



Jewel Osco

For Lease

Main Street Plaza

204-324 East Geneva Rd, Wheaton, IL 60187

Negotiable

Exceptional retail leasing opportunity at Main Street Plaza in Wheaton, IL. Ideally situated at 204-324 E Geneva Rd, this retail space is a key anchor in the Western East/West Corridor Submarket. Boasting a prime location, it's strategically positioned near the heart of Wheaton, ensuring maximum exposure in a high-traffic area. Spaces ranging from 1,600 - 26,000 sq. ft, ample parking with a ratio of 5.6 spaces per 1,000 sq. ft. Join successful tenants like Dollar Tree, H&R Block, Jimmy John's, Home Depot, Orange Theory, Starbucks. With convenient access to major roadways and situated in proximity to local amenities, this retail space caters to a dynamic community.

Contact us:

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Property Summary



Offering Summary

Lease Rate:	VARIABLE
Available SF:	2,630 - 11,170 SF
Taxes:	\$2.20 SF/yr
Expenses	\$2.50 SF/yr
Building Size:	116,759 SF

Spaces	Lease Rate	Space Size
214-218	\$15.00 SF/yr	7,535 SF
246	\$15.00 SF/yr	3,600 SF
262	\$15.00 SF/yr	2,630 SF
266-272	\$10.50 SF/yr	11,170 SF
310	\$21.50 SF/yr	5,525 SF

Property Highlights

- Now Available: 7,535 SF Endcap
- Newly Renovated Facade
- Jewel-Osco Anchored 1.35mm Visits/Year
- Traffic counts over 21k along Geneva Rd
- 118,681 population within 3 miles
- Average Household Income over \$100K+
- Signalized Intersection at Main Street & Geneva Rd
- Grocery Anchored Center in Western Suburbs
- Pylon Sign

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Center Photos

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Site Plan

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SPACE	TENANT	SQ-FT
204	Lego Outlot	2,000 SF
214-18	Family Home Medical Equipment	7,535 SF
238	Finemark Cabinetry	1,800 SF
242	Indian Palace	3,150 SF
246	AVAILABLE	3,600 SF
250	Peking Chinese Restaurant	1,800 SF
254	Pa Lian Café & Grocery	1,800 SF
258	H&R Block Enterprises LLC	1,800 SF
262	AVAILABLE	2,630 SF
266-72	AVAILABLE	11,170 SF
276	DuPage Framing	1,600 SF
278	Dollar Tree Stores	11,475 SF
282	Laundry World	3,650 SF
286	AVAILABLE	26,941 SF
288	Pickled, Inc	20,849 SF
310	AVAILABLE	5,525 SF
314	AVAILABLE	1,687 SF
316	Home Course LLC	1,687 SF
318	AVAILABLE	1,687 SF
320	One Hour Dry Cleaners	1,671 SF
322	Steamboat BBQ	1,671 SF
324	Studio Salons	3,031 SF

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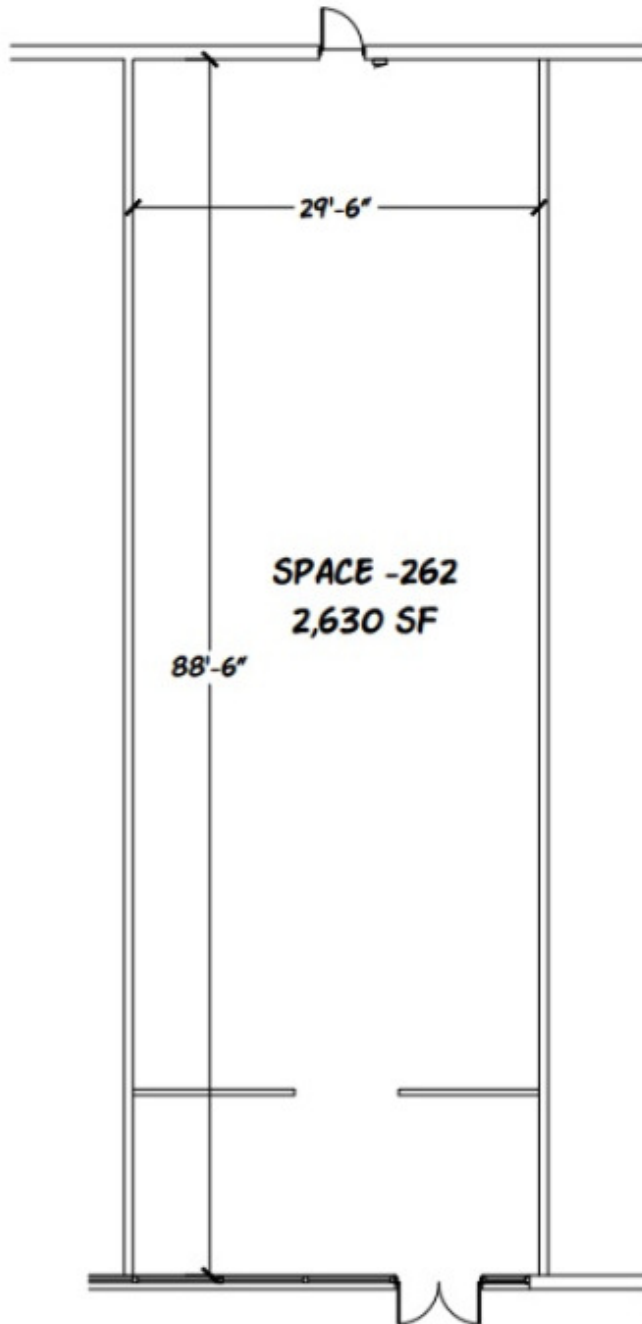
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Unit # 262 - 2,630 sq. ft.



