

# SEC of North Avenue & Schmale Road Carol Stream, Illinois



Available Retail next to Amita:  
30,000+ SF (25,000 SF min)  
Asking Rate: \$10.00/sf Net  
Ceiling Ht: 18' Clear



**Operating Expenses:**  
Tax: \$1.67/sf  
Common Area: \$1.05/sf

**New Retail Development Anchored by Wheaton Christian Center Church and Amita Health**



## Property Features

*Corner of North Avenue and Schmale Road*

### HIGHLIGHTS

- Out Lot #1 - 37,580 sf (Leased)
- Out Lot #2 - 26,600 sf—\$72,500/year
- Out Lot #3 - 40,670 sf—\$68,000/year

- Ideal for pharmacy, bank, restaurants, retail stores and more...
- Close to major retail brands
- Anchored by Wheaton Christian Center Church

**Traffic counts:**  
North Avenue 55,600 VPD\*  
Schmale Road 21,800 VPD\*

## Area Retailers



**Tracie Staine**  
847-627-4102 Direct  
630-333-5168 Cell  
tstaine@arthurjrogers.com

 [www.ArthurJRogers.com](http://www.ArthurJRogers.com)  
1601 Barclay Blvd  
Buffalo Grove, IL 60089  
847-541-3600 • 847-699-9048 fax

# 610 E. North Avenue Carol Stream, Illinois

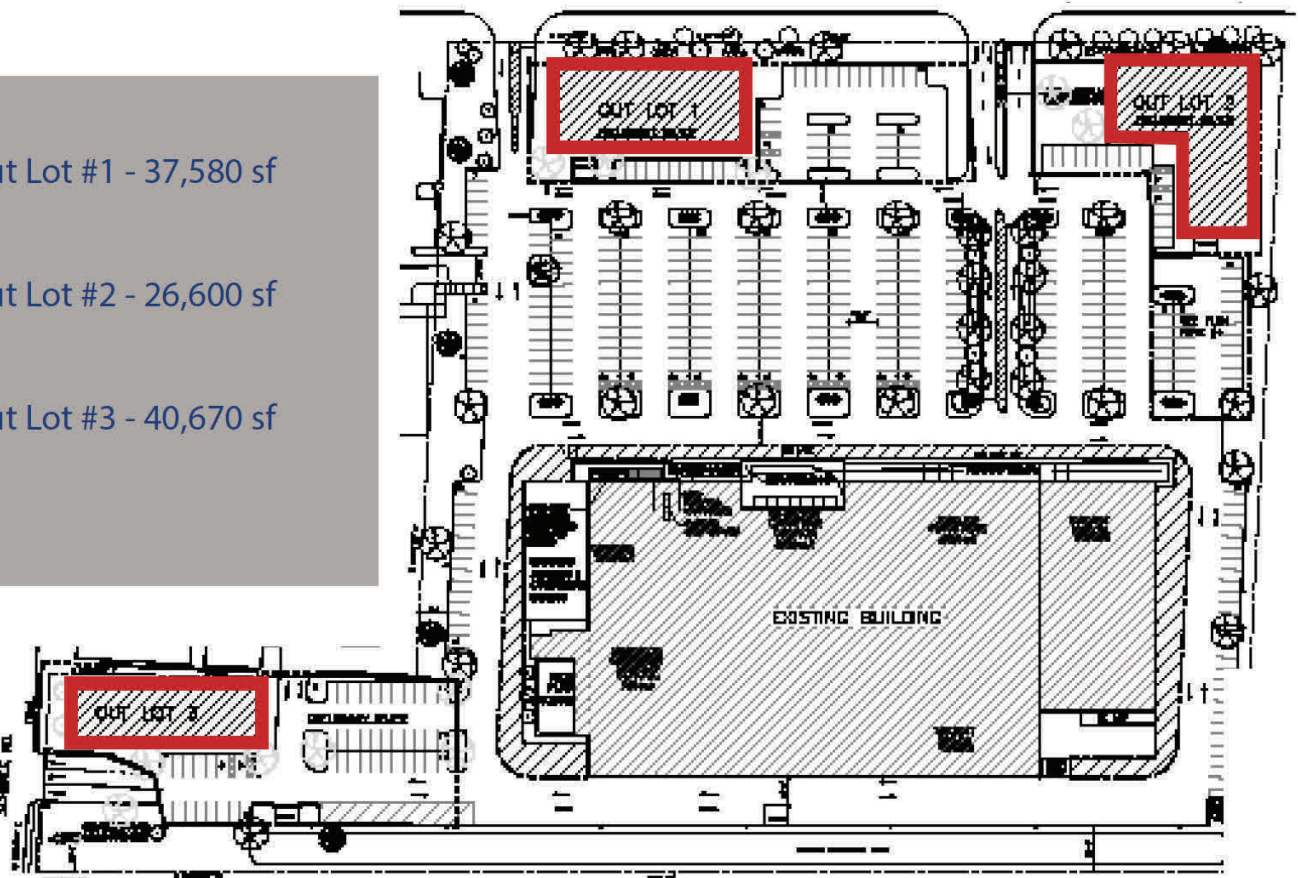
## Three Retail Out Lots Available Carol Stream, Illinois

