

- Perfect owner/user building
- Ideal for retail, office, medical or other uses
- Building and monument signage

**FOR SALE | \$1,425,000**



# Commercial Building

1901 North Gary Avenue, Wheaton, IL 60187

**Jeffrey Clousing**

*Executive Vice President*

(630)518-9355 x6

[jeff@capitalrep.com](mailto:jeff@capitalrep.com)

**Scott Fedyski**

*Executive Vice President*

(630)518-9355 x3

[scott@capitalrep.com](mailto:scott@capitalrep.com)



[www.capitalrep.com](http://www.capitalrep.com)

### Property Highlights:

- Dedicated building and monument signage
- High-end finishes through-out building
- Elevator access to finished lower level
- 2019-2021 - Updated LED lighting throughout
- 2021 - Full HVAC system replaced with high-end system
- 2024 - All sumps replaced
- Drive-through offers many flexible options
- Covered EV charger
- Part of high-end retail/office association
- 30 parking spaces with additional potential parking in drive-through

### Property Details:

- Year built: 2007
- Total building: 8,023 SF (Gross Area)
  - First floor: 4,125 SF
  - Lower level: 3,898 SF
- Percentage leased: 0% (unless short-term sale-leaseback)
- Lot: 1.0995 acres (Assessor)
- 2024 Taxes (payable 2025): \$16,887
- 2025 Assessment: \$5,304/quarter
- Zoning: C-5 Planned Commercial District

### Prime Commercial Building

#### Ideal for Retail, Office, or Medical Use

This meticulously maintained 8,023 SF (Total Gross Area) single-story commercial building with a finished lower level offers a high-quality space designed to accommodate a wide range of uses\*, including retail, office, medical office, and other professional services. Built in 2007 and set on a 1.1-acre site within the attractive Wheaton North Commons development, the property combines easy customer access, exceptional flexibility, and a high-end build-out.

The main level features 4,125 SF (Gross Area) of open and private space, while the 3,898 SF (Gross Area) lower level—accessible via elevator—includes a breakroom, restrooms, studio, and storage areas. Building and monument signage provide excellent visibility along Gary Avenue, and 30 on-site parking spaces are available, with additional capacity in the former drive-through area.

The covered drive-through structure offers unique adaptability—perfect for reactivating drive-through services, converting to outdoor seating, expanding parking, or enclosing for additional building footprint. All suggested uses remain subject to any restrictions or required approvals under applicable code or association/PUD restrictions. A covered EV charging station is also installed in a drive-through lane for convenience.

Recent capital improvements include updated LED lighting (2018-2021), high-end HVAC system replacement (2021), and a full sump pump replacement (2024), providing a property that is move-in-ready condition. Association-managed services such as landscaping, snow removal, and parking lot maintenance allow owners to focus on their business rather than building upkeep.

Current owner/user open to consideration of a short-term sale-leaseback scenario that allows for additional timing flexibility for the buyer. This property presents a rare opportunity to acquire a turnkey, versatile asset in a prime location.

\*The building is subject to certain association and special warranty deed use restrictions.



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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



The former bank drive-through can be reactivated for drive-through services or repurposed as outdoor seating, additional parking, or other creative uses. The new owner may also have the option to enclose the drive-through area to expand the building's footprint. All suggested uses remain subject applicable restrictions or approvals under applicable code or association/PUD restrictions. An EV charging station has been installed in one of the drive-through lanes.

Scan or click the QR code for an aerial video:



