

SE CORNER ROOSEVELT & CHASE

700-800 E. ROOSEVELT - WHEATON, ILLINOIS



3.5
Acres
Available



\$112K
Average income in
five mile radius



9K
Daytime population in
three mile radius

Roosevelt Road Development Parcel

PROPERTY DESCRIPTION

Prime retail development in the heart of the Roosevelt Road Corridor located in one of the most affluent areas in the west suburbs.

A former auto dealership, the property has a clean EPA report. The parcel can be subdivided into smaller pad sites, or build a new retail project to suit the users.

AREA RETAILERS



AVAILABLE RETAIL SPACE

- 3.5 acre parcel (divisible into pads)
- 420' of frontage on Roosevelt Road
- Build to suit or ground lease

TRAFFIC COUNTS

Roosevelt Road: 35,100 vehicles per day

DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
POPULATION	20,462	233,142	479,683
HOUSEHOLDS	7,272	87,047	177,396
AVERAGE HH INCOME	\$110,223	\$112,042	\$110,140
DAYTIME POPULATION	9,506	175,171	317,809



420'
Frontage on
Roosevelt Road



233K
Population in
five mile radius



35K
Vehicles per day on
Roosevelt Road

EXCLUSIVE AGENT

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STONE REAL ESTATE

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STONE | 20
REAL ESTATE YEARS