

# 411 EAST GENEVA ROAD

CAROL STREAM, ILLINOIS



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## SITE SUMMARY

### RETAIL SPACE AVAILABLE

7,500 SF

### NEIGHBORING TENANTS

The Home Depot, Chase Bank, US Bank, PNC Bank, Jewel-Osco, Office Depot, Sprint, Dollar Tree, Firestone, McDonald's, Ace Hardware, ALDI, Walgreens and Denny's

### COMMENTS

The property is located along West Geneva Road near the signalized intersection with North Main Street

The property is positioned as a pad to Geneva Crossing, a Goodwill anchored center with a number of local e-commerce resistant tenants, which drives traffic to the area

The property is nearby national/credit tenants such as The Home Depot, Jewel-Osco, Office Depot, Dollar Tree, ALDI, Walgreens, Ace Hardware, and more, further increasing consumer crossover and promoting shopping in the trade area

The property is in close proximity to apartment complexes Carol Stream Crossing and Colony Park Apartments with a combined 949-units, providing the store with a direct consumer base from which to draw

The property has approximately 63 parking spaces available

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SITE PLAN



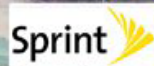
411 EAST GENEVA ROAD



N. MAIN ST

E. GENEVA RD.

MAIN STREET PLAZA



AREA DEMOGRAPHICS 5-MILE RADIUS BREAKDOWN



Average HH Income \$110,755



Households 92,680



Daytime Employees 131,407



Resident Population 260,684