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## PARCEL OUTLINE

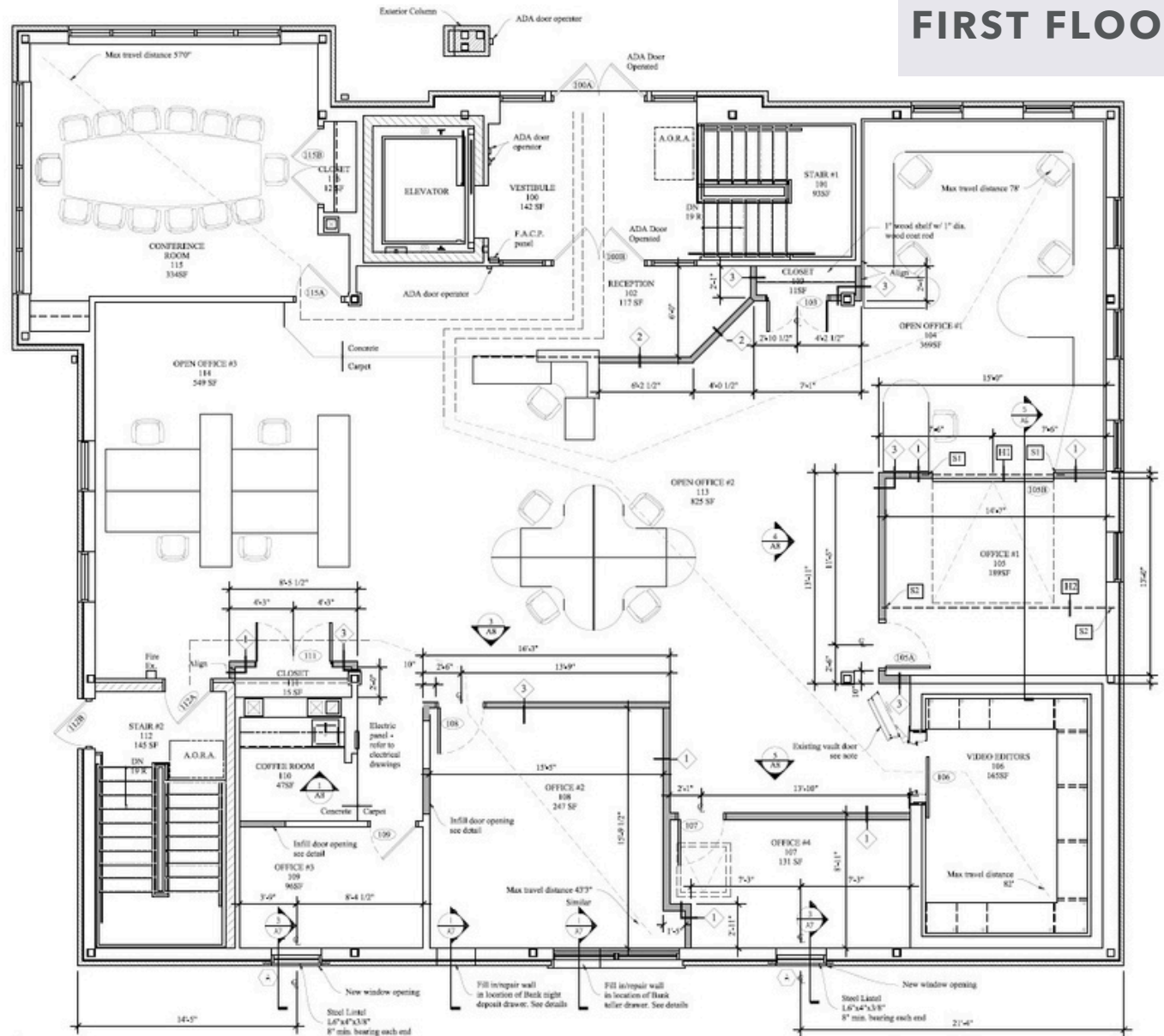


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# FIRST FLOOR

First Floor  
Gross Area:  
4,125 SF



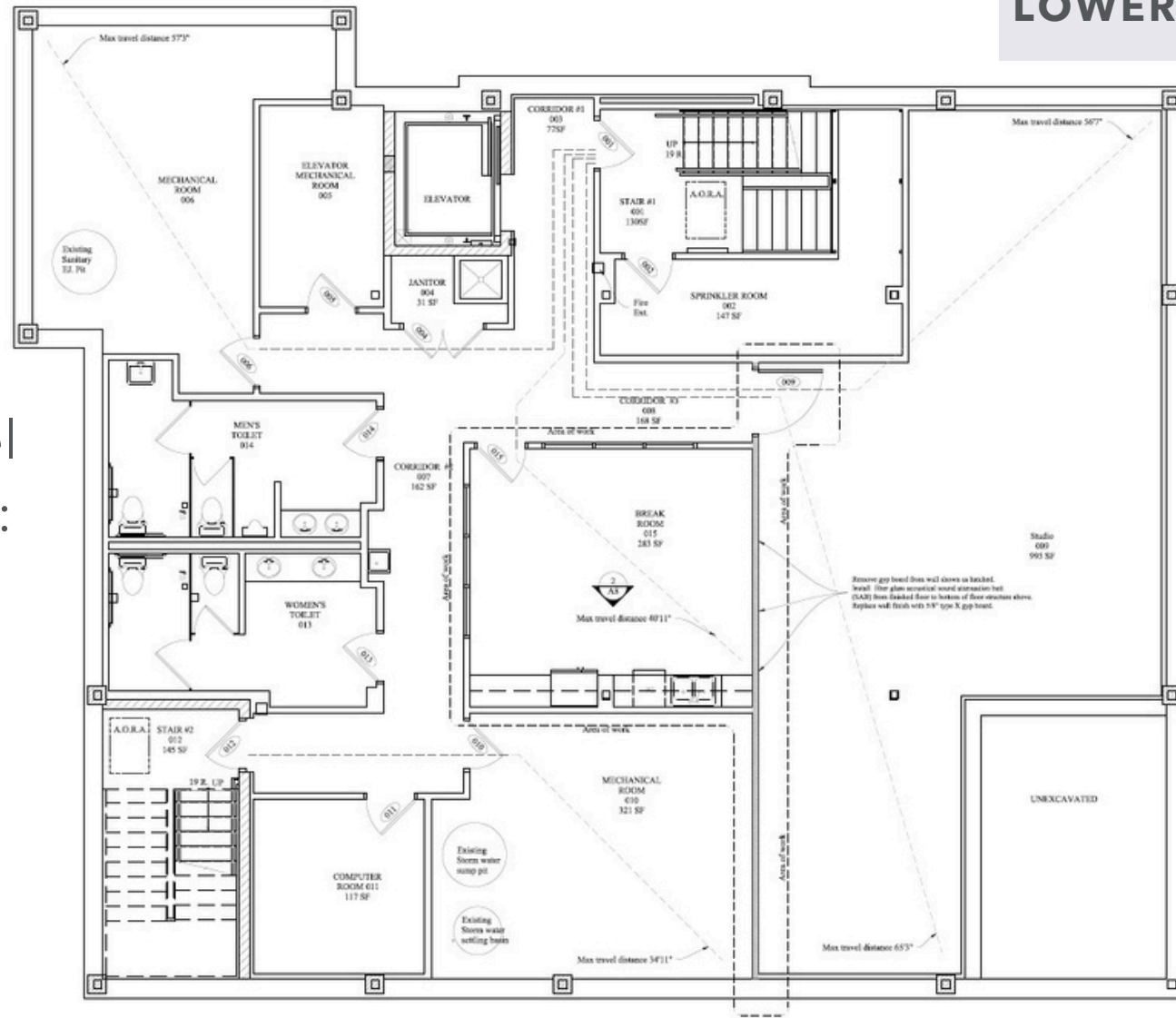
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# LOWER LEVEL

