

20,676 SF Redevelopment Site

2201 N. MAIN ST. WHEATON, IL 60187



PRESENTED BY:

CHET KONDAS

SR. BROKER

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2201 N. MAIN ST, WHEATON, IL



PROPERTY SUMMARY

Sale Price: \$925,000

Lot Size: 20,676 SF

Site Dimensions: 179.97 FT X 115.20 FT

Vehicles Per Day: 49,800

Curb Cuts: 2 on Geneva Rd.
2 on Main St.

Zoning: C-3, General Business District

Tax ID Number: 05-04-305-006

PROPERTY OVERVIEW

33 Realty is pleased to bring to market a prime development site located the signalized intersection of Main St. and Geneva Rd. in Wheaton, IL. The location has 20,676 SF and is zoned as C-3, General Business District. The site is heavily trafficked with over 49,000 cars per day. Currently, the site is used as an auto repair shop and the property has been certified as "clean" by the Illinois EPA. Please note that there is a deed restriction in place that forbids fuel sales until December 13, 2020.

This is a strong, retail trade area with many nearby national retailers that include: Home Depot, Office Depot, Jewel, PNC Bank, Bank of America, Chase Bank, US Bank, Starbucks, Autozone, Shell/Circle K, Firestone Auto Care, UPS, Lou Malnati's, Jimmy Johns, and Qdoba.

POTENTIAL USES

- Fast Food / Restaurant
- Coffee Shop
- Convenience Store
- Dry Cleaners
- Car Wash
- Auto service

