

Prime Carol Stream Location

# Four Commercial Opportunities

Outlots, Inline Space & Multiple Uses Available



## 610 North Avenue

Carol Stream, IL

### 1. 39,500 SF Outlot

Development Opportunity on North Avenue

### 2. 22,700 SF Outlot

Development Opportunity on Schmale Road

### 3. 30,600 SF Inline Space

Office, Training, Medical, or Retail

### 4. Smaller Inline Space

Divisible to 4,000 SF



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Outlot Developments on North Avenue, Schmale Road



## 39,500 SF Outlot

One or Two-Tenant Structure with 8 vehicle queue line

### Zoning

O/S (Office & Service)  
B3 (General Business – Retail)



3,500 SF Single or Multi-Tenant Building

## 22,700 SF Outlot

Possible two-tenant retail building with parking



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Inline Leasing Opportunities with Building Signage

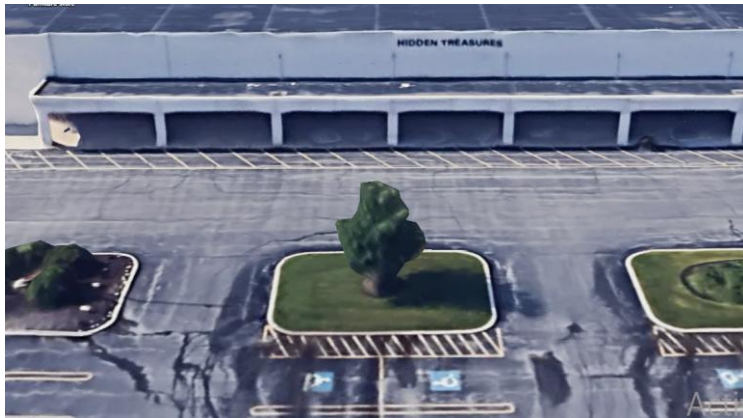


## 30,600 SF Inline Space

Larger space has rear loading and storage

Divisible to 4,000 SF

Dramatic high ceilings



## Permitted Uses

Banks

Restaurants (sit down and drive-thru)

Office

Medical

Government

Training

Education

Auto Related

Amusement

Veterinarian

Outlet Store

Specialty Foods

Daycare

Home Goods

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## Demographics

### Carol Stream (2024)

Population	38,966 (79% is over 18 yo)
Households	14,132 (66% owned)
Median Home Value	\$317,658
Household Income	\$130,144 (projected to grow by 15% in five years)
Education	72% are college educated
Labor Force	95.8% employed
Consumer Spending	\$628 Million (Annually)

### 3-mile Radius

Population	115,635
Households	40,561
Median Home Value	\$145,032

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