

SWC ROOSEVELT RD / NAPERVILLE RD



WHEATON

3,500 SF FREE-STANDING BUILDING
AT SIGNALIZED INTERSECTION



DOWNTOWN
WHEATON

NAPERVILLE RD
17,100 VPD

ROOSEVELT RD ROAD 32,700 VPD



FREE-STANDING
BUILDING
3,500 SF

FOR LEASE



AERIAL



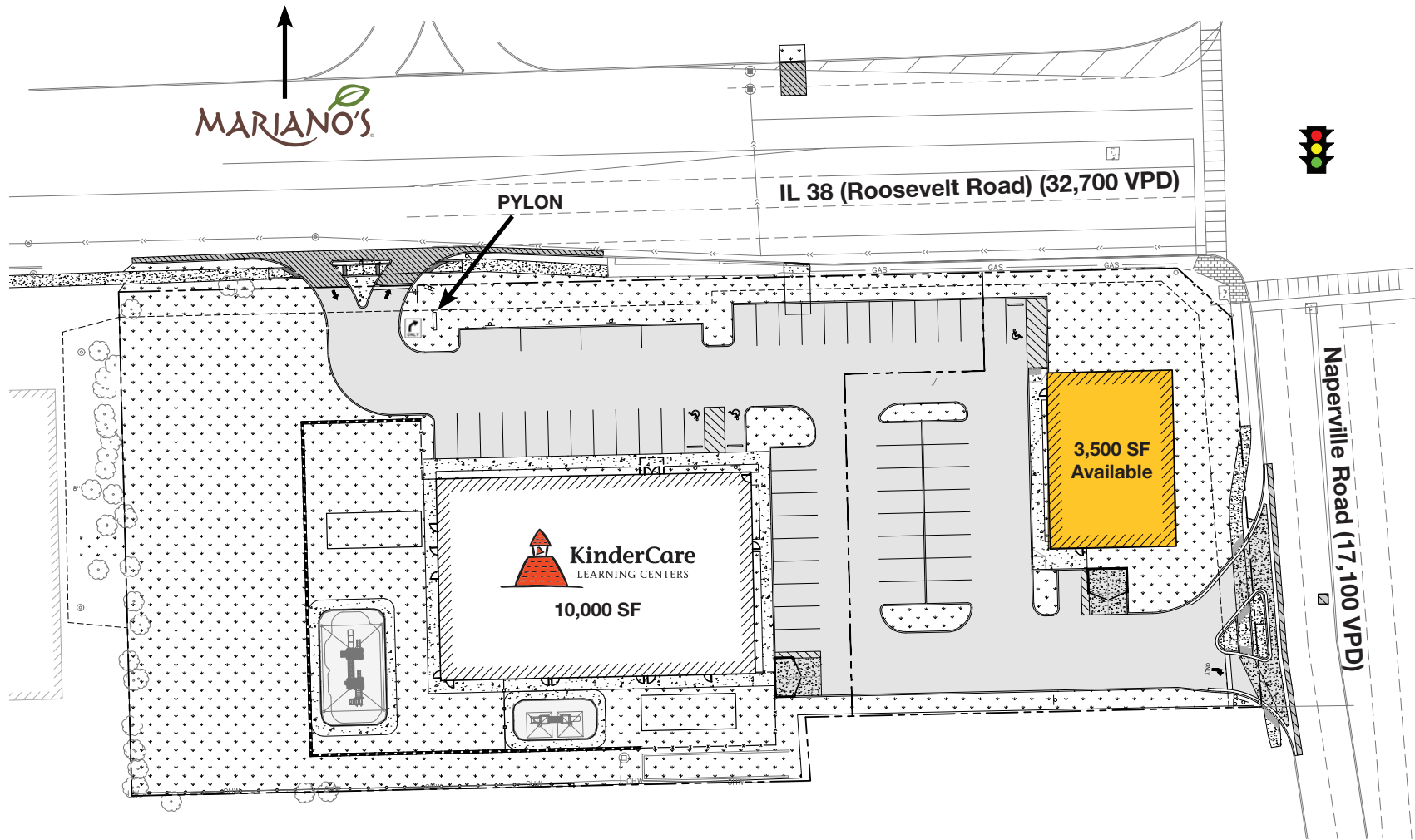
FREE-STANDING
BUILDING
3,500 SF

ROOSEVELT RD ROAD 32,700 VPD

NAPERVILLE RD 17,100 VPD



SITE PLAN



WHEATON

AVAILABILITY

- 3,500 SF
Free-Standing Building

ADDRESS

SWC Roosevelt Rd /
Naperville Rd

NEIGHBORING TENANTS



FEATURES

- 50,000 VPD at Main & Main Intersection
- Directly Across from High Volume Mariano's Store
- Located at Signalized Hard-Corner with Incredible Visibility
- Excellent Retail Market with Incredible Surrounding Demographics
- New Construction Building
- Monument Signage Available

