

FOR LEASE

Join Planet Fitness at Geneva Plaza

875-901 EAST GENEVA ROAD

Carol Stream, IL 60188

PRESENTED BY:

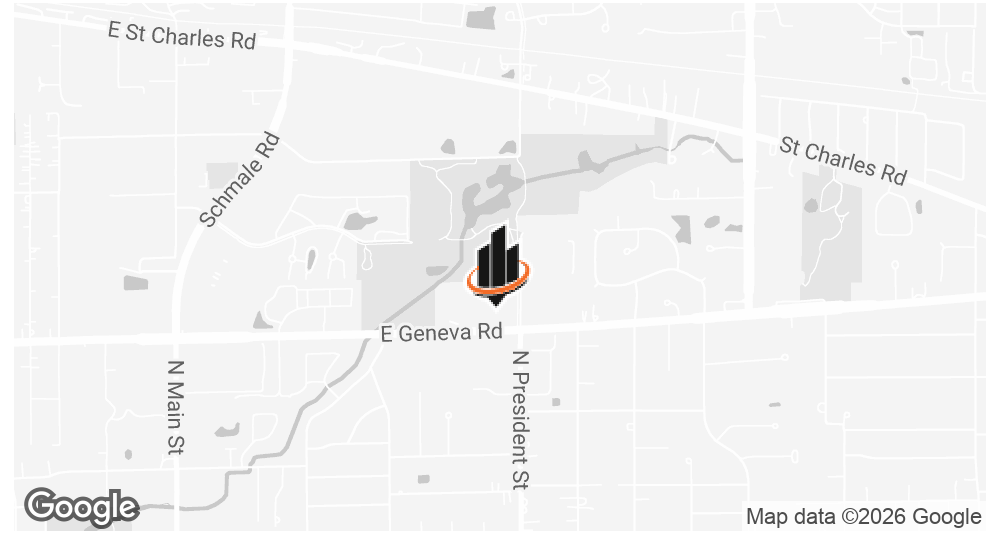
WAYNE CAPLAN

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OFFERING SUMMARY



LEASE RATE	\$20 SF/YR
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OFFERING SUMMARY

BUILDING SIZE:	52,000 SF
AVAILABLE SF:	1,600 - 3,000 SF
LOT SIZE:	5.49 Acres
CAP RATE:	0.0%
NOI:	\$0
MARKET:	Chicago

PROPERTY OVERVIEW

High-traffic small shop spaces available at Geneva Plaza. The property is an approx. 52,000 SF neighborhood shopping center at the corner of Geneva Road and N. President Street bordering Carol Stream and Wheaton. Anchored by Planet Fitness, which generates huge foot traffic, the property has great co-tenancy which also includes Rosati's Pizza. There is a 3000 SF corner end-cap space, which is a former bank and has drive-thru capabilities. There is also an approx. 1600 SF store that was most recently a small grocery store. Both spaces are 2nd generation and ready to go for new tenants. The property offers great exposure via both pylon and building signage. Offered at \$20/sf NNN. The property offers low DuPage County taxes with total passthroughs of approx. \$4.42/sf.

LOCATION OVERVIEW

The property is conveniently located on the border of Carol Stream and Wheaton. Carol Stream is home to over 1,000 businesses, 39,000 residents, 2 million square feet of commercial building space and over 20 million square feet of manufacturing and warehouse space.

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PROPERTY HIGHLIGHTS



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PROPERTY HIGHLIGHTS

- Space for lease at Geneva Plaza in Carol Stream
- 3000 SF end cap and 1600 SF in-line spaces available
- Great co-tenancy with Planet Fitness, Rosati's Pizza and other nearby traffic generators
- 2nd generation spaces - ready to go for new tenants
- End-cap space is a former bank with drive thru capability
- Stop-light corner location
- Large parking field with ease of access from the street
- Pylon signage visible from Geneva Road
- Property is on the border of Wheaton and Carol Stream
- Low DuPage County taxes - total passthroughs only \$4.42/sf
- Great immediate area demographics with over 115,000 people with average incomes over \$140k in the immediate area
- Under New Ownership