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Unit #266-272 - 11,170 sq. ft.

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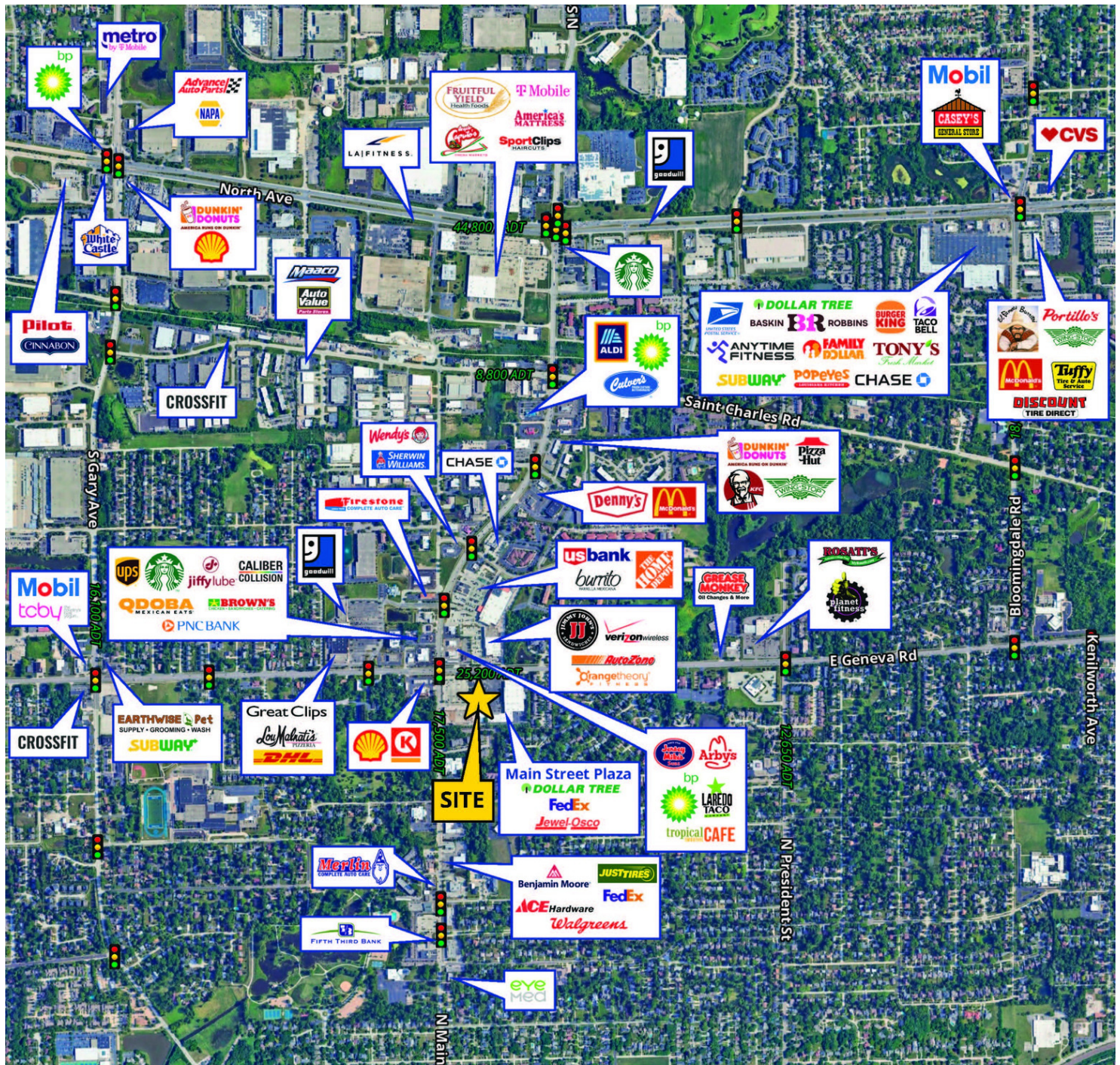
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Area Retail Tenants

