



**1,143 & 1,472 SQUARE FEET AVAILABLE FOR LEASE**

## GENEVA CROSSING

335-355 E GENEVA RD, CAROL STREAM, IL

**FOR LEASE**



**CONTACT: SHARON BAR-SHALOM**  
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## PROPERTY HIGHLIGHTS

- 1,143 & 1,472 Sq Ft Available for Lease
- Build-Out Allowance Available
- Excellent Visibility Fronting Geneva Rd with 25K VPD
- Strong Small Shop Co-Tenancy
- Exceedingly Dense (>113K pp), High-Income Market (>\$123K)
- Proximal to Wheaton North High School & Wheaton College (5,000 students combined)

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,004	113,182	256,062
DAYTIME POPULATION	10,034	91,221	188,715
HOUSEHOLDS	3,899	40,854	92,559
AVG HH INCOME	\$127,031	\$123,838	\$121,929

## TRAFFIC COUNTS

	COUNT
E GENEVA RD	25K VPD
SCHMALE RD / N MAIN ST	21K VPD

## AREA TENANTS INCLUDE

**Jewel-Osco**

verizon **ATHLETICO**  
PHYSICAL THERAPY

**THE HOME DEPOT**

**Goodwill**  
Industries International, Inc.

**Lou Malabati's** **GNC**  
LIVE WELL

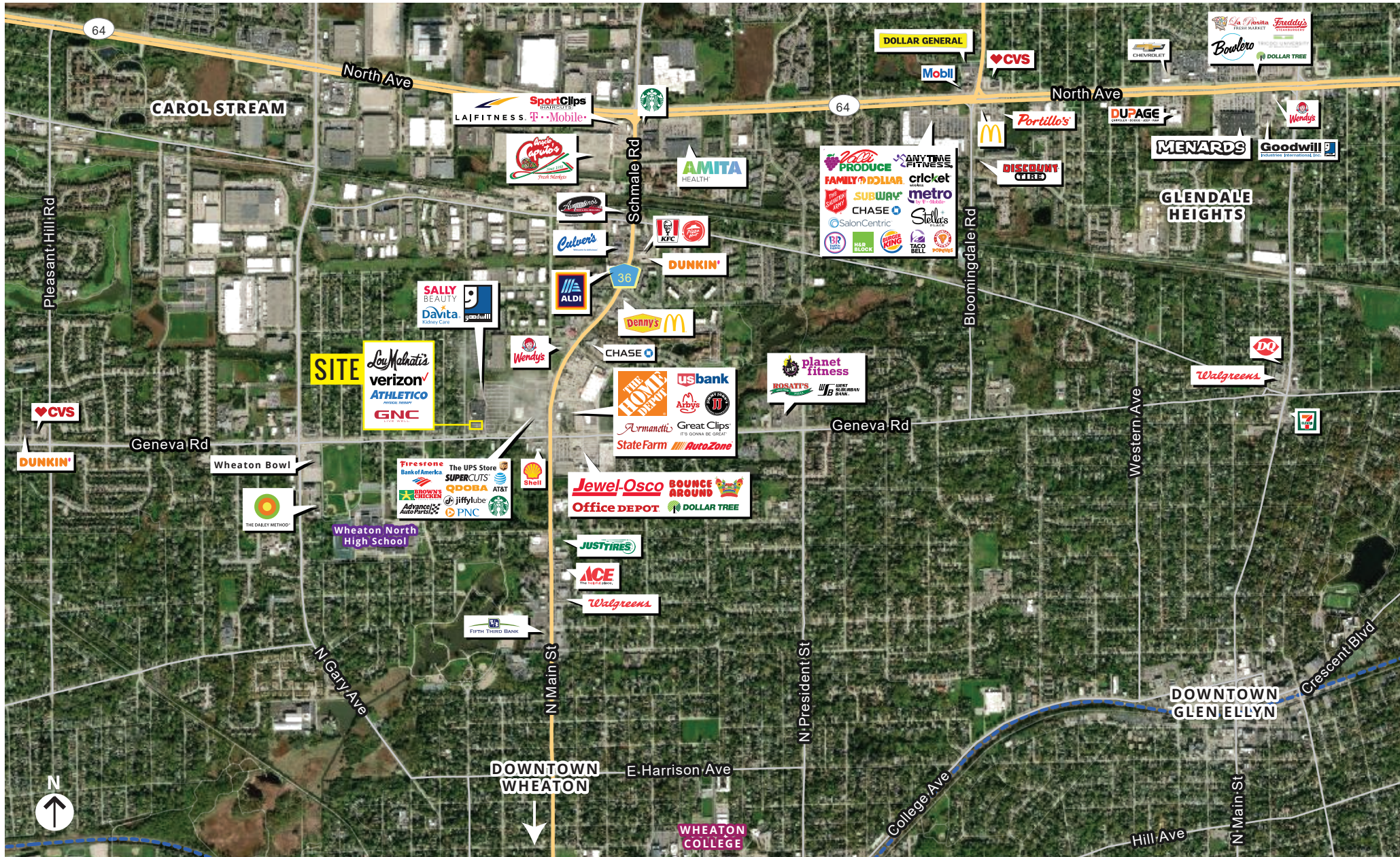




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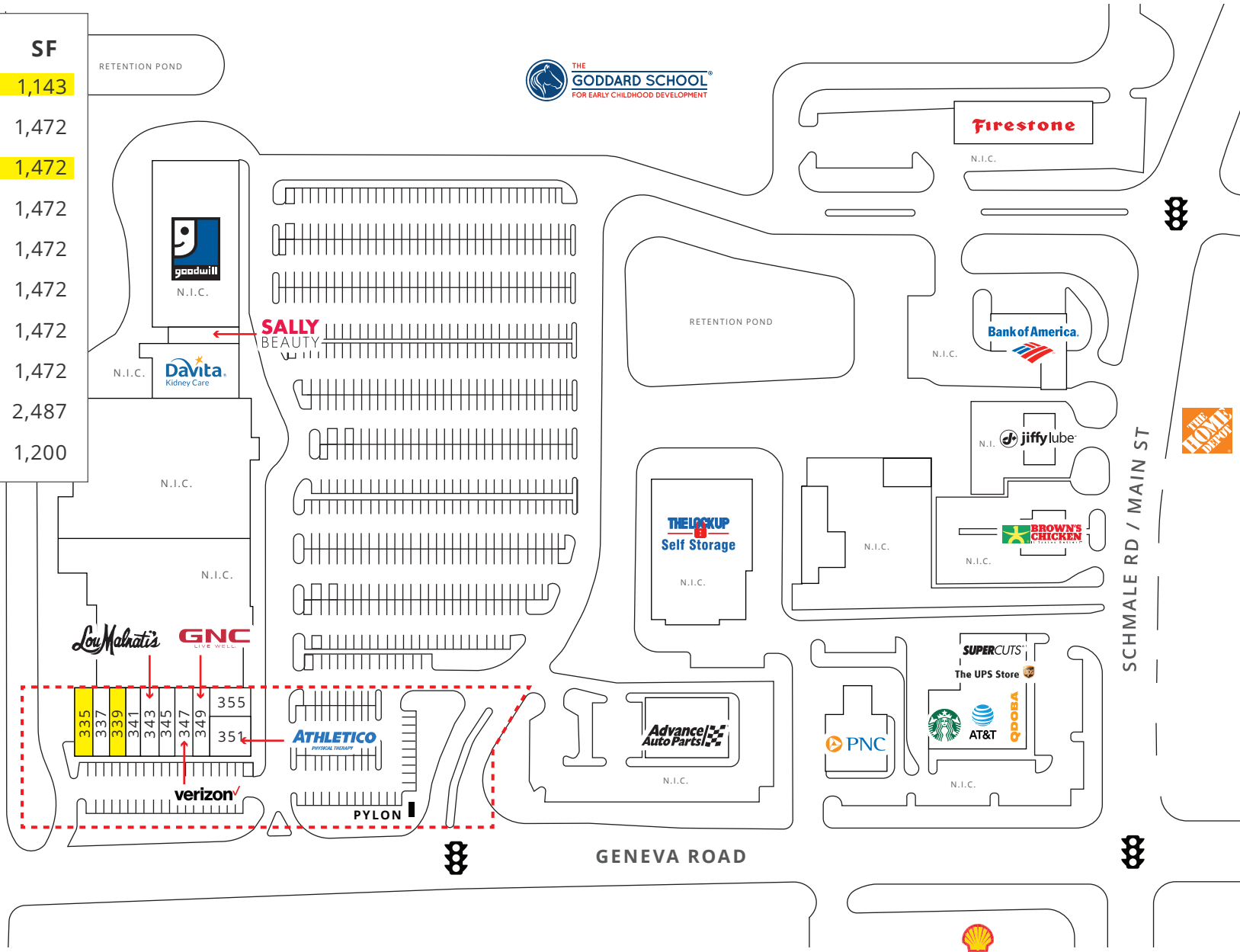
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FOR LEASE

#	TENANT	SF
335	Available	1,143
337	All Cleaners	1,472
339	Available	1,472
341	Simply Dental	1,472
343	Lou Malnati's	1,472
345	Tobacco Palace	1,472
347	Verizon	1,472
349	GNC	1,472
351	Athletico	2,487
355	Hot Nails	1,200

GLA = 15,134 SF



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