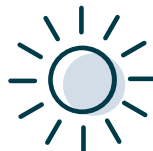
DEMOGRAPHICS WITHIN 3 MILES



Avg
Household
Income
\$183,665



Population
91,984

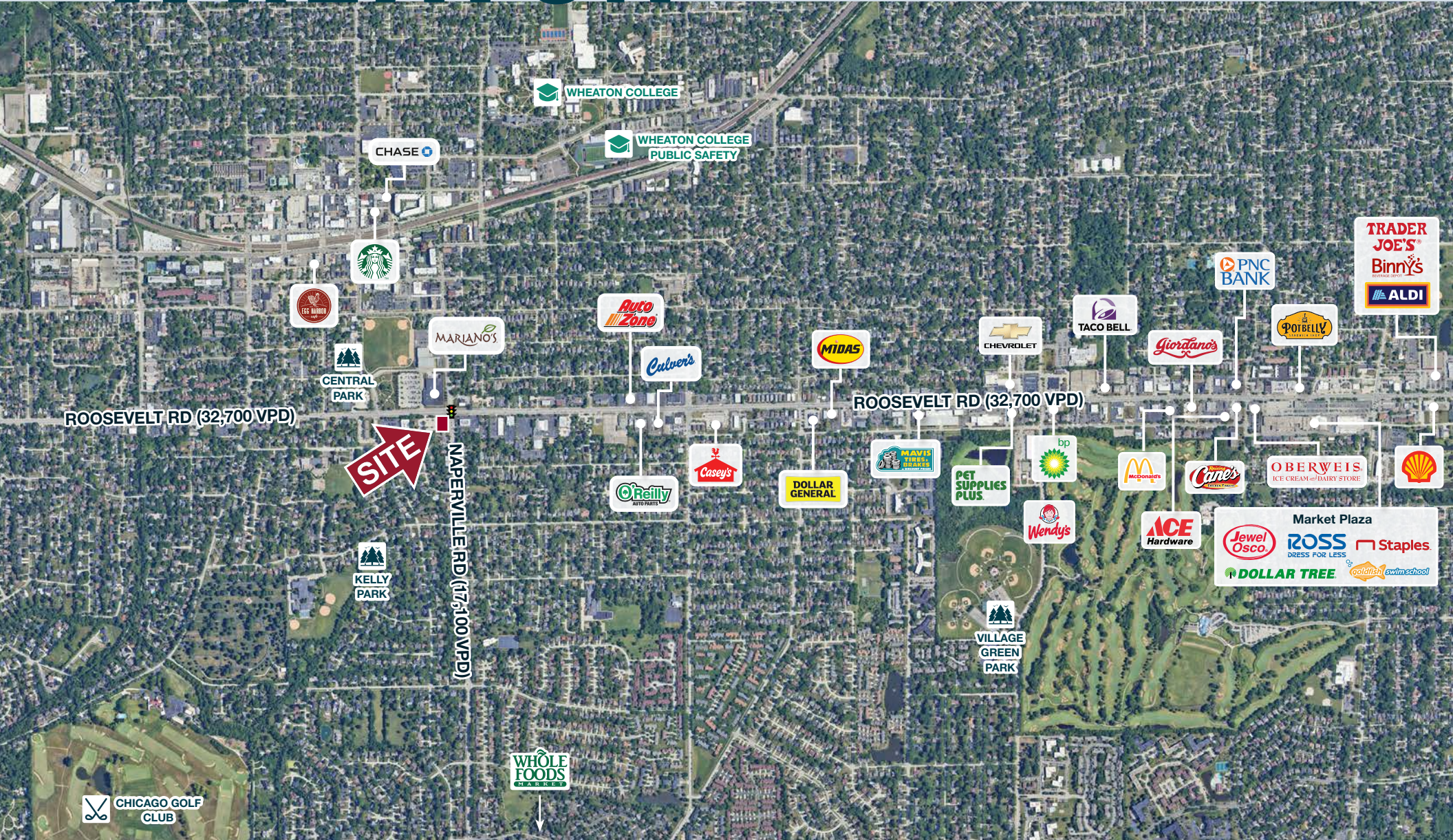


Daytime
Population
116,530





WHEATON





WHEATON

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