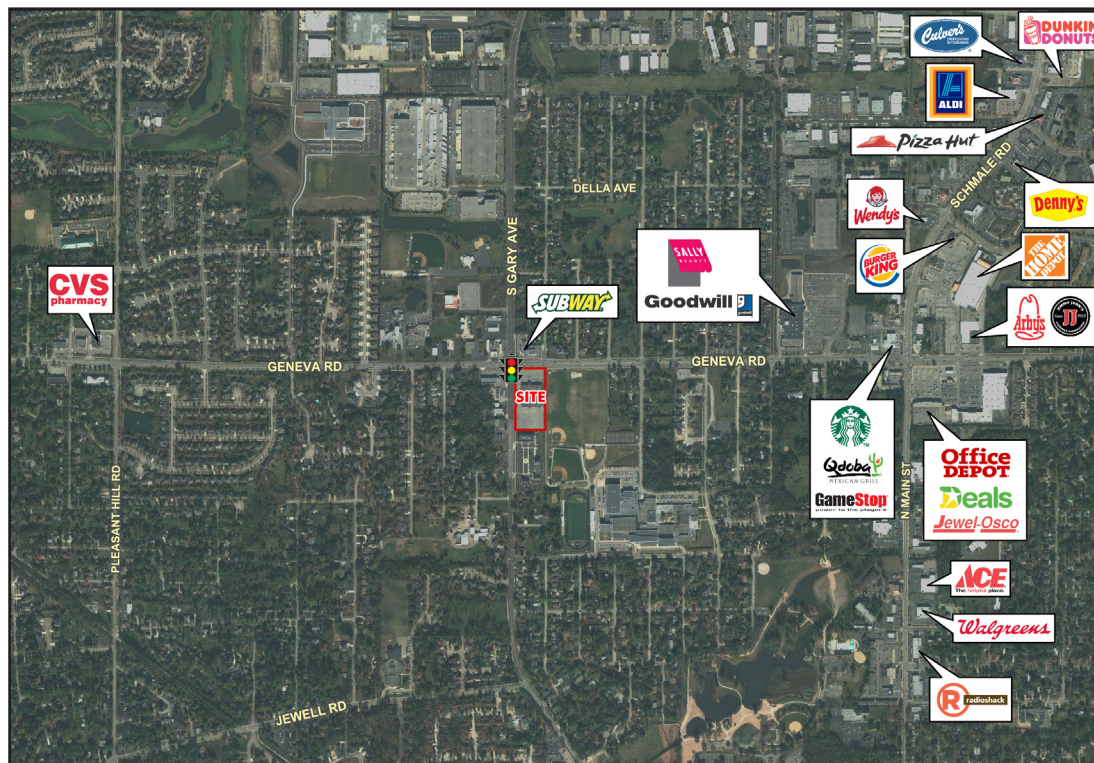


FOR SALE

INFILL REDEVELOPMENT OPPORTUNITY

SEC GENEVA ROAD & GARY AVENUE

Wheaton, Illinois



PROPERTY HIGHLIGHTS



DESCRIPTION

- + ±4.02 Acres at the hard signalized corner with a ±50,000 sq ft building currently operated as a 36 lane bowling alley with a restaurant and 2 bars
- + ±720 feet of frontage along Gary Avenue and
- + ±265 feet of frontage along Geneva Road
- + Daily traffic counts:
24,000 vehicles per day on Geneva Road
15,100 vehicles per day on Gary Avenue
- + Parcel Number: 05-08-200-026
- + Taxes (2013): \$80,553
- + Asking \$3,500,000
- + Please call for additional information



