



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.

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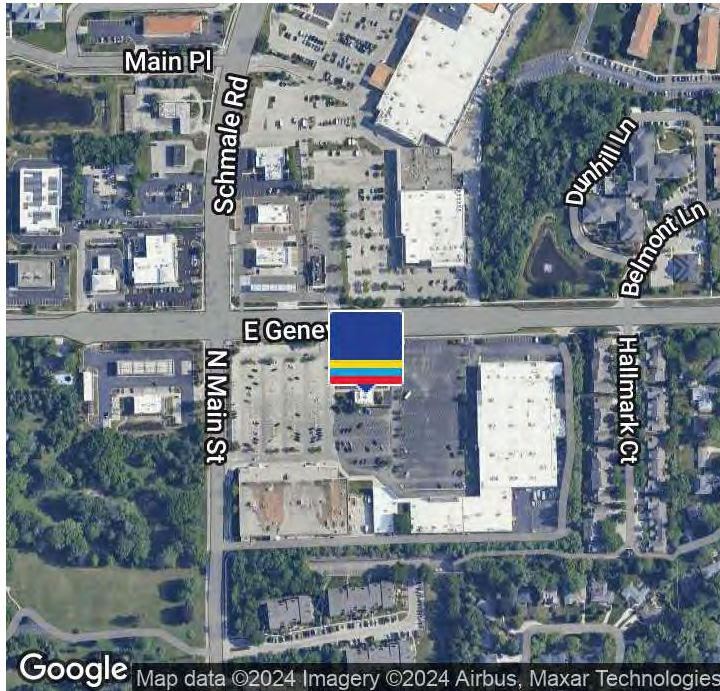
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Property Summary



Property Description

Retail leasing opportunity available at Main Street Plaza in Wheaton, IL, located at 204-324 E Geneva Rd. This prime retail space serves as a key anchor in the Western East/West Corridor Submarket, strategically positioned near the heart of Wheaton for maximum exposure in a high-traffic area. Spaces range from 1,600 - 26,000 sq. ft, with ample parking (5.6 spaces per 1,000 sq. ft). Join successful tenants such as Dollar Tree, H&R Block, Jimmy John's, Home Depot, Orange Theory, and Starbucks. Conveniently accessible via major roadways and close to local amenities, this retail space caters to a dynamic community.

Offering Summary

Lease Rate:	VARIES
Available SF:	1,687 - 11,170 SF
Taxes:	\$2.20 SF/yr
Expenses	\$2.50 SF/yr
Building Size:	116,759 SF

Property Highlights

- Newly Renovated Facade
- Jewel-Osco Anchored
- 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

Spaces	Lease Rate	Space Size
204	\$23.63 SF/yr	2,000 SF
238	\$17.00 SF/yr	1,800 SF
246	\$16.00 SF/yr	3,600 SF
262	\$15.00 SF/yr	2,630 SF
266-272	\$11.00 SF/yr	11,170 SF
310	\$21.00 SF/yr	5,525 SF
318	\$20.00 SF/yr	1,687 SF