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NEARBY RETAILERS

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PHOTOS

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AREA MAP

2201 N. MAIN ST, WHEATON, IL

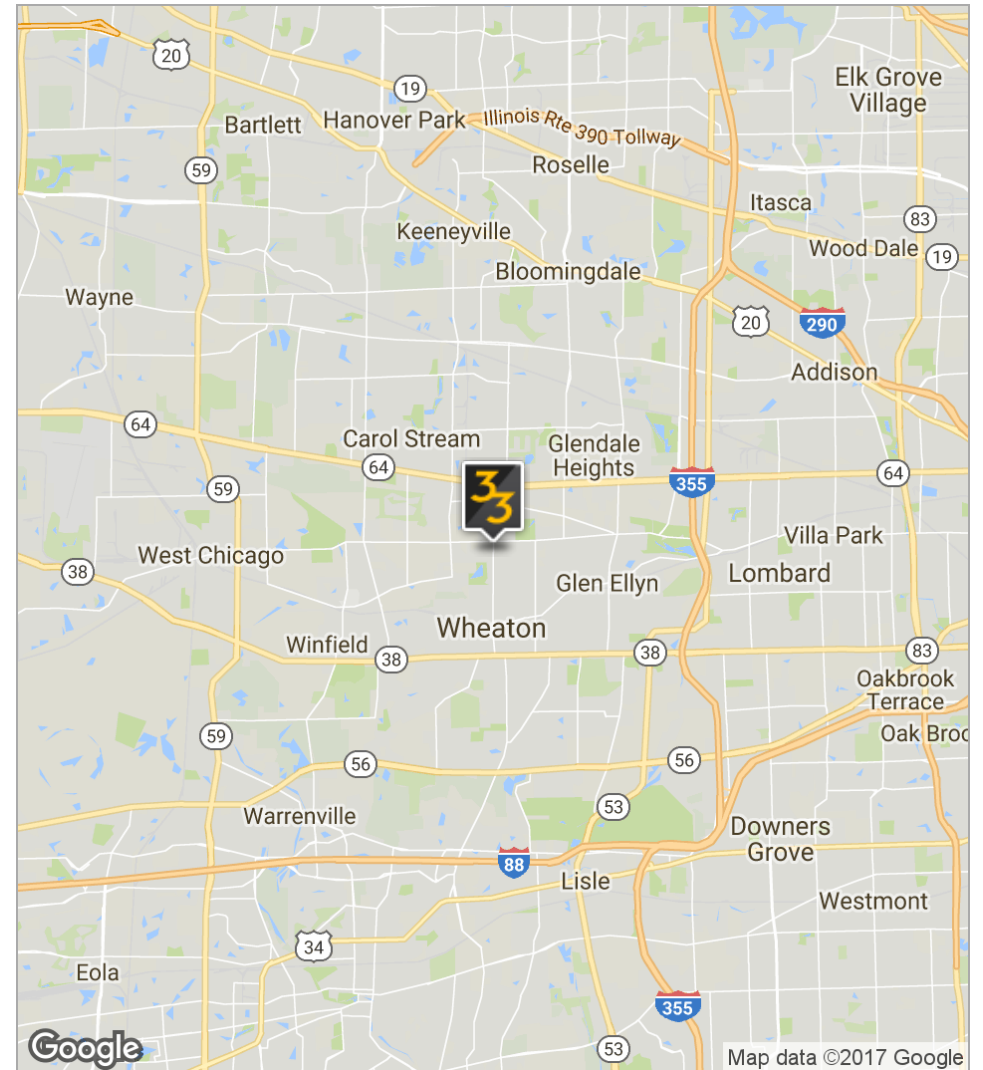
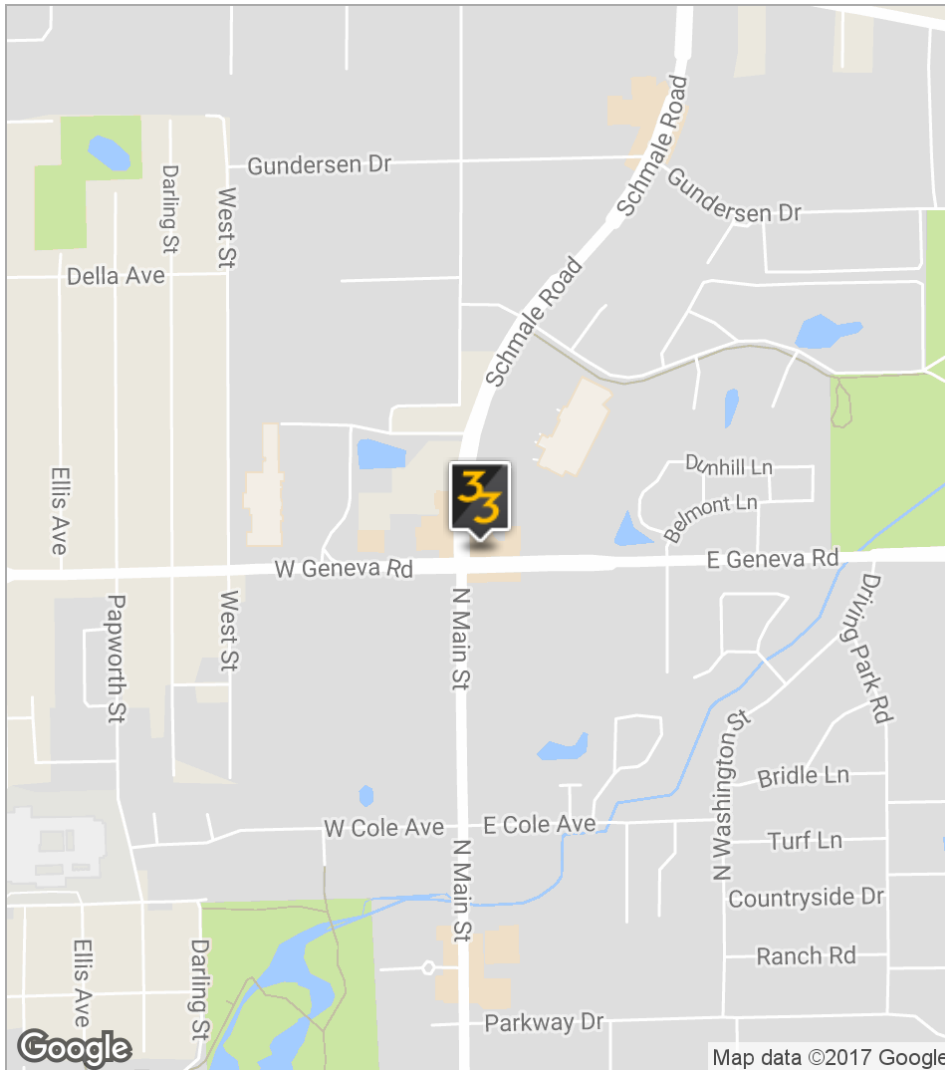


