

Neighborhood Center

Carol Stream, IL 60108 (Chicago MSA)

FOR LEASE

1034 - 1053 Fountain View Dr.



For More Information: **Vick Mehta** | (O) 708-859-8000 | (M) 630-850-0500 | vm@indvestia.com

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof.

All information contained herein should be verified to the satisfaction of the person relying thereon.



AVAILABILITY:

- **Unit 1053** - 1,175 sq ft. - Vanilla Box Condition
- **Unit 1045** - 1,411 sq ft. - Former carry out pizza restaurant
- **Unit 1034** - 3,021 sq ft. - Vanilla Box delivery

HIGHLIGHTS:

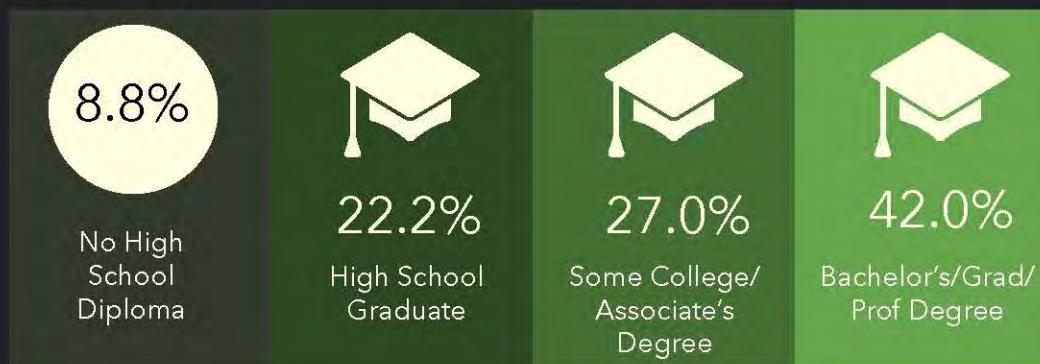
- Join internet resistant essential tenants; Prima Nail Salon, Fountain View Cleaners, Tastey House Restaurant, Gossip Hail Salon, and JT's Corner Tap
- New Ownership is investing significantly into revitalizing this center to become a destination location for the community.
- Recently signed lease with Fozzy's Bar & Grill and Barrio Cantina,
- Low DuPage County operating expenses.
- Ample parking including the only retail street parking in the Village.
- Directly across from Village owned Fountain View Rec Center which hosts outdoor events regularly.
- Minutes from the bustling Bloomingdale Court retail corridor for a fraction of the cost.
- 1.5 miles away from Glenbard North High School
- Exposure to approximately 32,800 VPD at Gary & Lies intersection.
- Variety of sizes available. Flexible lease terms and tenant improvement allowances negotiable.



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EDUCATION



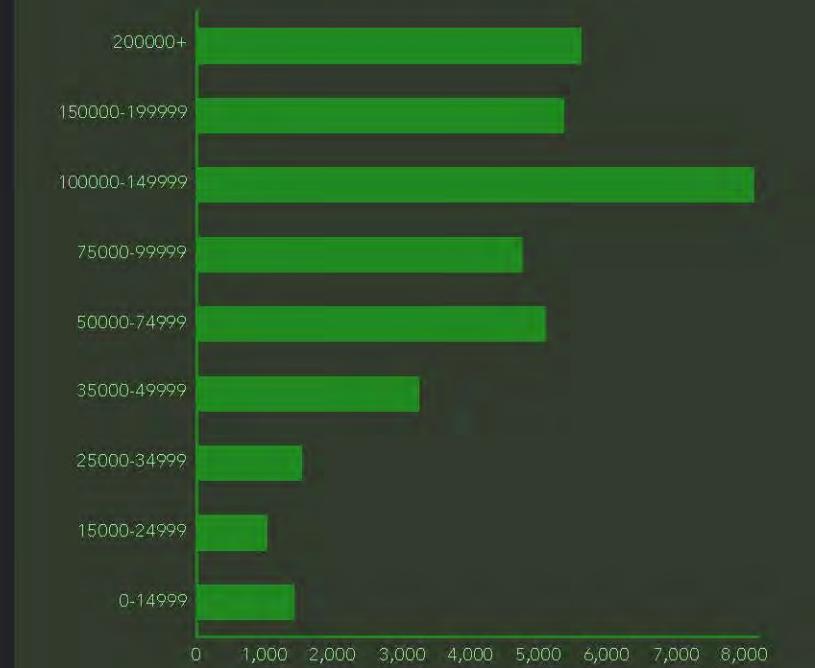
INCOME



EMPLOYMENT



HOUSEHOLD INCOME (\$)



KEY FACTS