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Center Photos

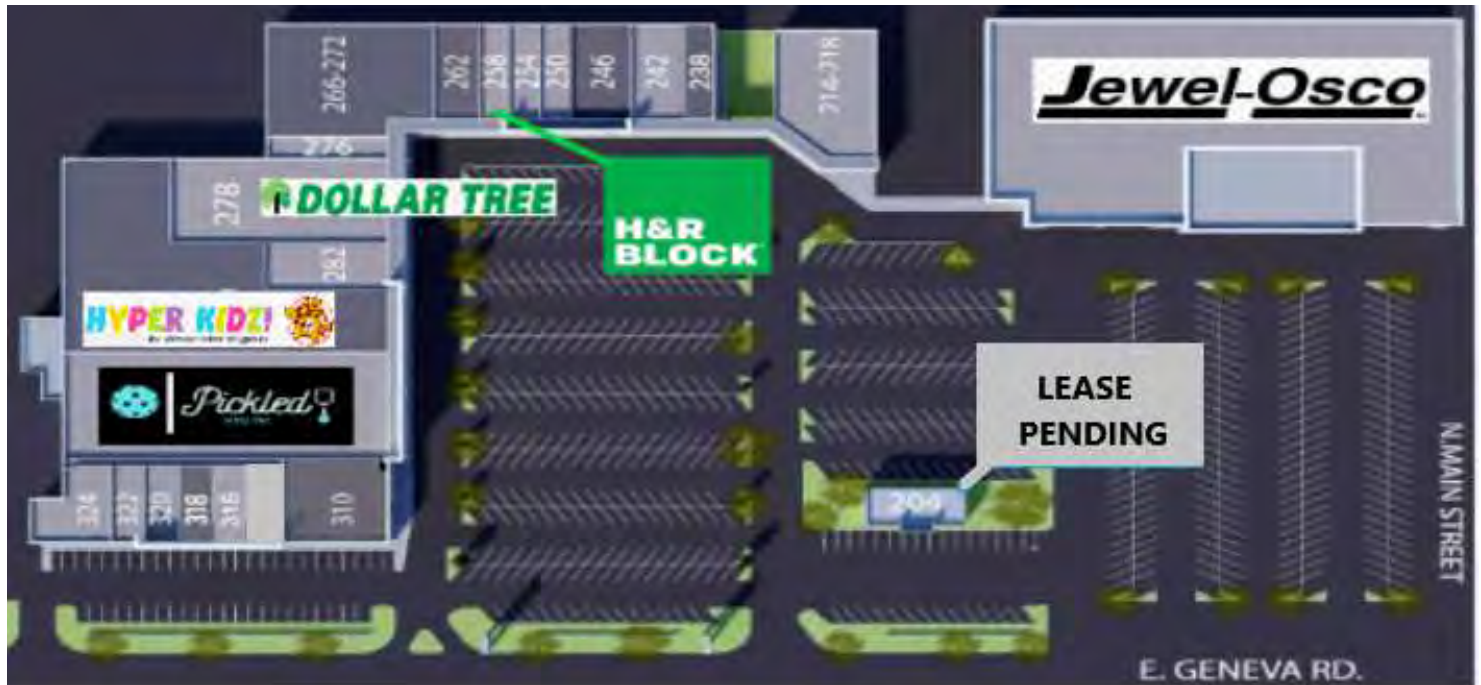


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Site Plan



SPACE	TENANT	SQ-FT
204	LEASE PENDING	2,000 SF
214-18	Family Home Medical Equipment	7,535 SF
238	AVAILABLE	1,800 SF
242	Indian Palace	3,150 SF
246	AVAILABLE	3,600 SF
250	Peking Chinese Restaurant	1,800 SF
254	Pa Lian Cafe & 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	Hyper Kidz	28,941 SF
288	Pickled, Inc	20,849 SF
310	AVAILABLE	5,525 SF
314	BARBER ACADEMY	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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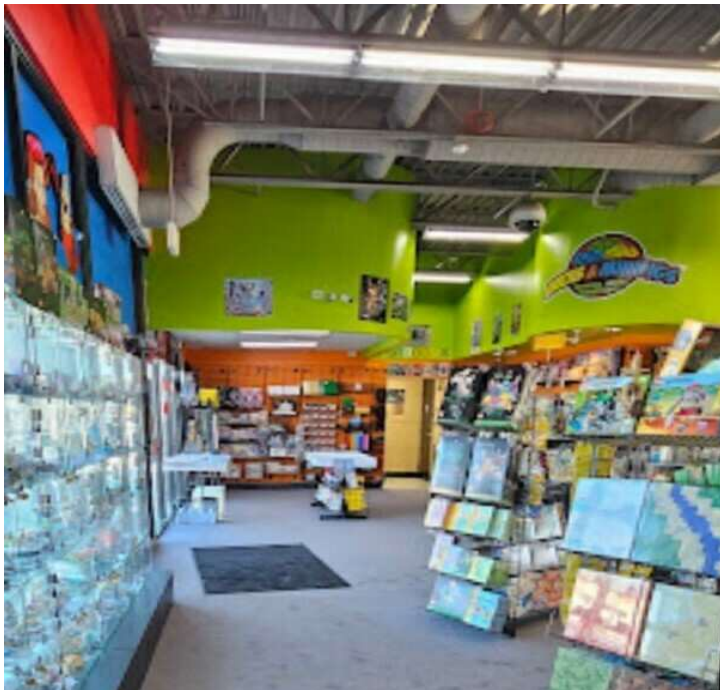
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Unit #204 - NEW LEASE PENDING



