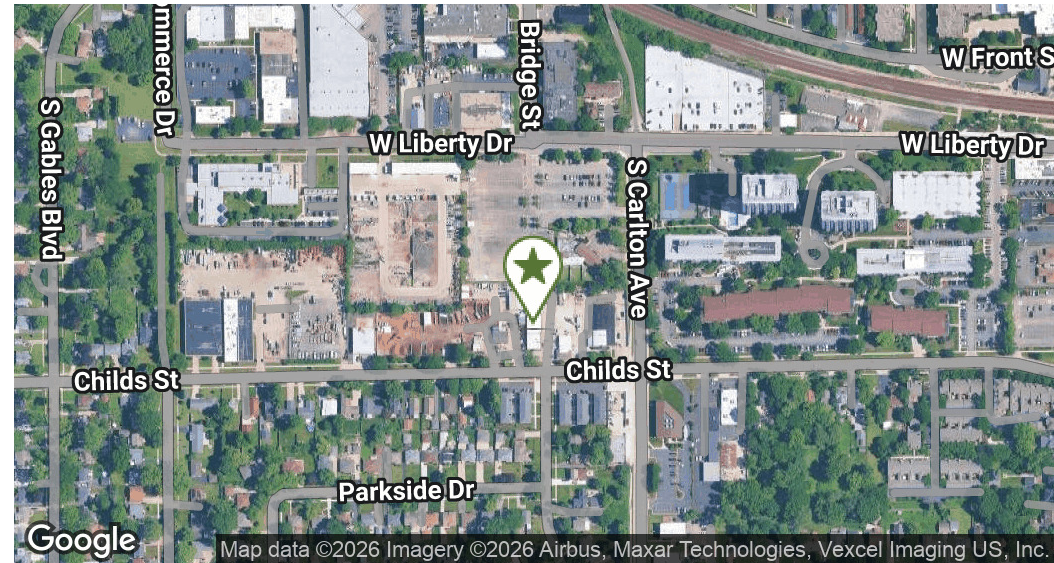
Wheaton, IL 60187

COMMERCIAL BUILDING FOR LEASE



john
greene
COMMERCIAL

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Taxes & Insurance:	\$3.25/SF
Available:	4,405± SF
Lot Size:	0.31 Acres
Year Built:	1947
Zoning:	M1

PROPERTY OVERVIEW

4,405± SF single story commercial building zoned M-1. The interior includes an open area, built out office, break room, restrooms and ample storage. Previously used as a doggy daycare. The property sits on 0.31± AC with an enclosed outdoor artificial exercise area and parking. The property is located three blocks from Wheaton Metra Station.

PROPERTY HIGHLIGHTS

- 4,405± SF single story commercial building
- Zoned M-1, previously used as a doggy daycare
- Interior includes an open area, built out office, break room, restrooms and ample storage
- Exterior includes an enclosed outdoor artificial exercise area and parking
- Three blocks from Wheaton Metra Station

