

Offering Summary

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Estimated NNN's:	
Available SF:	2,025 - 3,500 square feet
Lot Size:	0.59 Acres
Zoning:	C-3: General Business District
Market:	Wheaton
Traffic Count:	Approx. 26,600 VPD

Property Overview

New development opportunity to join Thorntons & Tommy's Carwash. Retail pad available for sale, ground lease, or BTS, at the southeast corner of the signalized intersection at Geneva Road & Gary Road (approx. 26,600 VPD) in Wheaton, DuPage County, Illinois. The pad is part of a larger development including a newly developed Thornton's Gas Station, Tommy's Carwash and Convenience Store. The site offers prospective Tenants various space options ranging from 2,025 - 3,500 SF, along with the potential for a drive-thru. The Property is located adjacent to Wheaton North High School and less than two (2) miles from Wheaton College. Neighboring retailers include Home Depot, Jewel-Osco, XSport Fitness, DaVita, Goodwill, Dollar Tree, Chase Bank, Lou Malnati's, Subway, Qdoba, Brown's Chicken, Wendy's, Jersey Mike's, Denny's, and McDonald's, among many other national and local retailers.

Property Highlights

- Opportunity to join a newly constructed Thorntons Gas Station and Tommy's Carwash along Gary Avenue in Carol Stream
- Flexible space options ranging from 2,025 - 3,500 SF along with the potential for a drive-thru
- Neighboring retailers include Home Depot, Jewel-Osco, XSport Fitness, DaVita, Goodwill, Dollar Tree, Chase Bank, Lou Malnati's, Subway, Qdoba, Brown's Chicken, Wendy's, Jersey Mike's, Denny's, and McDonald's, among many other national and local retailers.