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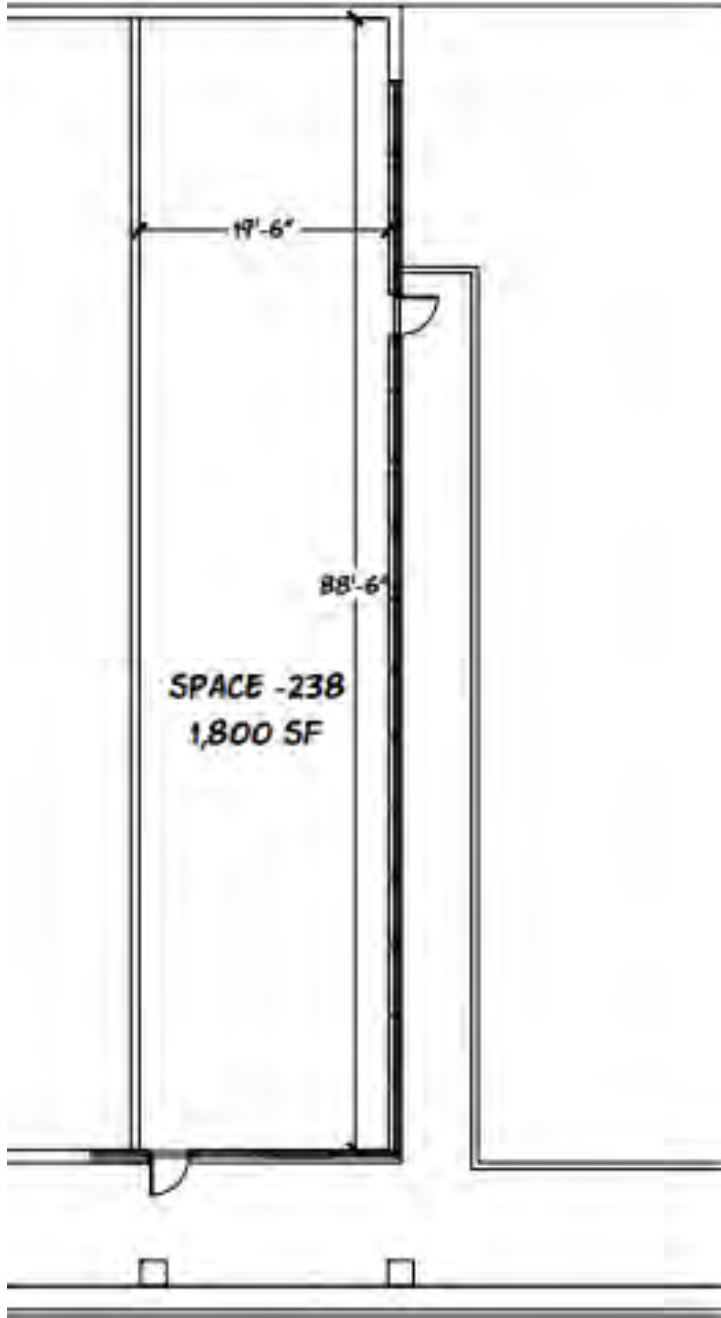
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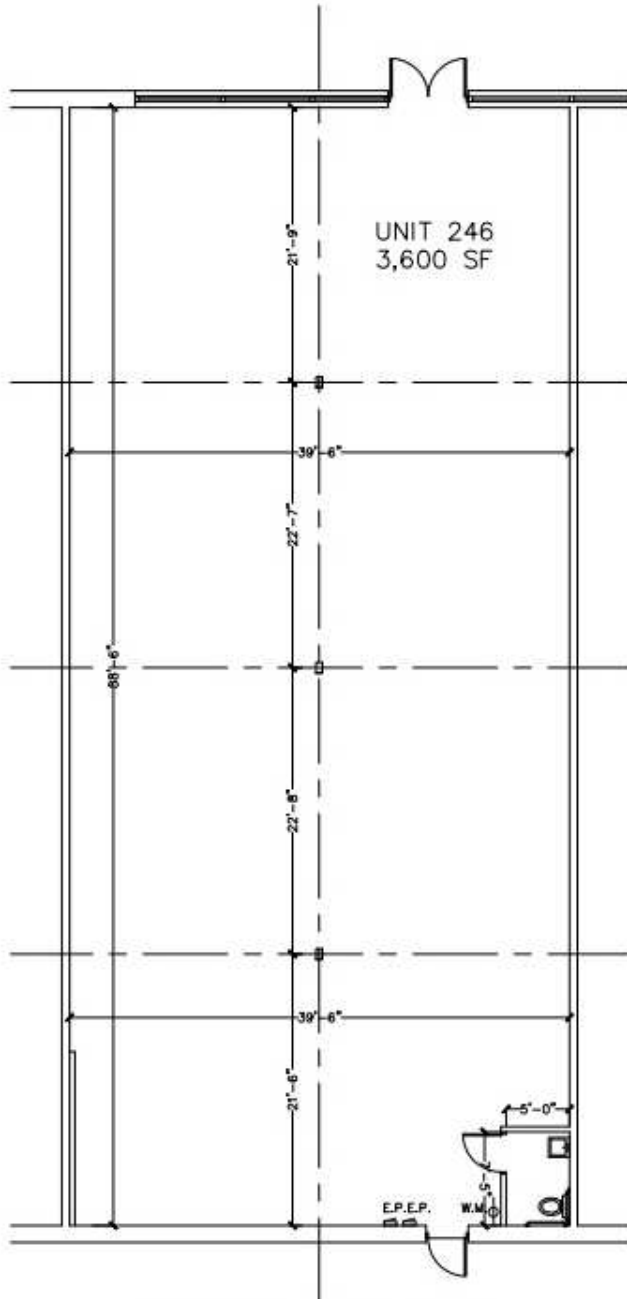
Unit #238 - 1,800 sq. ft.



