

Prime Carol Stream Location

Four Commercial Opportunities

Outlots, Inline Space & Multiple Uses Available



610 North Avenue

Carol Stream, IL

1. 39,500 SF Outlot

Development Opportunity on North Avenue

2. 22,700 SF Outlot

Development Opportunity on Schmale Road

3. 30,600 SF Inline Space

Office, Training, Medical, or Retail

4. Smaller Inline Space

Divisible to 4,000 SF



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Outlot Developments on North Avenue, Schmale Road



39,500 SF Outlot

One or Two-Tenant Structure with 8 vehicle queue line

Zoning

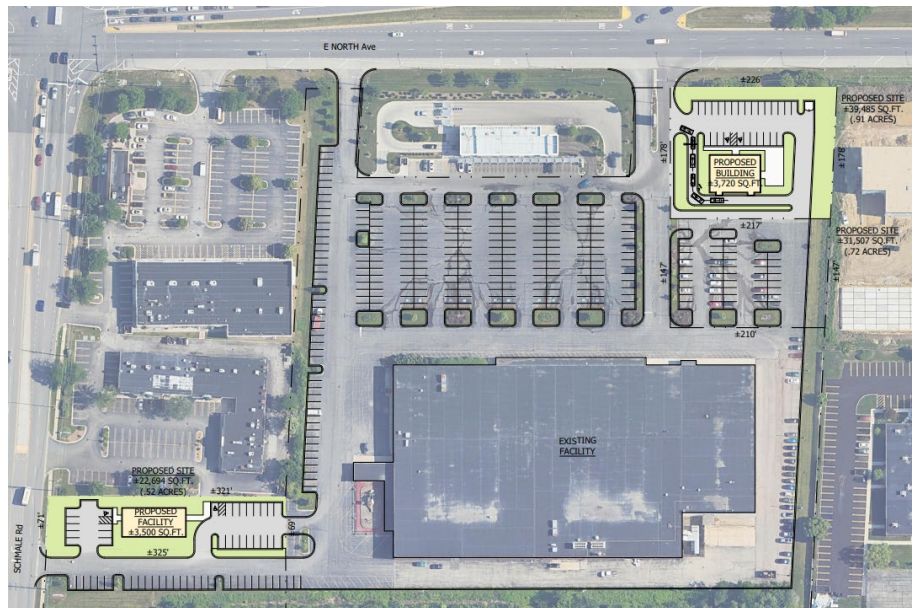
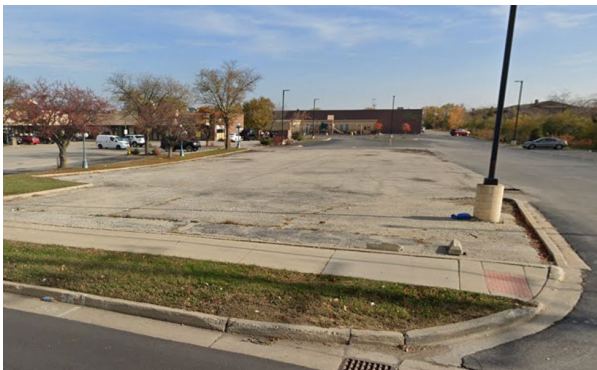
O/S (Office & Service)
B3 (General Business – Retail)



3,500 SF Single or Multi-Tenant Building

22,700 SF Outlot

Possible two-tenant retail building with parking



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Inline Leasing Opportunities with Building Signage

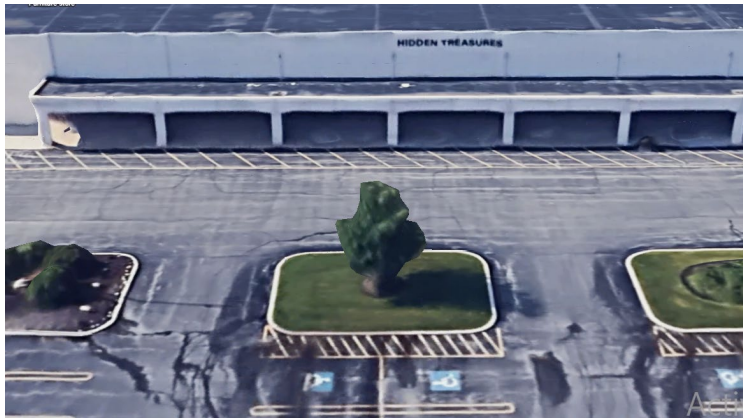


30,600 SF Inline Space

Larger space has
rear loading and storage

Divisible to 4,000 SF

Dramatic high ceilings



Permitted Uses

Banks

Restaurants (sit down and
drive-thru)

Office

Medical

Government

Training

Education

Auto Related

Amusement

Veterinarian

Outlet Store

Specialty Foods

Daycare

Home Goods

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Demographics

Carol Stream (2024)

Population	38,966 (79% is over 18 yo)
Households	14,132 (66% owned)
Median Home Value	\$317,658
Household Income	\$130,144 (projected to grow by 15% in five years)
Education	72% are college educated
Labor Force	95.8% employed
Consumer Spending	\$628 Million (Annually)

3-mile Radius

Population	115,635
Households	40,561
Median Household Income	\$145,032

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