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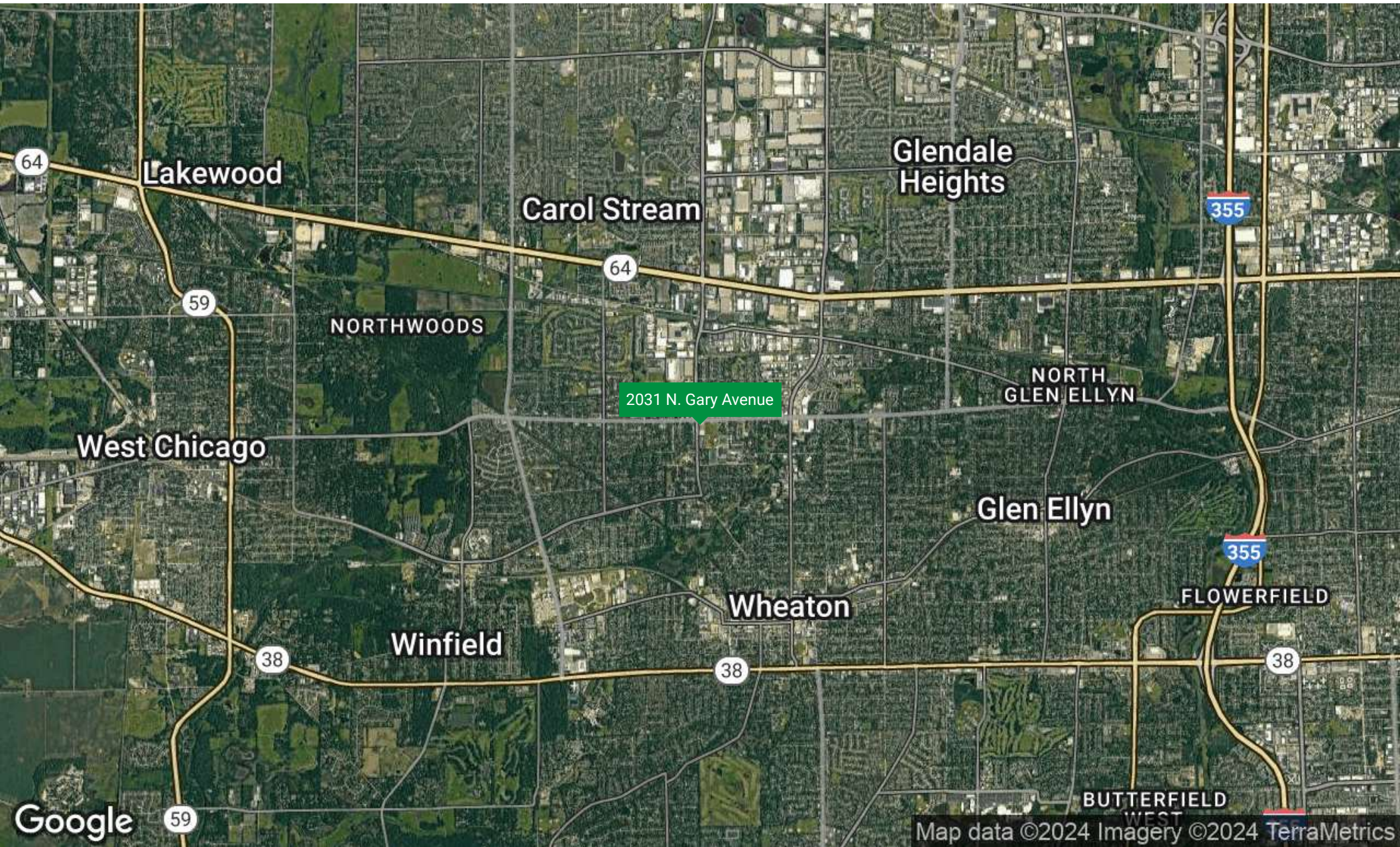