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Unit #246 - 3,600 sq. ft.



PROPOSED FLOOR PLAN
SCALE: 3/16"=1'-0"



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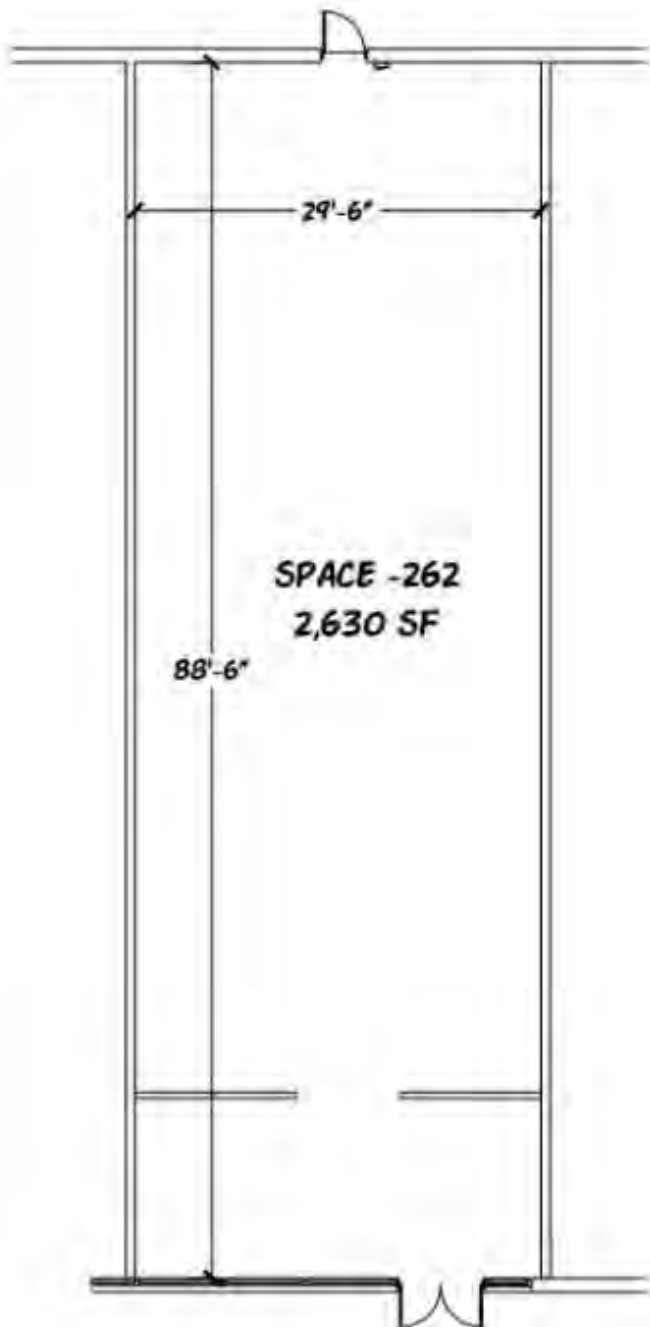
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Unit # 262 - 2,630 sq. ft.