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CBRE

FOR SALE

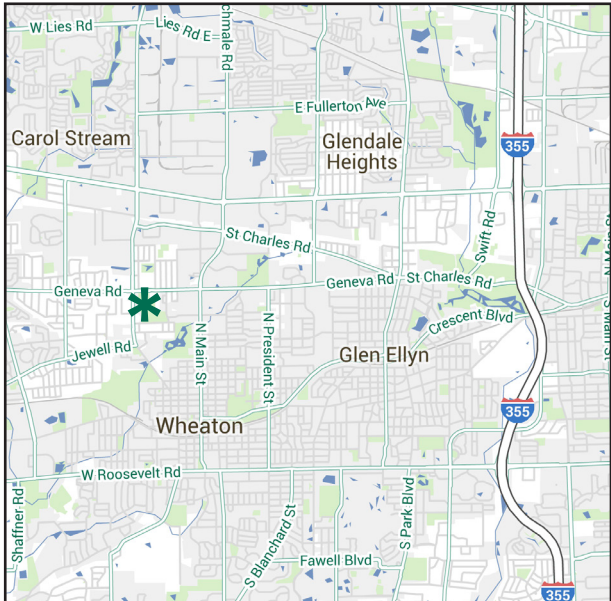
INFILL REDEVELOPMENT OPPORTUNITY

SEC GENEVA ROAD & GARY AVENUE

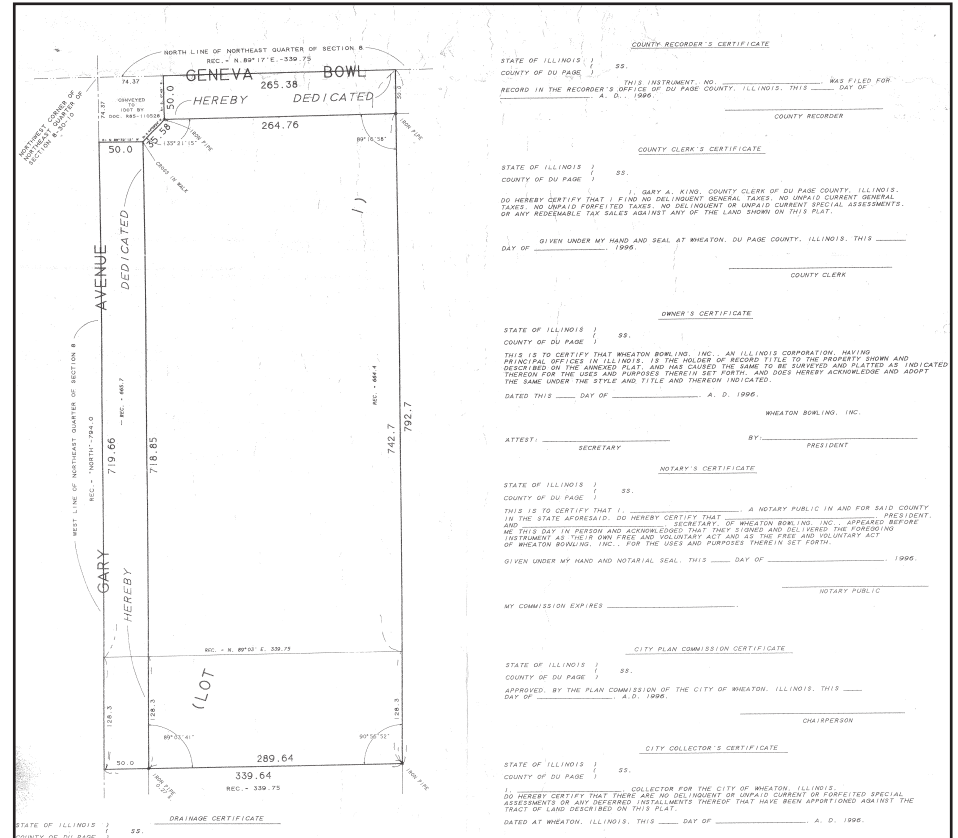
Wheaton, Illinois



LOCATION MAP



SITE PLAN



DEMOGRAPHICS

+	Population	+	Average Household Income
- 1 mile:	10,460	- 1 mile:	\$124,006
- 3 miles:	99,936	- 3 miles:	\$105,156
- 5 miles:	245,786	- 5 miles:	\$100,809

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