

Now Available For Sale Rare User and/or Redevelopment Opportunity 411 East Geneva Road, Carol Stream, IL.



SPECIFICATIONS:

Price:	\$1,237,500
Building Size:	+/- 7,500 sf
Land Parcel:	+/- 1.27 acres

DEMOGRAPHICS:

	5 Mile
Total Population	259,013
Avg. HH Income	\$114,633
Daytime Population	250,610

ATTRIBUTES:

- Priced to sell - well below replacement cost
- Stoplight corner offering an abundance of visibility
- Over 350 ft of prime frontage on Geneva Rd.
- Anchored by brand new 24 Hour Fitness (opening soon)
- Across the street from Jewel & Home Depot
- Over 45K VPD at main intersection - Schmale & Geneva
- Diverse co-tenants (medical, food, education, service)
- Wide open interior - ready for redevelopment
- Desirable affluent and dense demographics
- In-fill market w/ limited development supply
- 63 parking spaces - strong ratio of 8.40 spaces per 1,000 sf



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Market Aerial

Rare User and/or Redevelopment Opportunity

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Site Plan

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