### PROPOSED SITE PLAN

Out Lot #1 - 37,580 sf

Out Lot #2 - 26,600 sf

Out Lot #3 - 40,670 sf



**Tracie Staine**

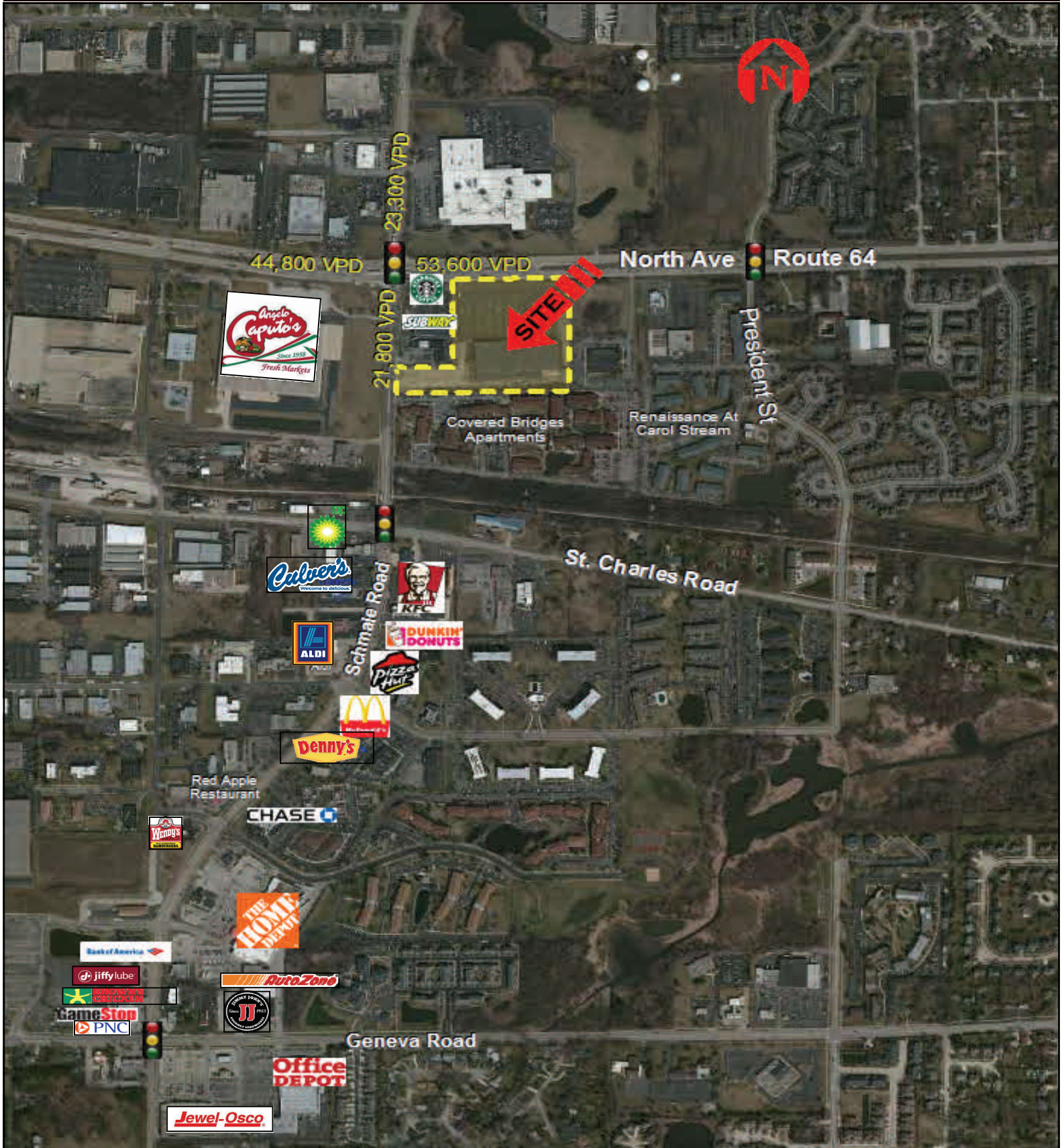
847-627-4102 Direct  
630-333-5168 Cell  
tstaine@arthurjrogers.com