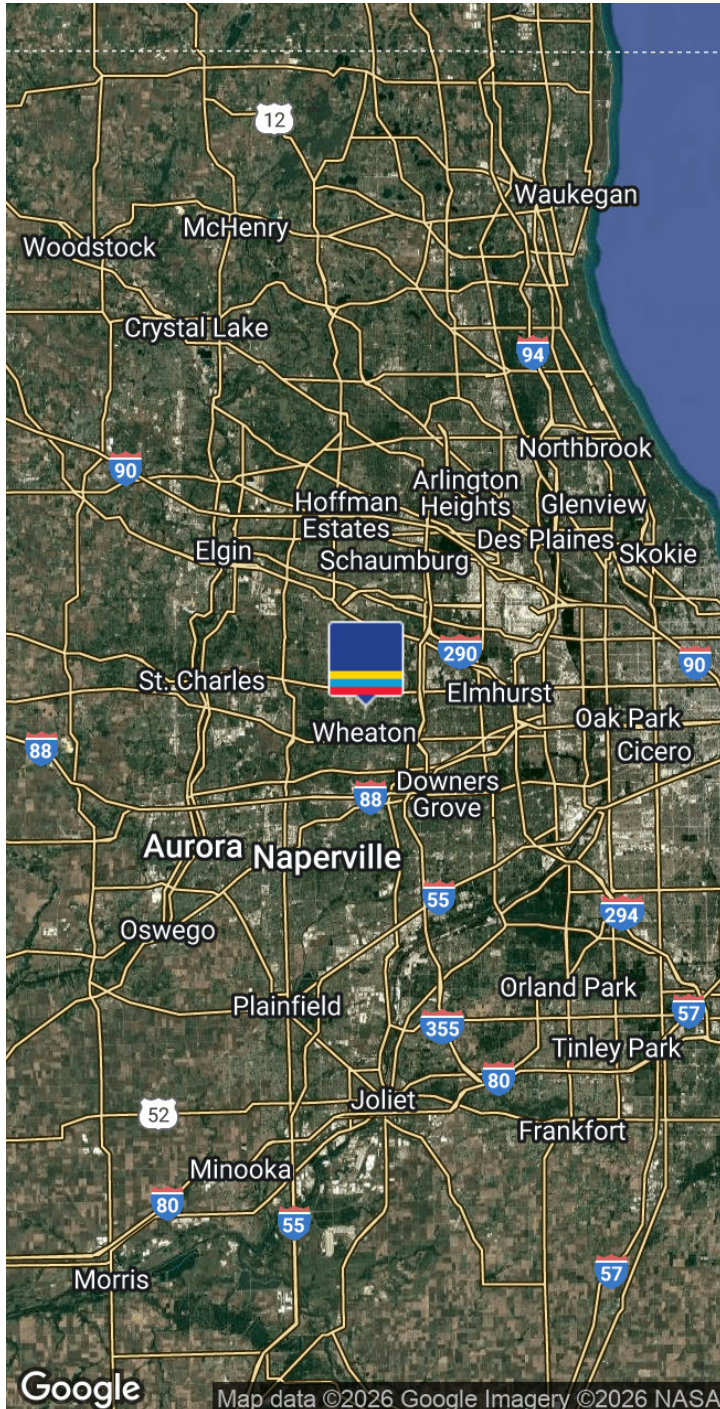


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Location Map

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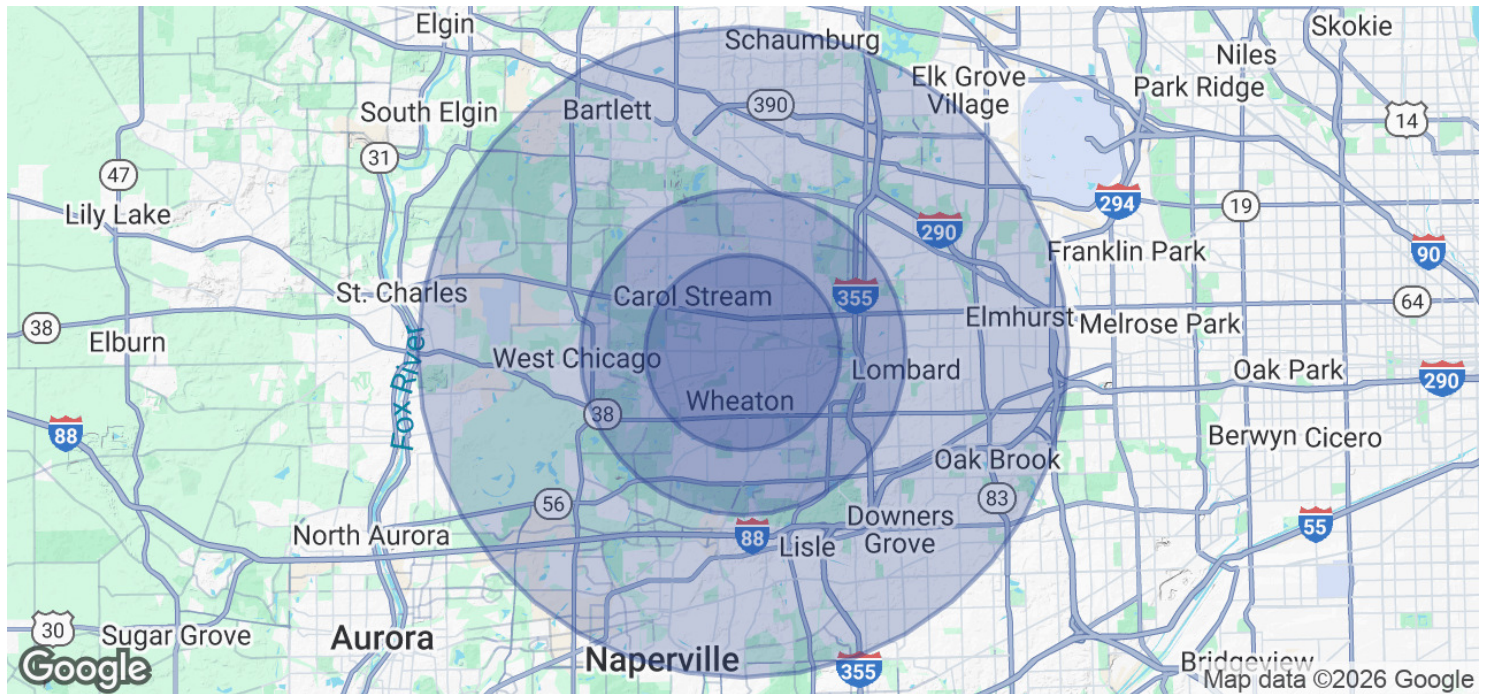
Location Overview

Wheaton, Illinois, positioned 25 miles west of Chicago, is a charming suburban gem. With a history dating back to the 19th century, Wheaton boasts a mix of architectural styles, from historic homes to modern residences. Its lively downtown area features tree-lined streets dotted with shops, restaurants, and cultural spots. The town is celebrated for its commitment to education, anchored by Wheaton College and excellent schools. Wheaton's welcoming atmosphere, top-notch schools, and convenient location make it an ideal destination for those seeking a blend of suburban comfort and contemporary living.

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Demographics Map & Demos BB



Population	3 Miles	5 Miles	10 Miles
Total Population	113,135	252,692	891,453
Average Age	39.5	39.5	40.4
Average Age (Male)	38.0	38.4	39.3
Average Age (Female)	40.9	40.8	41.4
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	42,286	94,991	344,151
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$121,299	\$116,634	\$113,486
Average House Value	\$331,765	\$311,763	\$317,989

2020 American Community Survey (ACS)

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