Shawn LaBrasseur

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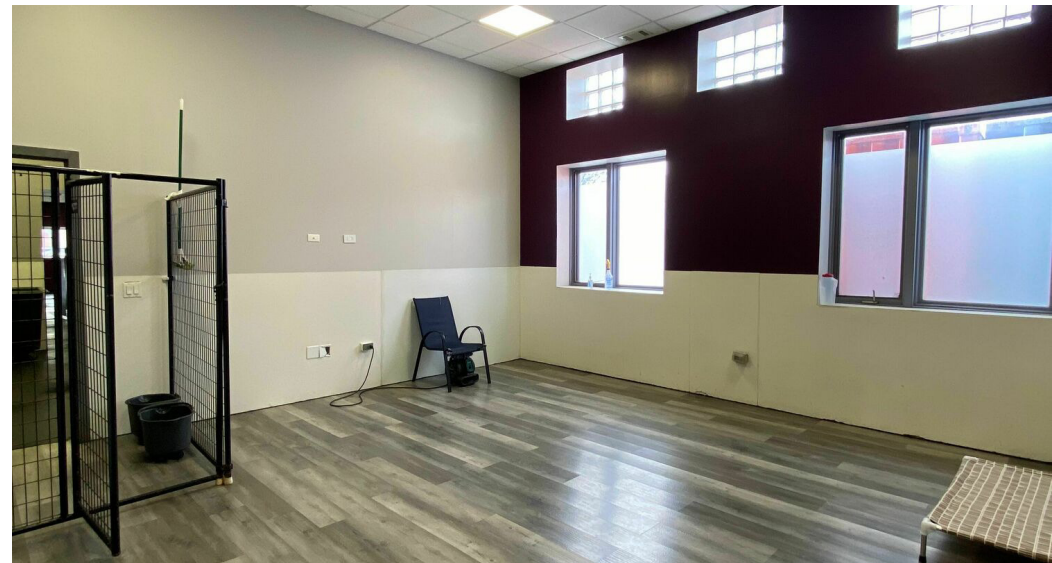
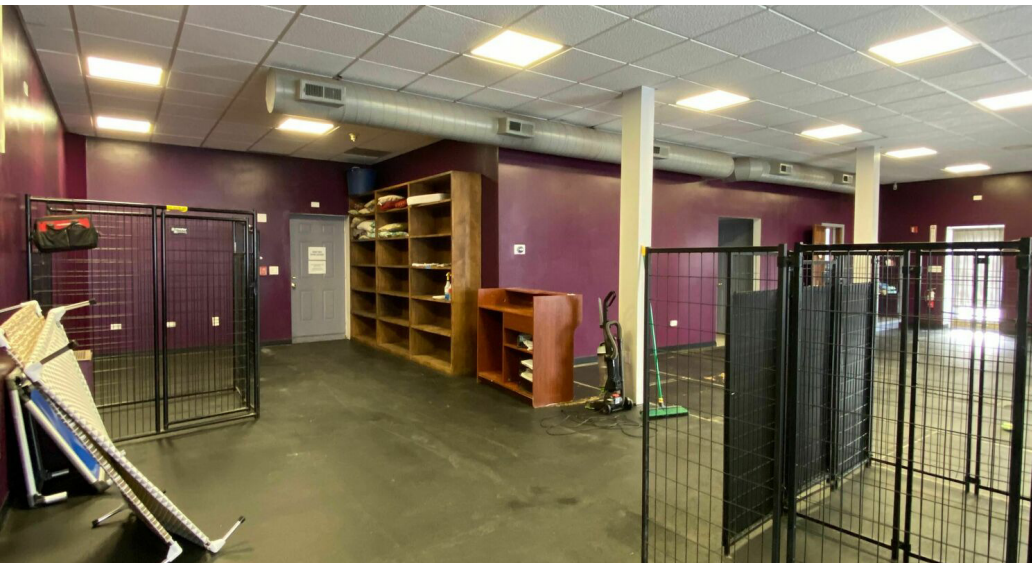
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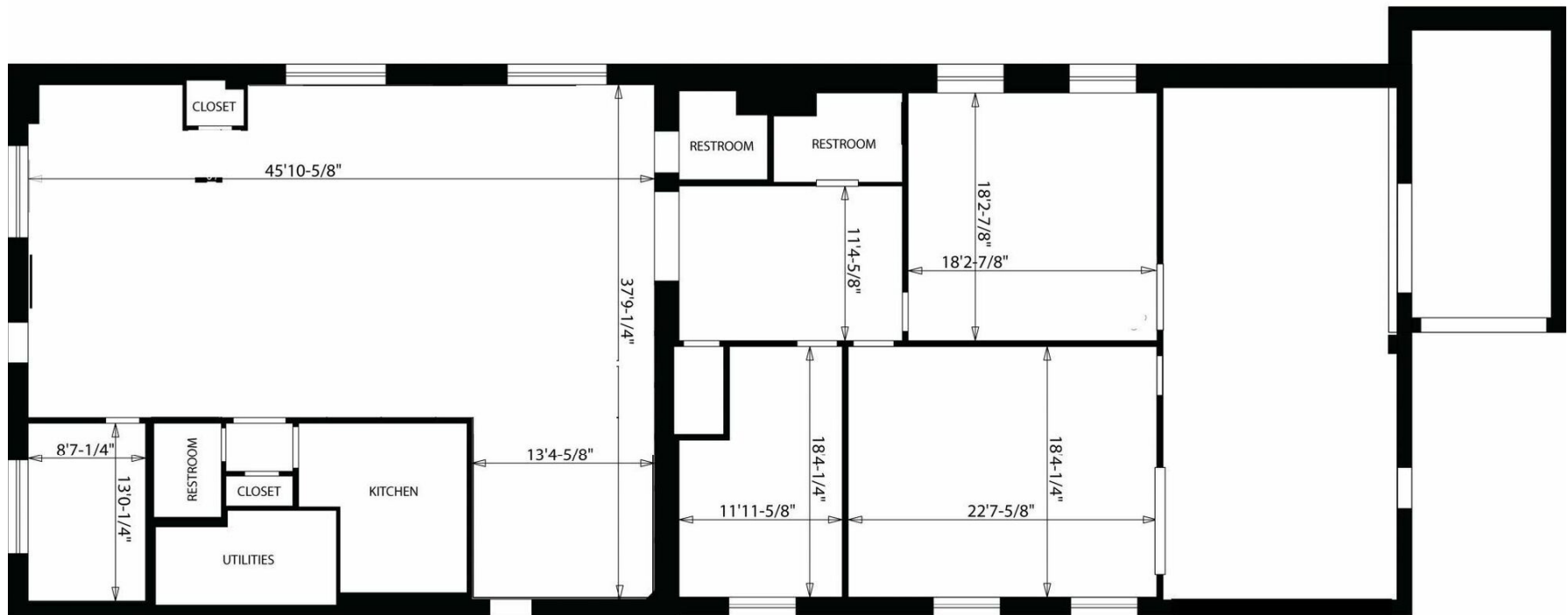
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Floor Plan

