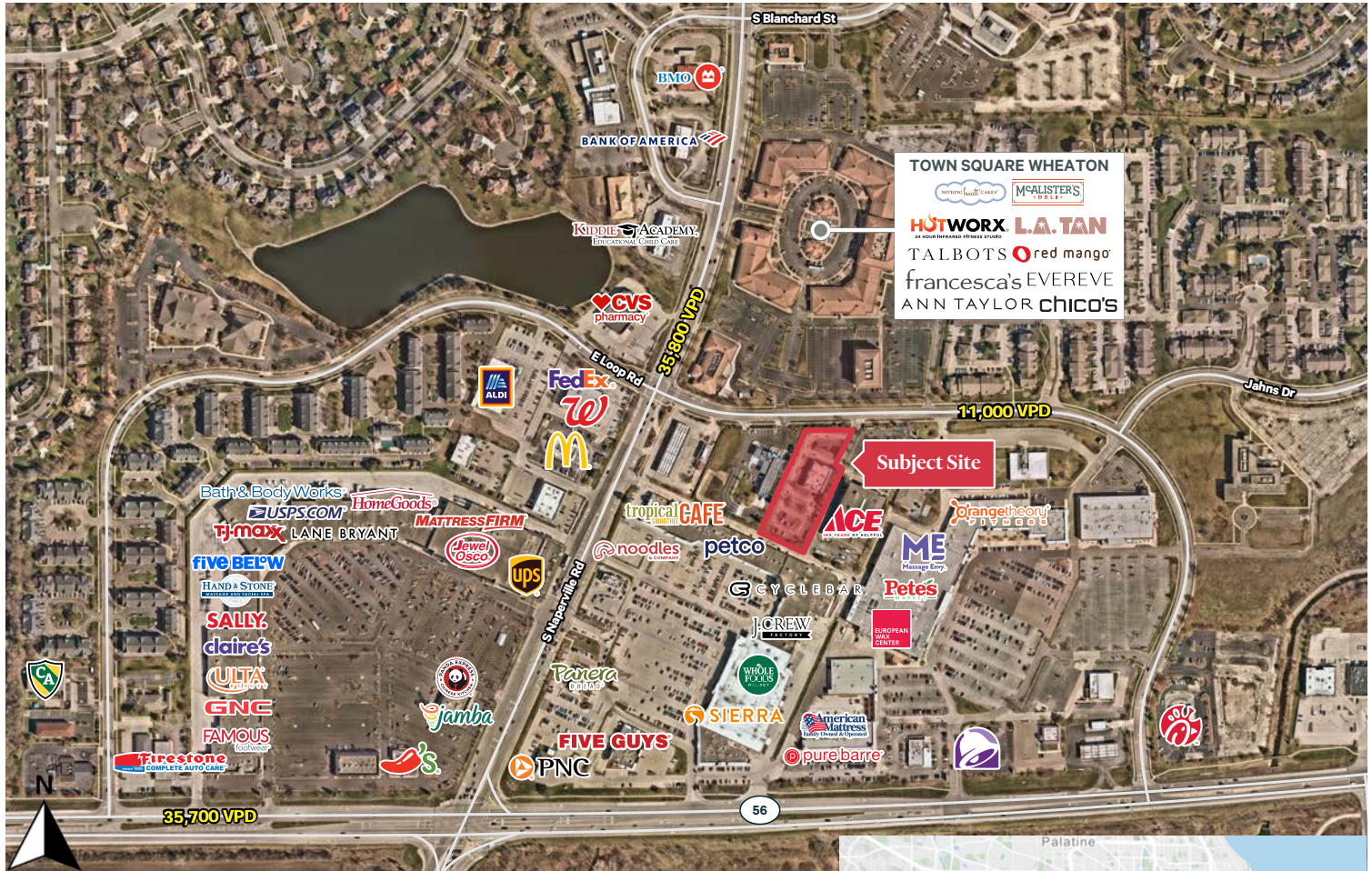


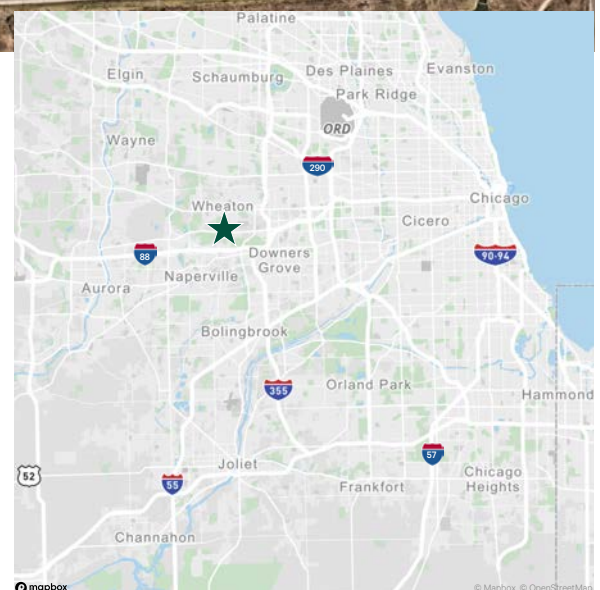
# +/- 6,217 SF Former Restaurant on 1.73 Acres Available

50 E. Loop Road | Wheaton, Illinois 60189



## Property Highlights

- + Free-standing Lease or Development Opportunity in the Wheaton Danada Trade area
- + 1.73 acre site with 6,217 SF Full Service Restaurant building
- + Over 188' of property frontage with monument signage
- + 4 Grocers {Whole Foods, Jewel-Osco, Pete's Fresh Market, Aldi} with sales reported in excess of \$115M!
- + Affluent market with Ave Incomes of over \$157,000 with Ave Housing Values of over \$457,000 in 3 Miles
- + Location just north of high traffic intersection Butterfield (SR 56) & Naperville Roads





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For Lease or Sale

## Aerial



Demographics	1 Mile	2 Mile	3 Mile	5 Mile
Population	10,140	33,071	79,159	234,641
Average Household Income	\$172,119	\$167,258	\$157,295	\$151,175
Daytime Population	9,683	37,388	94,883	294,301
Employees	4,997	22,154	60,829	239,142

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## Site Plan



### Traffic Counts

Butterfield Road (SR 56)	35,700 ADT
E. Loop Road	11,000 ADT
S. Naperville Road	35,800 ADT

## Contact Us

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