Lower Level  
Gross Area:  
3,898 SF



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## AREA DEMOGRAPHICS

### SUBJECT PROPERTY: 1901 N Gary Avenue, Wheaton, IL 60187

Radius	1 mile	3 miles	5 miles
<b>Population</b>			
2024 Population	9,573	100,860	232,165
2024 Households	3,109	36,505	82,271
Avg Household Size	2.70	2.60	2.70
Avg Household Vehicles	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value	\$450,769	\$356,337	\$336,907
Median Year Built	1979	1975	1977
Owner Occupied Households	2,340	24,955	57,639
Renter Occupied Households	634	10,738	22,675
<b>Household Income</b>			
< \$25,000	308	3,580	7,869
\$25,000 - 50,000	283	4,359	10,201
\$50,000 - 75,000	355	4,990	11,712
\$75,000 - 100,000	385	4,598	10,736
\$100,000 - 125,000	351	4,356	9,699
\$125,000 - 150,000	294	3,459	7,884
\$150,000 - 200,000	384	4,362	9,857
\$200,000+	750	6,803	14,314
Avg Household Income	\$144,830	\$130,555	\$127,690
Median Household Income	\$115,954	\$104,169	\$101,593
<b>Education</b>			
Some High School, No Diploma	388	4,782	13,692
High School Graduate	1,098	11,236	30,033
Some College, No Degree	1,608	16,535	39,809
Associate Degree	448	4,282	10,338
Bachelor's Degree	2,006	22,245	47,644
Advanced Degree	1,494	14,462	28,987

Radius	1 mile	3 miles	5 miles
<b>Employment</b>			
Civilian Employed	4,998	53,446	125,327
Civilian Unemployed	156	1,752	4,314
Civilian Non-Labor Force	2,540	26,201	57,657
U.S. Armed Forces	12	74	120
<b>Worker Travel Time To Job</b>			
< 30 Minutes	2,564	27,277	64,028
30-60 Minutes	1,190	13,528	33,470
60+ Minutes	582	5,274	12,173
<b>Household Composition</b>			
1-Person Households	642	9,553	19,392
2-Person Households	1,044	11,613	25,877
3-Person Households	507	5,579	13,133
4-Person Households	531	5,691	13,624
5-Person Households	265	2,712	6,618
6-Person Households	80	981	2,486
7-Person Households	41	376	1,141
<b>Housing Value</b>			
< \$100,000	45	478	1,280
\$100,000 - 200,000	90	2,469	7,447
\$200,000 - 300,000	448	6,767	16,051
\$300,000 - 400,000	381	5,499	13,133
\$400,000 - 500,000	520	4,167	9,230
\$500,000 - 1,000,000	940	5,802	11,270
\$1,000,000+	32	442	839

Source: CoStar Group - Data pulled 8/14/2025



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Prospective buyers are encouraged to conduct, and must rely solely on, their own due diligence.



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