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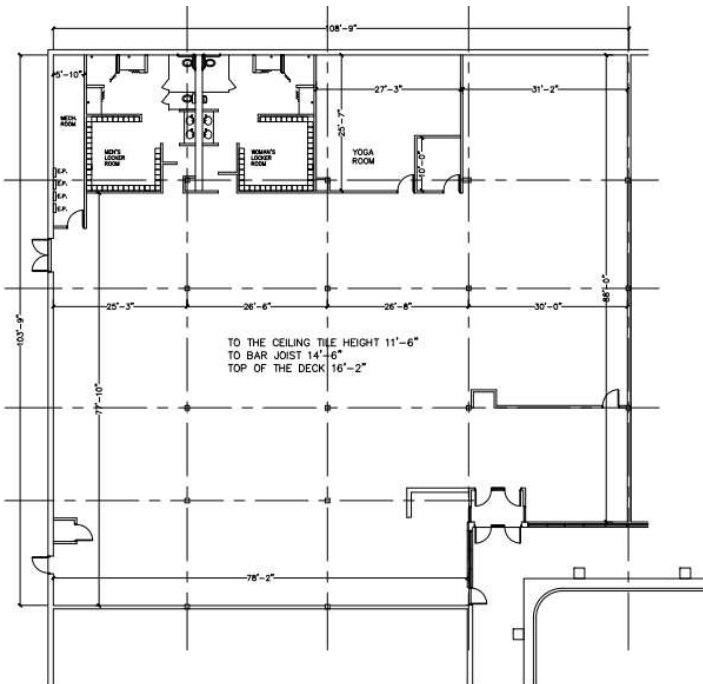
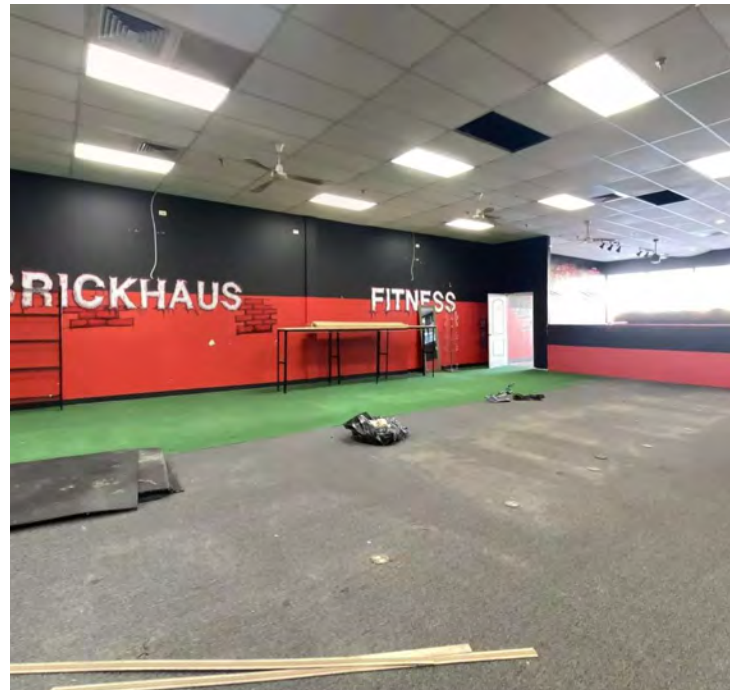
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Unit #266-272 - 11,170 sq. ft.



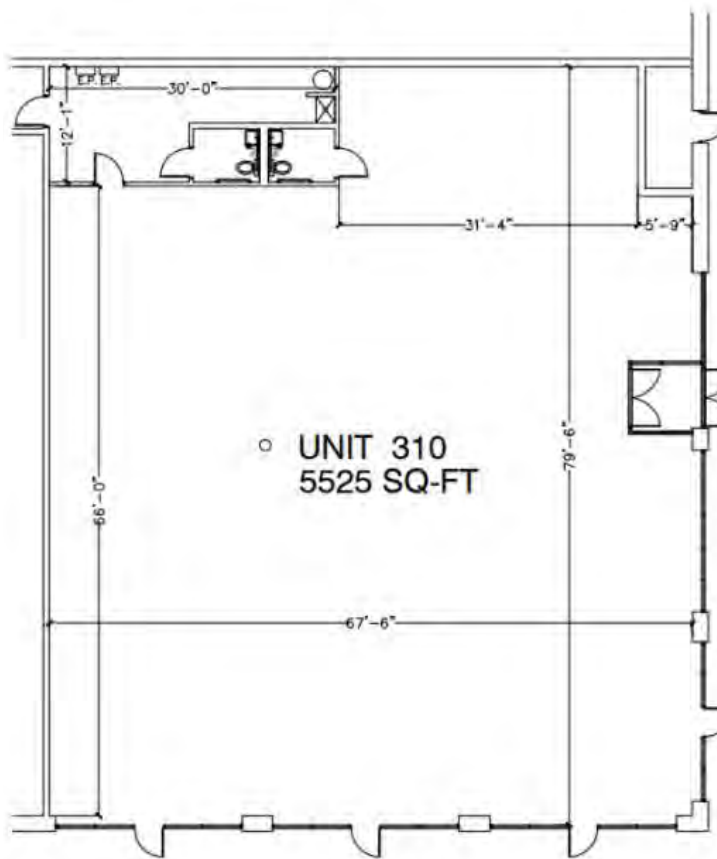
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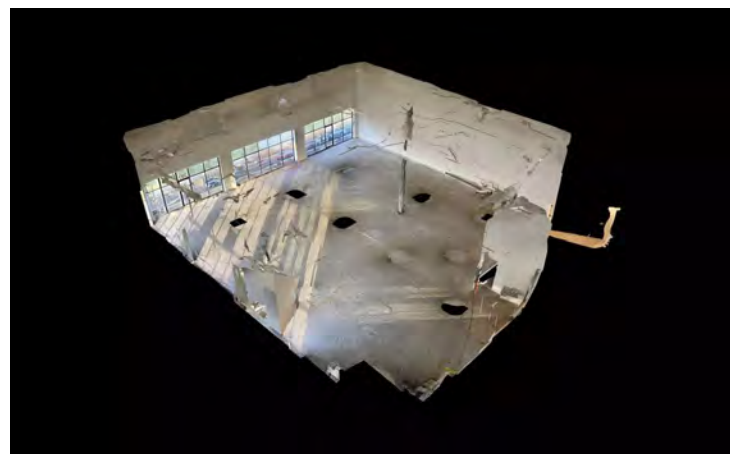
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Unit #310 - 5,525 sq. ft.