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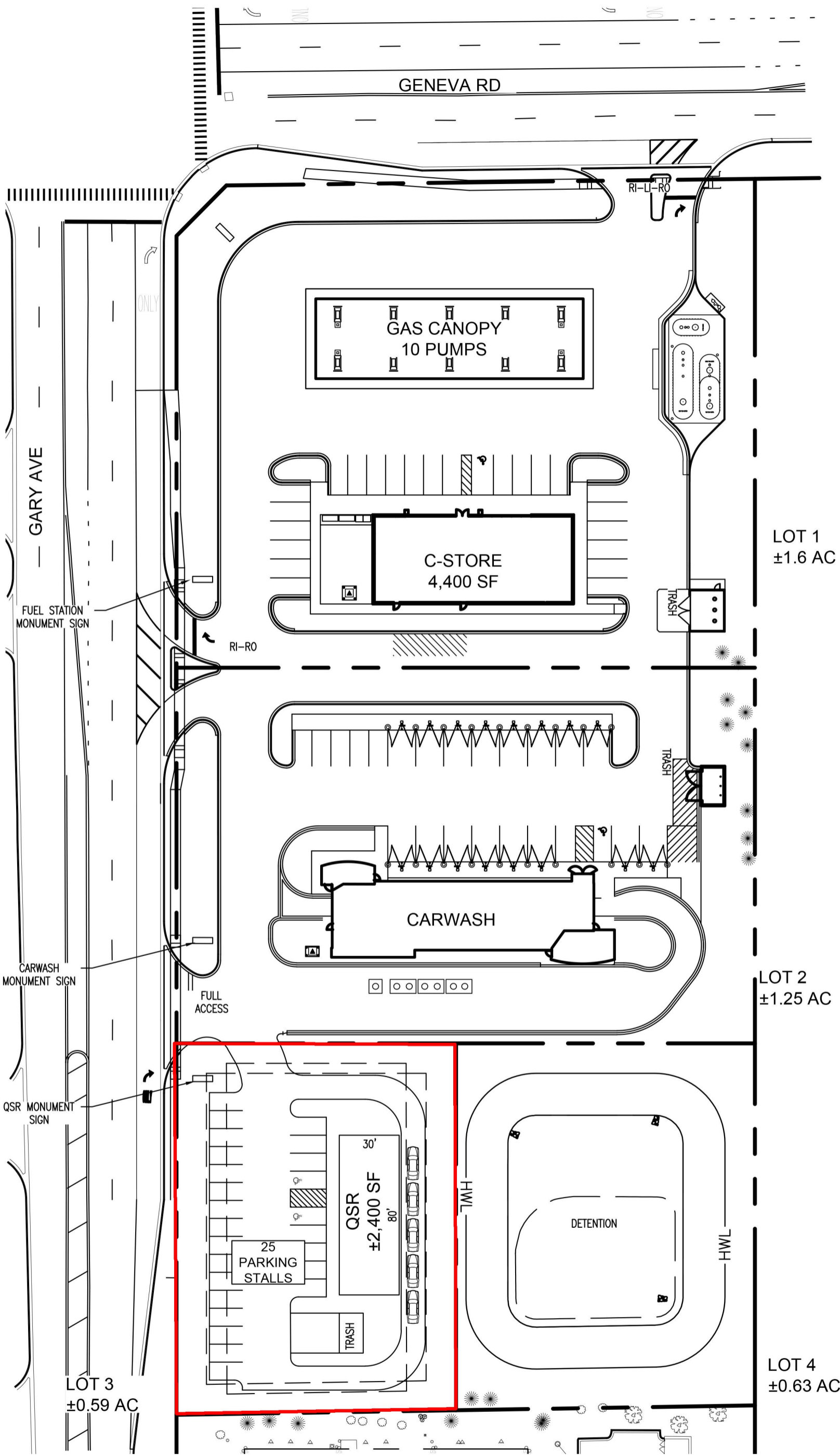