[www.ArthurJRogers.com](http://www.ArthurJRogers.com)  
1601 Barclay Blvd  
Buffalo Grove, IL 60089  
847-541-3600 • 847-699-9048 fax

# 610 E. North Avenue Carol Stream, Illinois

SITE AERIAL



**Tracie Staine**  
847-627-4102 Direct  
630-333-5168 Cell  
tstaine@arthurjrogers.com



[www.ArthurJRogers.com](http://www.ArthurJRogers.com)  
1601 Barclay Blvd  
Buffalo Grove, IL 60089  
847-541-3600 • 847-699-9048 fax

# 610 E. North Avenue

## Carol Stream, Illinois

### DEMOGRAPHICS

<u>Radius</u>	<b>2 Mile</b>	<b>5 Mile</b>	<b>10 Mile</b>
<b>Population:</b>			
2019 Projection	54,900	272,247	929,003
2014 Estimate	53,462	266,127	908,132
2010 Census	52,117	262,611	891,892
Growth 2014-2019	2.69%	2.30%	2.30%
Growth 2010-2014	2.58%	1.34%	1.82%
2014 Population Hispanic Origin	10,563	34,871	149,234
<b>2014 Population by Race:</b>			
White	41,264	217,430	756,133
Black	3,314	12,989	38,644
Am. Indian & Alaskan	368	1,252	4,942
Asian	7,372	29,654	92,771
Hawaiian & Pacific Island	41	155	459
Other	1,103	4,647	15,184
<b>Households:</b>			
2019 Projection	19,359	97,773	340,588
2014 Estimate	18,833	95,510	332,818
2010 Census	18,316	94,130	326,716
Growth 2014 - 2019	2.79%	2.37%	2.33%
Growth 2010 - 2014	0.55%	(0.29%)	0.01%
Owner Occupied	12,374	71,852	249,681
Renter Occupied	6,459	23,659	83,136
<b>2014 Avg Household Income</b>	<b>\$90,901</b>	<b>\$97,868</b>	<b>\$95,466</b>
<b>2014 Med Household Income</b>	<b>\$70,916</b>	<b>\$78,602</b>	<b>\$76,061</b>
<b>2014 Households by Household Income:</b>			
<\$25,000	2,943	12,937	45,835
\$25,000 - \$50,000	3,614	16,581	60,661
\$50,000 - \$75,000	3,512	16,101	57,753
\$75,000 - \$100,000	2,951	14,829	50,915
\$100,000 - \$125,000	1,967	11,333	39,055
\$125,000 - \$150,000	1,070	7,640	25,163
\$150,000 - \$200,000	1,303	8,008	27,309
\$200,000+	1,473	8,082	26,128