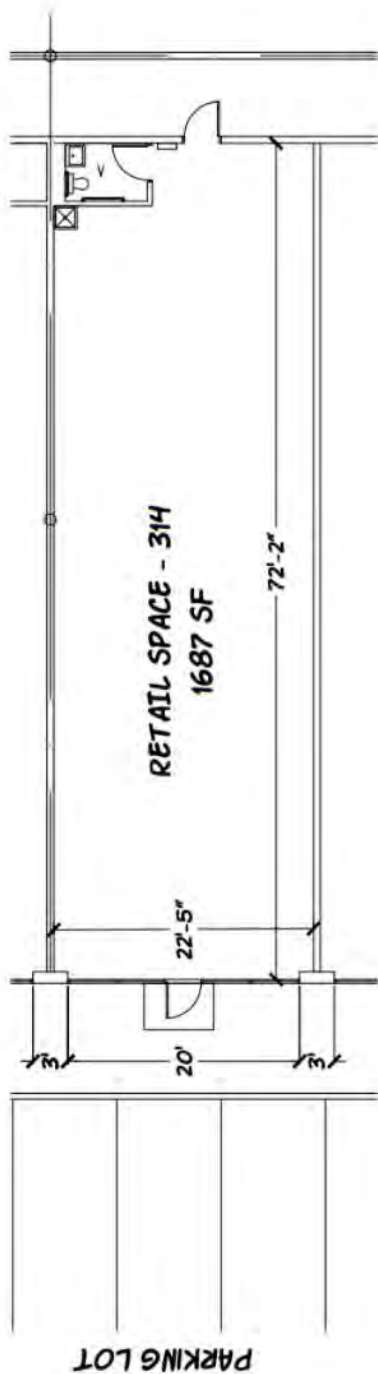
EXISTING FLOOR PLAN
SCALE 3/16" = 1'-0"



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Unit #314 - 1,687 sq. ft.



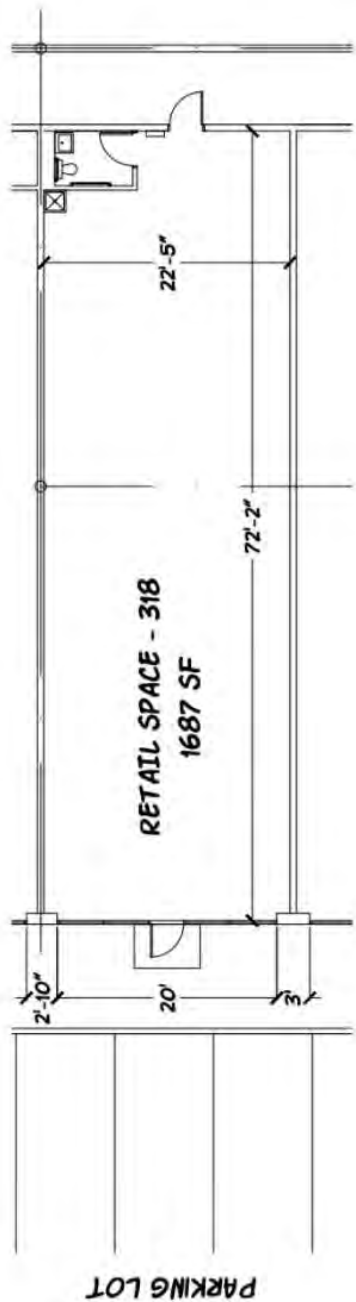
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Unit #318 - 1,687 sq. ft.