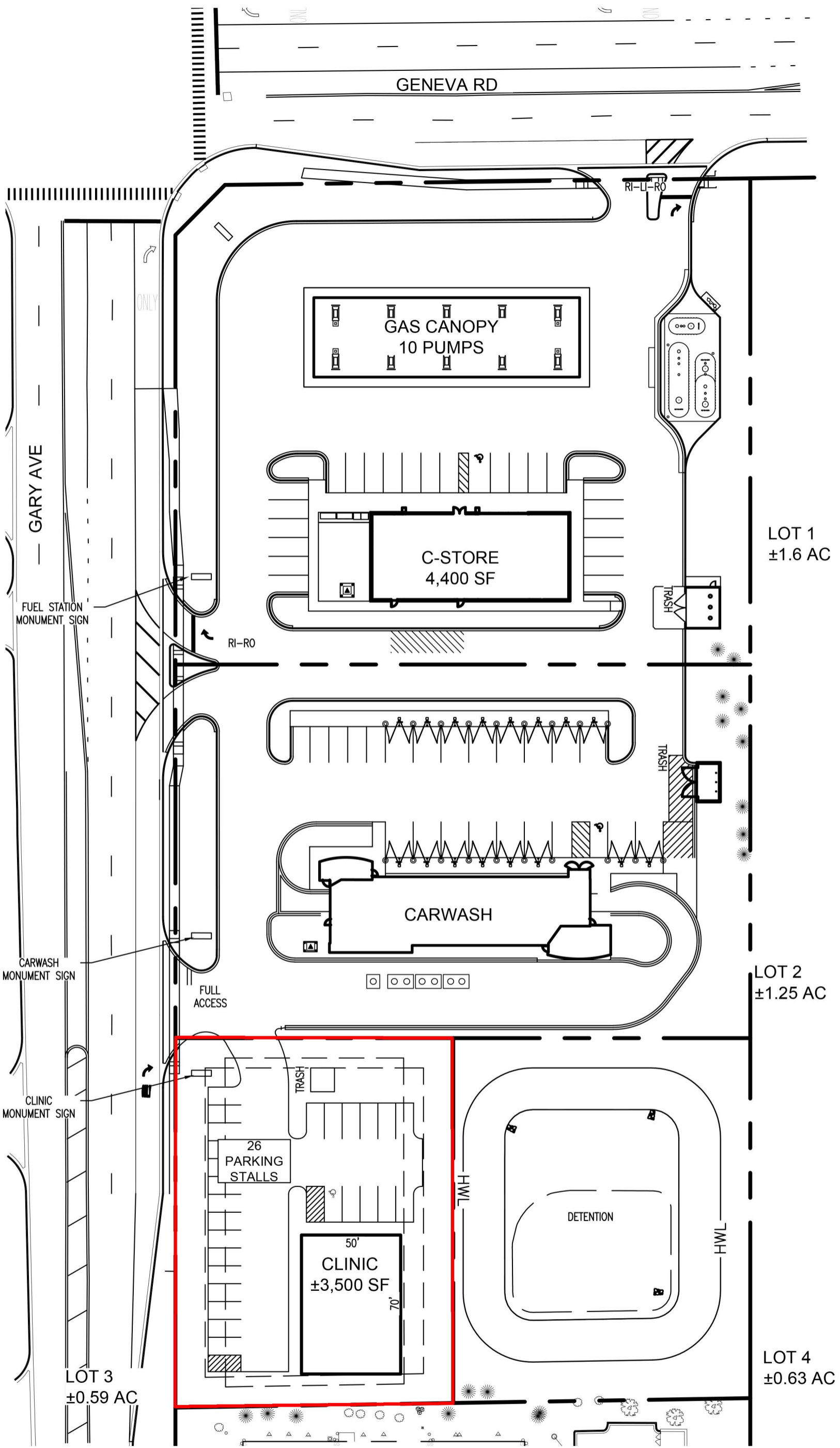
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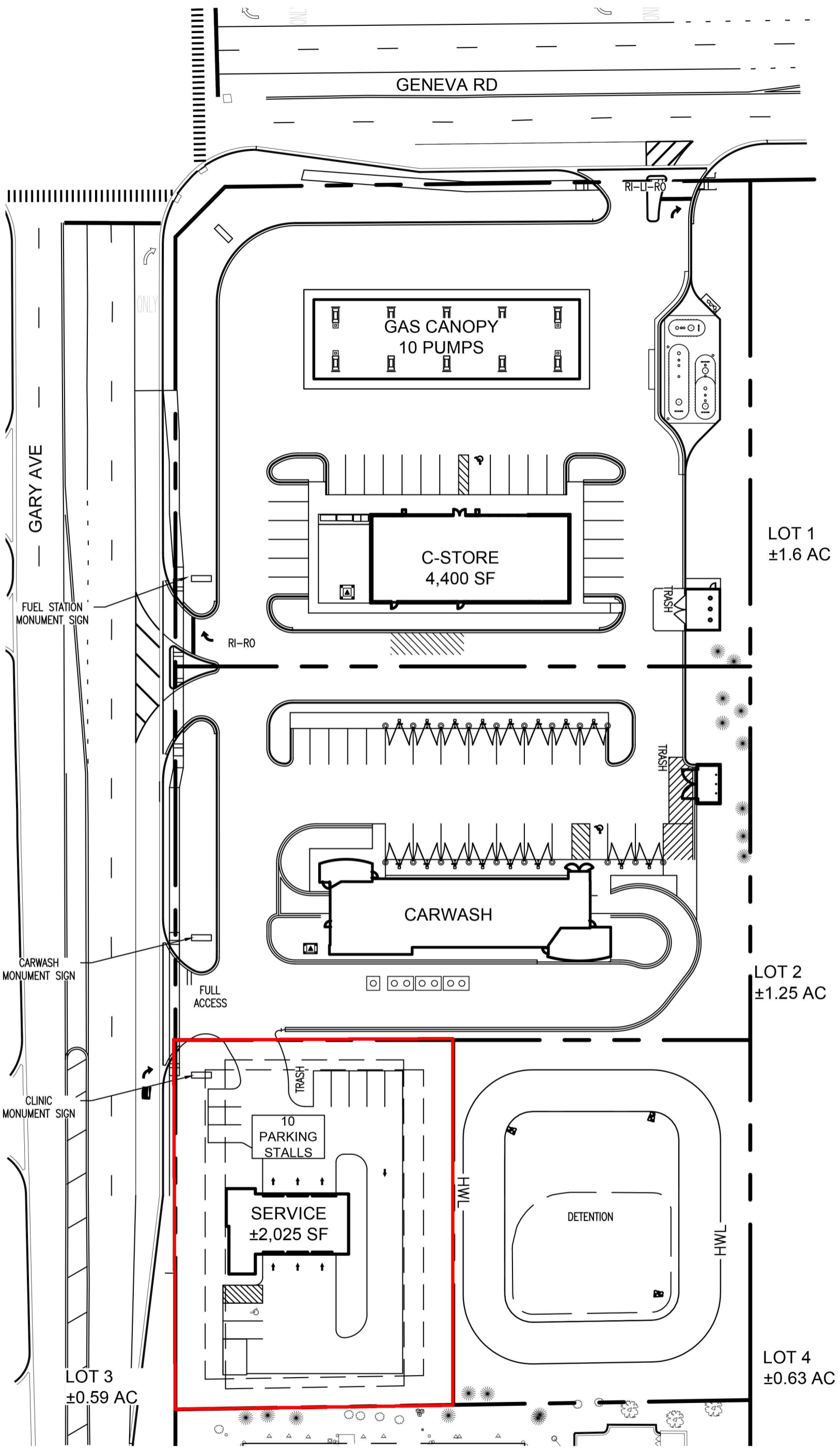
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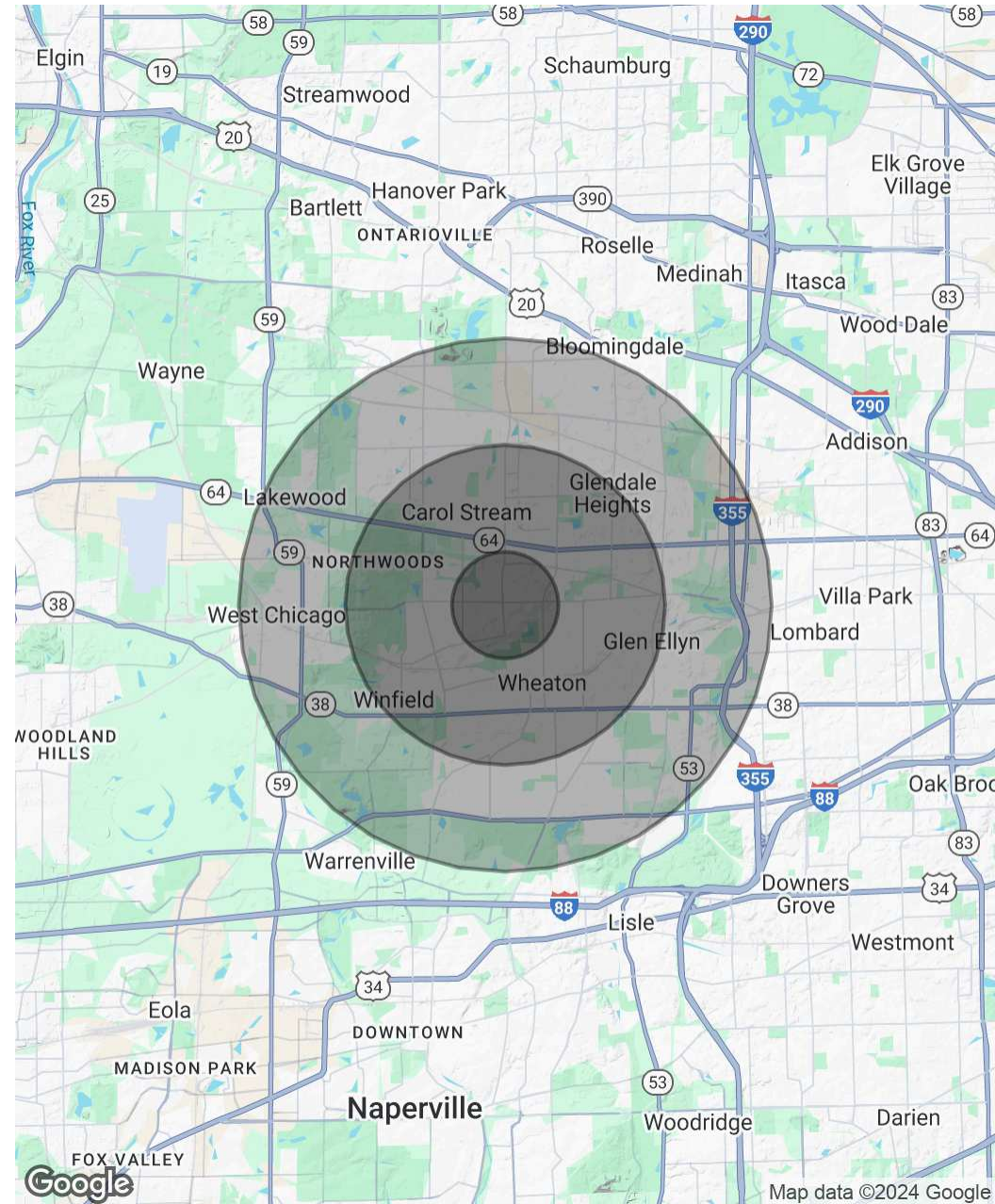




Population	1 Mile	3 Miles	5 Miles
Total Population	9,070	101,938	239,344
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,124	36,665	85,156
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$168,787	\$151,533	\$147,259
Average House Value	\$535,451	\$439,048	\$421,336

Demographics data derived from AlphaMap



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