SITE PLAN



President St

SPACE	SQ FT	TENANT
877	3,000	Rosati's
879	3,500	Bobby's Liquor Warehouse
881	1,600	Christabell Asian Grocery
883	1,600	AVAILABLE
885	1,600	Democratic Party of DuPage County
887	1,600	Amici's Salon
889	1,600	Cleaners
891	29,000	Planet Fitness
893	4,500	Twice is Nice
895	3,000	AVAILABLE
901	1,000	Twice is Nice

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,600 - 3,000 SF	LEASE RATE:	\$20 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
901	3,000 SF	NNN	\$20.00 SF/yr	End-cap space with great visibility and double-drive-thru capability. 2nd generation space - ready for a new tenant
883	1,600 - 3,000 SF	NNN	\$20.00 SF/yr	1600 SF in-line space. Former small grocery store. 2nd generation space - ready for a new tenant

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EXTERIOR PHOTOS



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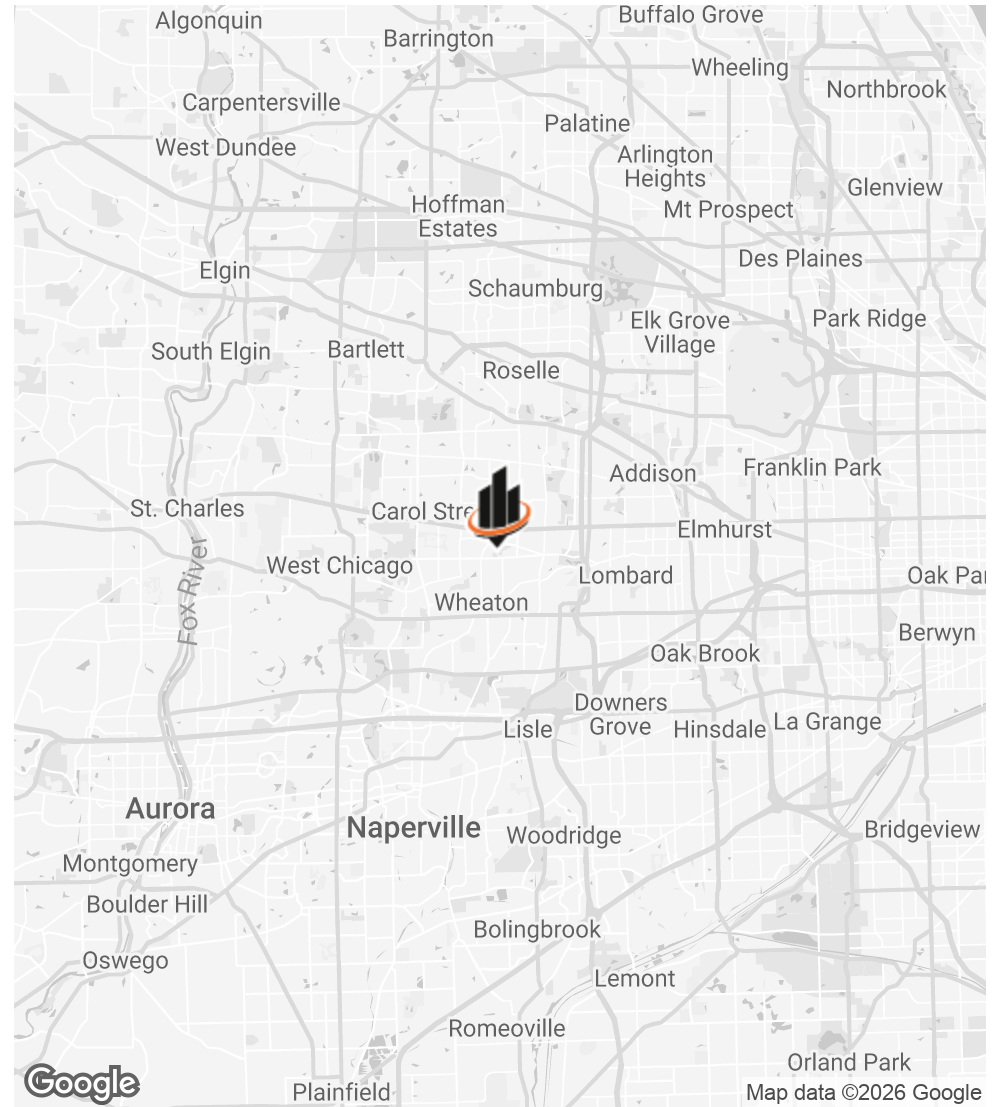
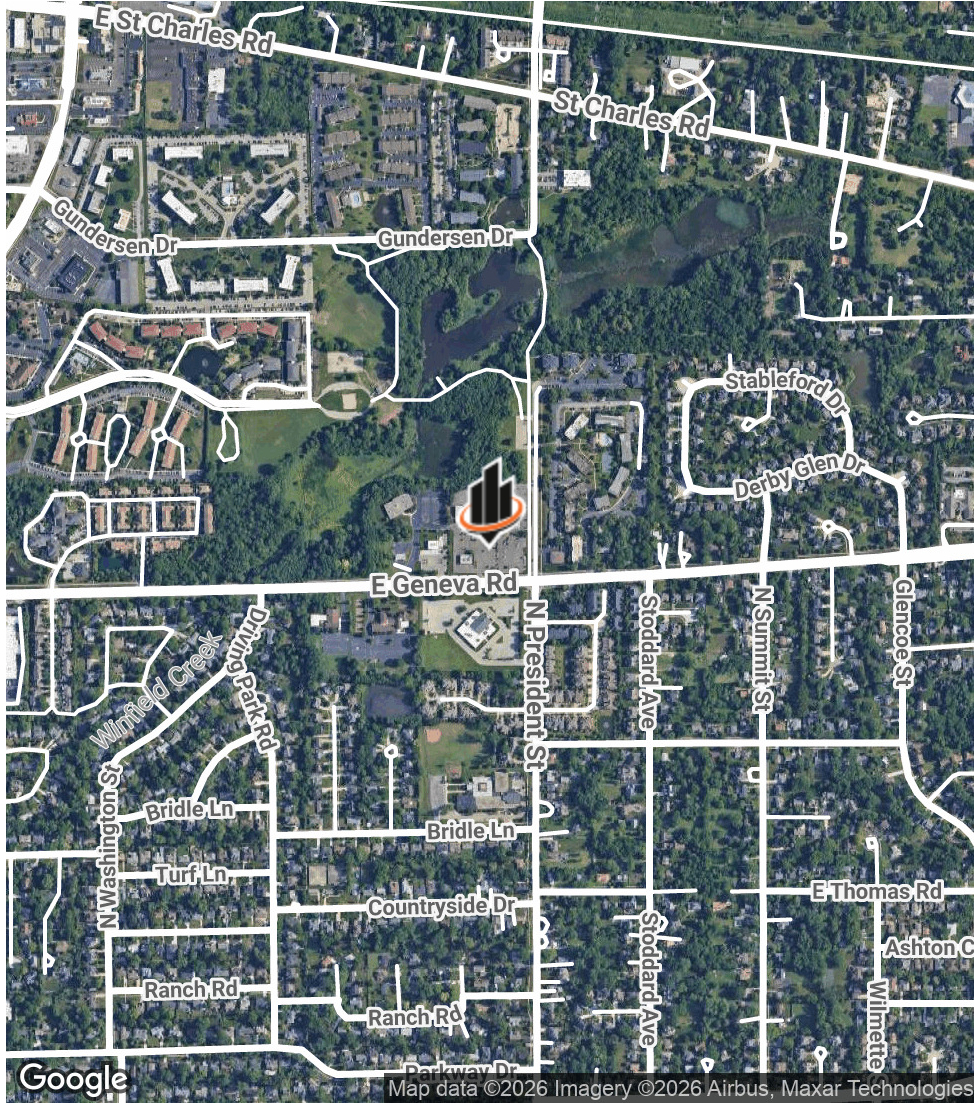
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INTERIOR PHOTOS