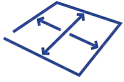


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Property & Area Highlights



1,687 sf - 26,941 SF
Space Sizes



\$102K
Average HH Income



C5
Zoning



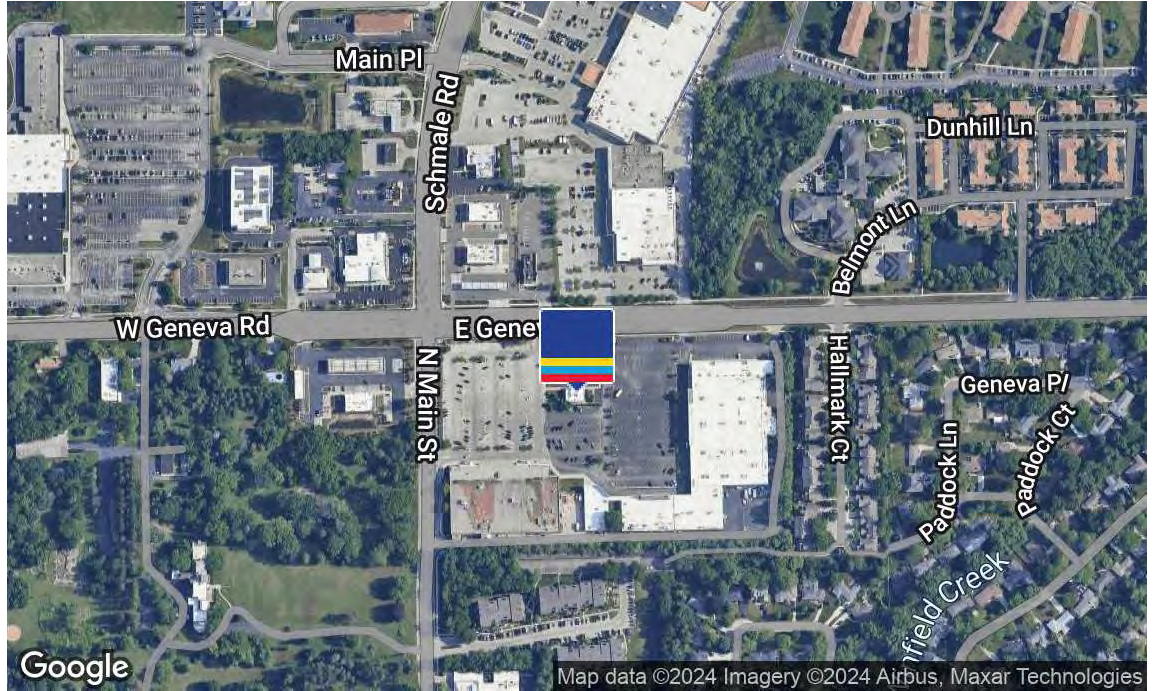
650+
Parking Spaces



118K
Population



102k
Average HH Income



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.

Area Tenants

- Pickled
- DuPage Framing
- Starbucks
- Dollar Tree
- Indian Palace
- Arby's
- Laundry World
- Jimmy John's
- Just Tires
- H&R Block
- Home Depot
- Planet Fitness
- Home Course
- Orange Theory
- Steamboat BBQ
- Circle K
- Jiffy Lube
- Lou Malnati's
- XSport Fitness
- Winning Circle
- Goddard School
- Orange Theory
- Brickhaus Fitness
- Wendy's