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LOCATION MAPS

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AERIAL MAP

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DEMOGRAPHICS REPORT

2201 N. MAIN ST, WHEATON, IL



	1 MILE	2 MILES	3 MILES
Total households	4,424	16,999	40,547
Total persons per hh	2.7	2.8	2.9
Average hh income	\$90,468	\$92,285	\$98,392
Average house value	\$437,866	\$384,501	\$396,094

	1 MILE	2 MILES	3 MILES
Total population	11,771	48,236	115,777
Median age	35.5	34.6	36.3
Median age (male)	34.8	33.8	35.2
Median age (female)	36.3	35.6	37.1

** Demographic data derived from 2010 US Census*

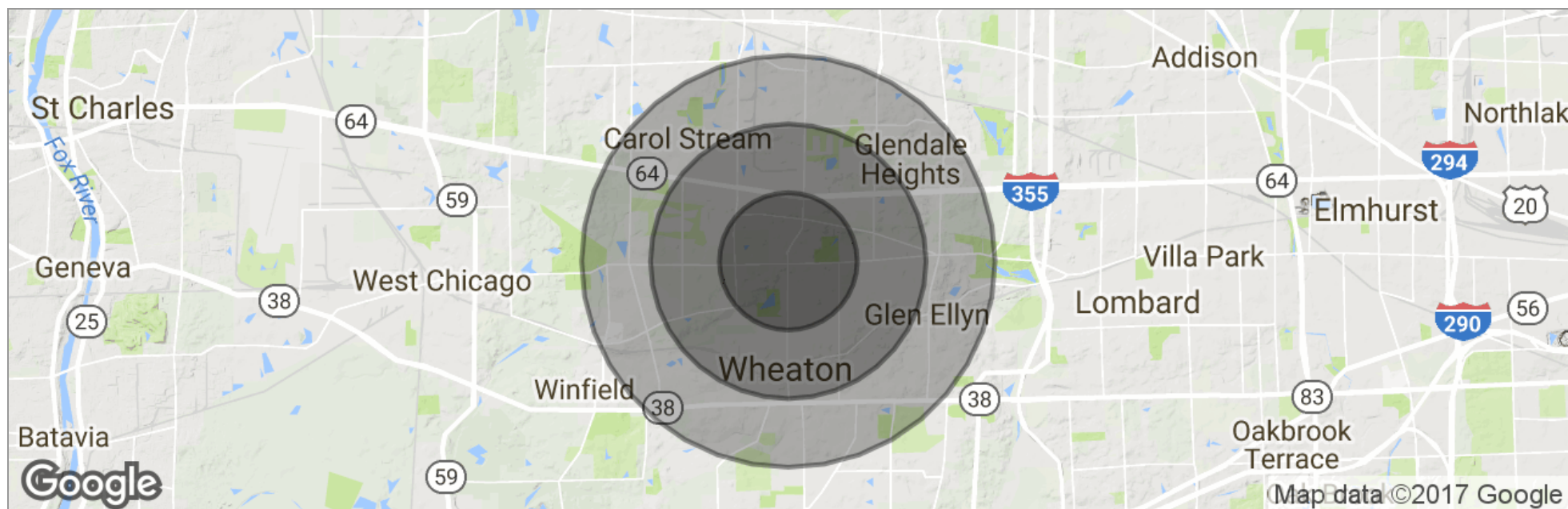
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DEMOGRAPHICS MAP

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	1 Mile	2 Miles	3 Miles
Total Population	11,771	48,236	115,777
Population Density	3,747	3,839	4,095
Median Age	35.5	34.6	36.3
Median Age (Male)	34.8	33.8	35.2
Median Age (Female)	36.3	35.6	37.1
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BROKER BIO

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CHET KONDAS Sr. Broker



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Professional Background

Chet Kondas has concentrated on commercial real estate brokerage including land for redevelopment, apartment buildings, mixed use, and office. He has closed a number of transactions totaling over \$40 million in the last two years.

Before becoming a commercial broker, he had been involved in real estate financing and development projects both in Chicago and Northern Indiana. Before moving into real estate, Chet worked in media and telecom in sales and marketing roles. After completing graduate school, he began his career in management consulting at Accenture. After college, he served 5 years in the Marines as an artillery officer.

Memberships & Affiliations

Chicago Area Realtors
Illinois Association of Realtors
National Association of Realtors
Edgewater Uptown Builders Association

Education

Northwestern University, B. A., International Relations and Naval Science
University of Illinois at Urbana-Champaign, MBA