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LOCATION MAPS



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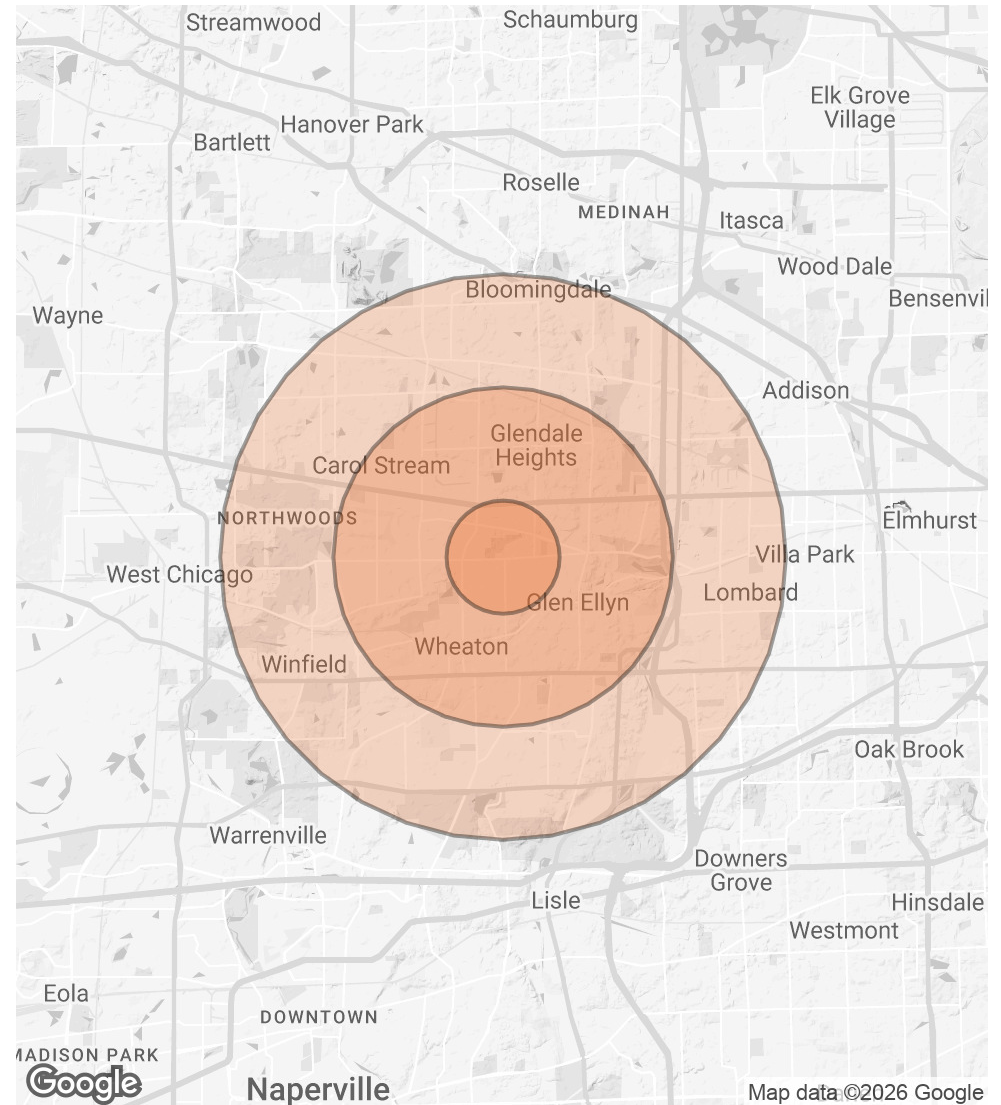
DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,670	115,905	259,620
AVERAGE AGE	38.4	39.1	40.5
AVERAGE AGE (MALE)	38.2	38.1	39.5
AVERAGE AGE (FEMALE)	41.2	40.1	41.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,276	41,435	95,755
# OF PERSONS PER HH	2.5	2.8	2.7
AVERAGE HH INCOME	\$129,775	\$149,045	\$142,442
AVERAGE HOUSE VALUE	\$412,849	\$422,419	\$395,011



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