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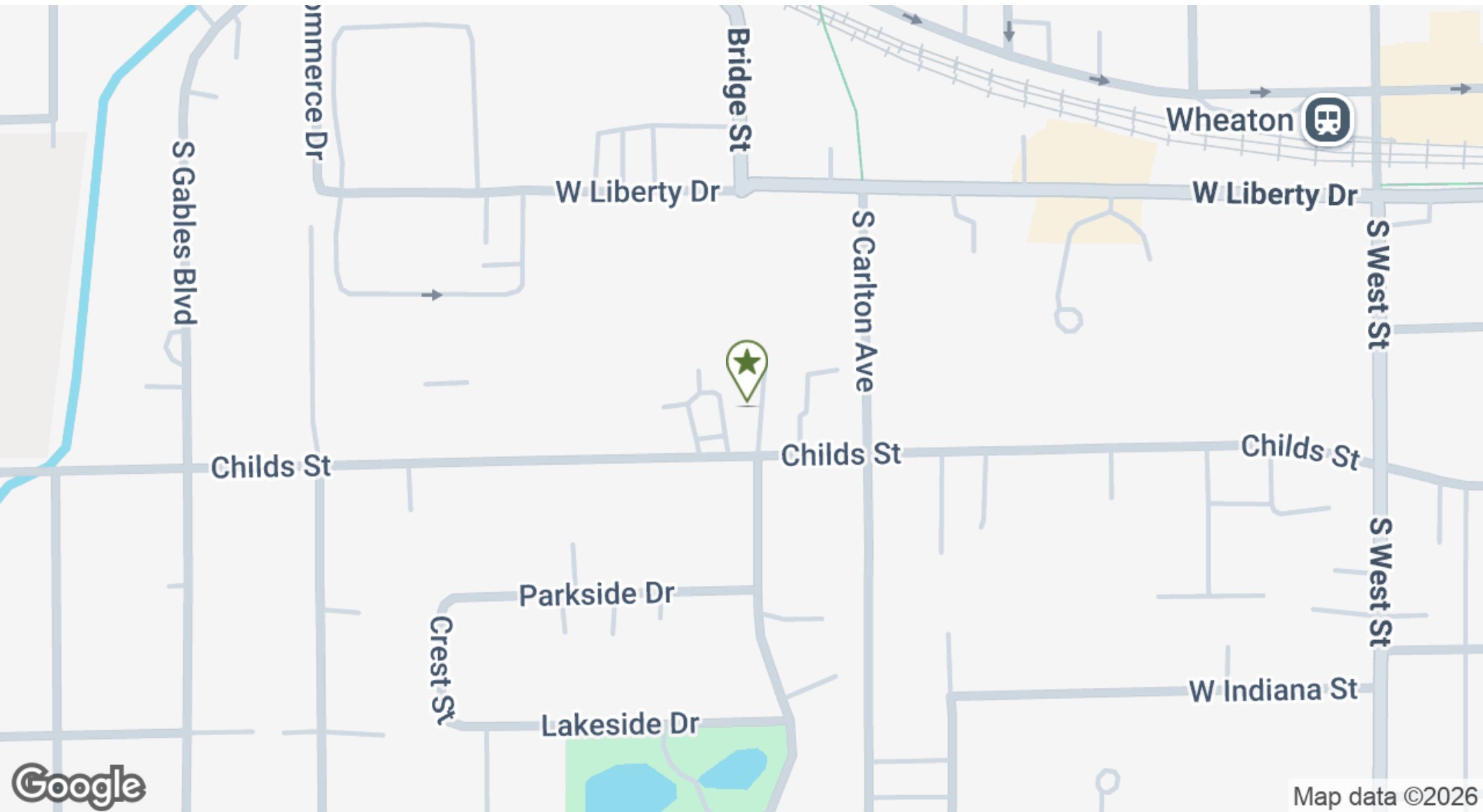
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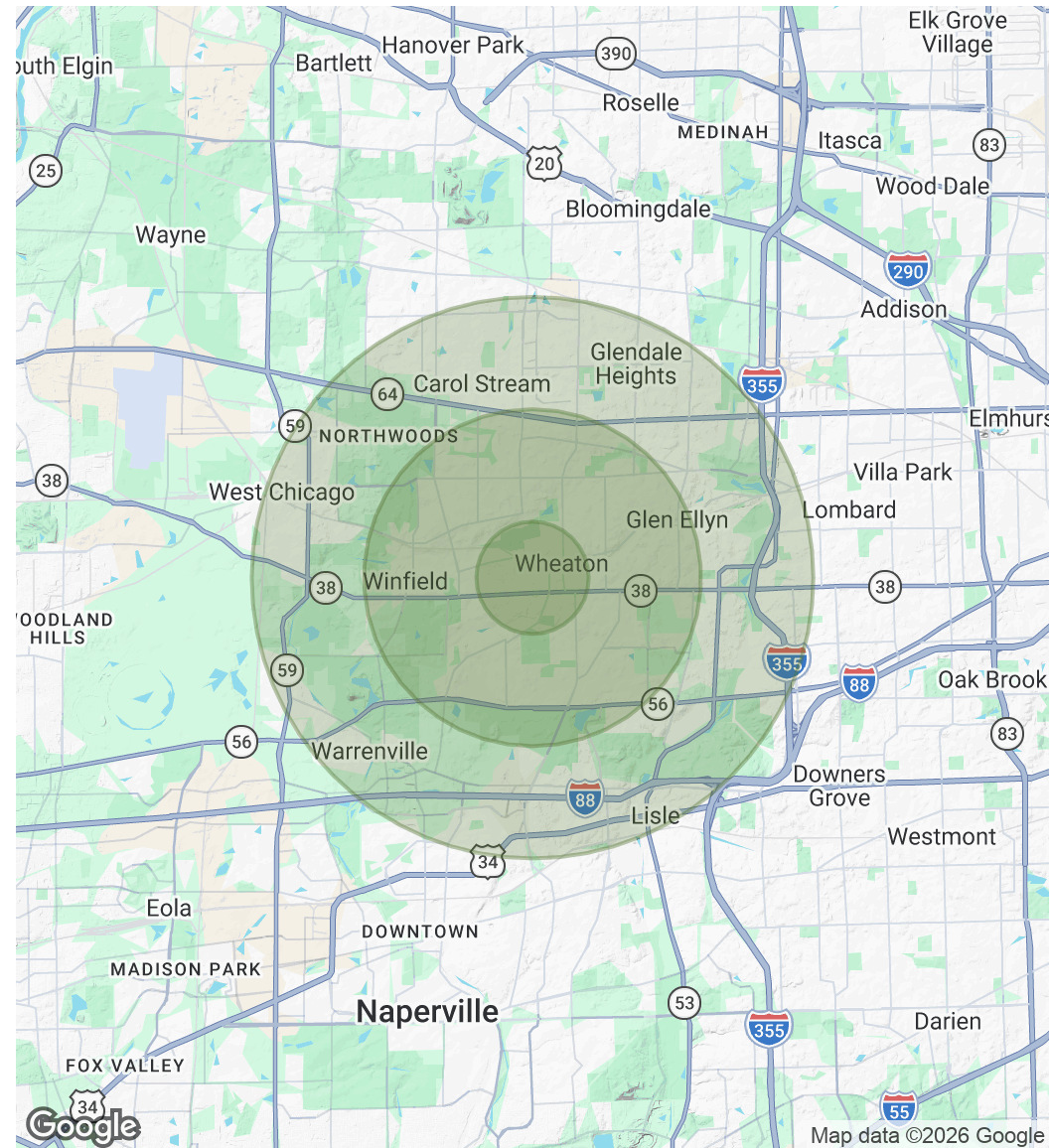
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,867	98,463	213,934
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,436	36,639	78,683
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$174,274	\$164,166	\$150,886
Average House Value	\$510,004	\$501,353	\$447,915

2020 American Community Survey (ACS)



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