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Area Retail Tenants

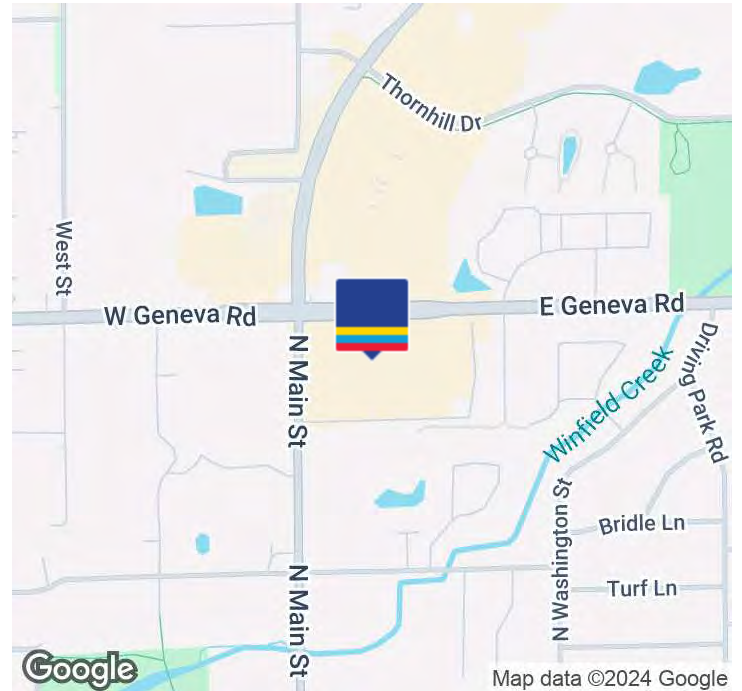
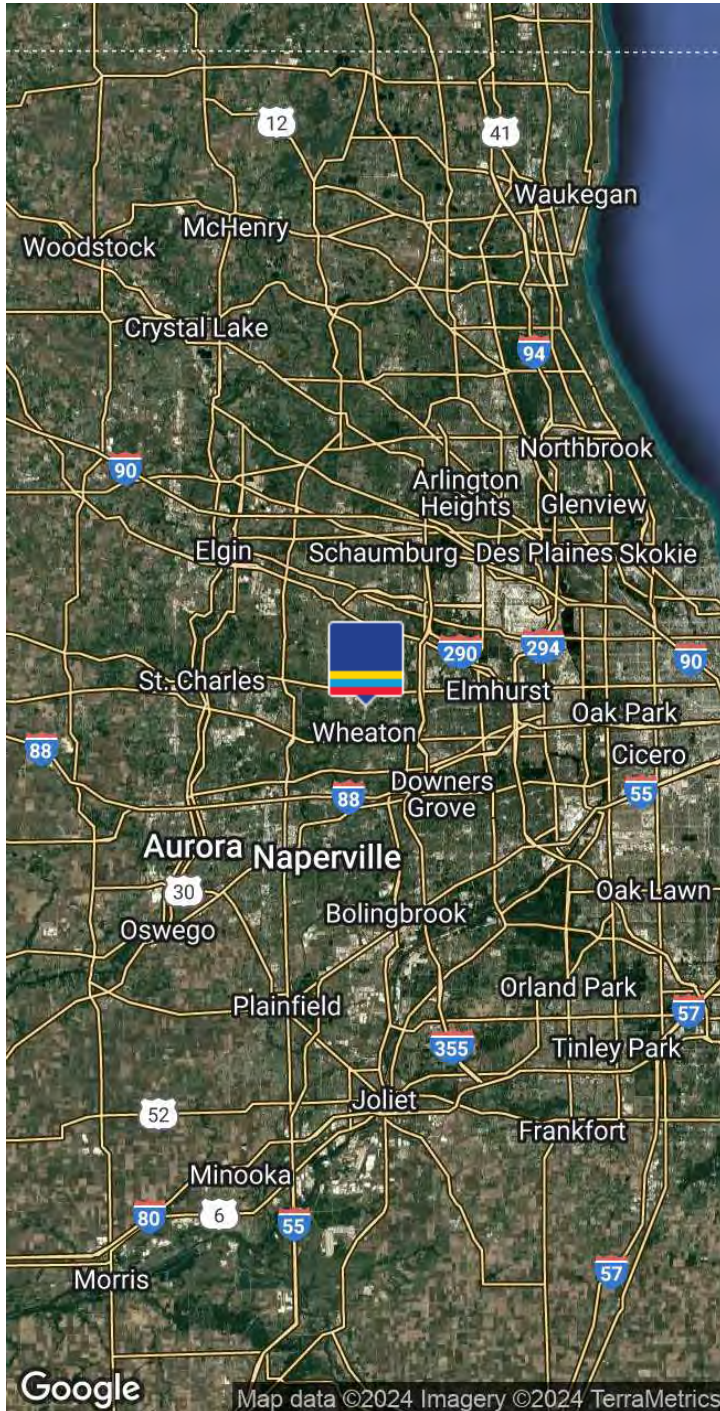


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Location Map



Demographics	3 Miles	5 Miles	10 Miles
Total population	113,135	252,692	891,453
Median age	39.5	39.5	40.4
Median age (Male)	38.0	38.4	39.3
Median age (Female)	40.9	40.8	41.4
Total households	42,286	94,991	344,151
Total 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

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