**Tracie Staine**

847-627-4102 Direct  
 630-333-5168 Cell  
 tstaine@arthurjrogers.com



[www.ArthurJRogers.com](http://www.ArthurJRogers.com)  
 1601 Barclay Blvd  
 Buffalo Grove, IL 60089  
 847-541-3600 • 847-699-9048 fax

# 610 E. North Avenue

## Carol Stream, Illinois

### DEMOGRAPHICS

Annual Consumer Spending Radius	2014			2019		
	2 Mile	5 Mile	10 Mile	2 Mile	5 Mile	10 Mile
<b>Total Specified Consumer Spending (\$)</b>	579,878	3,111,627	10,640,840	618,688	3,310,289	11,316,502
<b>Apparel:</b>						
<b>Total Apparel</b>	33,351	174,255	592,797	36,058	187,852	639,273
Women's Apparel	13,320	71,560	243,075	14,509	77,652	263,747
Men's Apparel	7,256	38,392	130,851	7,915	41,645	141,840
Girl's Apparel	2,596	12,908	43,756	2,737	13,582	46,235
Boy's Apparel	1,800	8,842	29,975	1,893	9,303	31,661
Infant Apparel	1,454	7,076	24,277	1,554	7,661	26,170
Footwear	6,925	35,478	120,862	7,452	38,010	129,621
<b>Entertainment, Hobbies &amp; Pets:</b>						
<b>Total Entertainment, Hobbies &amp; Pets</b>	40,859	222,449	763,541	43,039	233,333	800,707
Entertainment	7,186	37,379	128,501	7,550	39,175	134,775
Audio & Visual Equipment/Service	18,784	100,760	347,362	19,805	105,770	364,502
Reading Materials	2,174	12,550	42,837	2,318	13,301	45,261
Hobbies, Pets, Toys	12,715	71,760	244,841	13,366	75,088	256,170
<b>Food &amp; Alcohol:</b>						
<b>Total Food &amp; Alcohol</b>	149,435	785,982	2,693,662	167,354	875,454	2,999,513
Food at Home	81,291	422,006	1,446,319	91,462	472,078	1,617,540
Food Away From Home	57,775	307,879	1,054,064	64,732	343,330	1,175,253
Alcoholic Beverages	10,369	56,097	193,279	11,161	60,046	206,719
<b>Household:</b>						
<b>Total Household</b>	81,941	455,533	1,562,859	87,460	484,474	1,661,145
House Maintenance & Repair	14,192	82,611	286,074	15,089	87,485	303,030
Household Equipment & Furnishings	32,197	176,287	604,533	33,598	183,196	628,007
Household Operations	25,778	140,891	483,481	28,269	154,454	528,896
Housing Costs	9,774	55,743	188,771	10,504	59,340	201,211
<b>Transportation and Maintenance:</b>						
<b>Total Transportation and Maintenance</b>	165,007	868,960	2,971,155	161,184	850,772	2,906,981
Vehicle Purchases	58,092	307,383	1,044,167	66,282	349,979	1,189,880
Vehicle Expenses	4,682	26,667	91,779	5,480	30,936	106,554
Gasoline	73,682	381,654	1,311,986	57,180	297,710	1,023,062
Transportation	11,840	64,270	218,422	13,834	74,536	253,201
Automotive Repair & Maintenance	16,710	88,987	304,800	18,407	97,611	334,283
<b>Health Care:</b>						
<b>Total Health Care</b>	28,913	160,420	550,750	33,586	185,068	634,616
Medical Services	17,085	94,392	323,860	19,712	108,183	371,172
Prescription Drugs	9,019	50,611	173,892	10,607	59,062	202,352
Medical Supplies	2,809	15,417	52,999	3,267	17,823	61,092
<b>Education &amp; Day Care:</b>						
<b>Total Education &amp; Day Care</b>	39,903	218,936	740,352	45,143	245,556	831,937
Education	26,207	142,319	480,391	30,617	164,769	557,514
Fees & Admissions	13,696	76,616	259,960	14,526	80,787	274,423