

FOR SALE

DEVELOPMENT OPPORTUNITY

SEC OF GENEVA ROAD & GARY AVENUE

Wheaton, Illinois



www.cbre.us/lsgoakbrook

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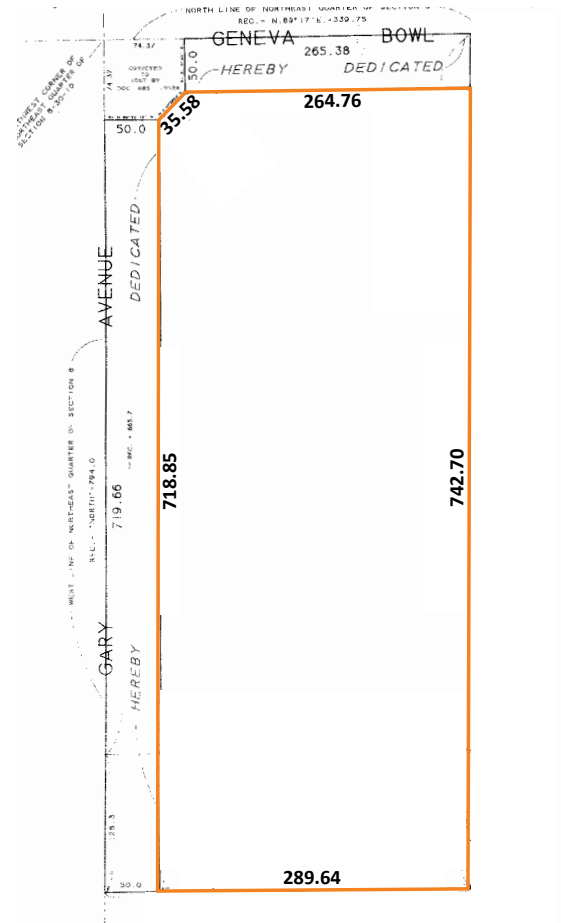


PROPERTY HIGHLIGHTS

- + ± 4.07 acres with a $\pm 50,000$ sf building currently operating as a 36 lane bowling alley with a restaurant and 2 bars
- + ± 720 feet of frontage along Gary Avenue
- + ± 265 feet of frontage along Geneva Road
- + Zoned [C3 - General Business District](#)
- + Traffic Counts:
24,500 vehicles per day on Geneva Road
14,600 vehicles per day on Gary Avenue
- + Parcel Number: 05-08-200-026
- + Taxes: \$62,149.98 (2016)
- + Asking \$3,500,000
- + Please call for additional information



SURVEY



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FLOODPLAIN/WETLAND AERIAL AND CHICAGO RETAIL OVERVIEW



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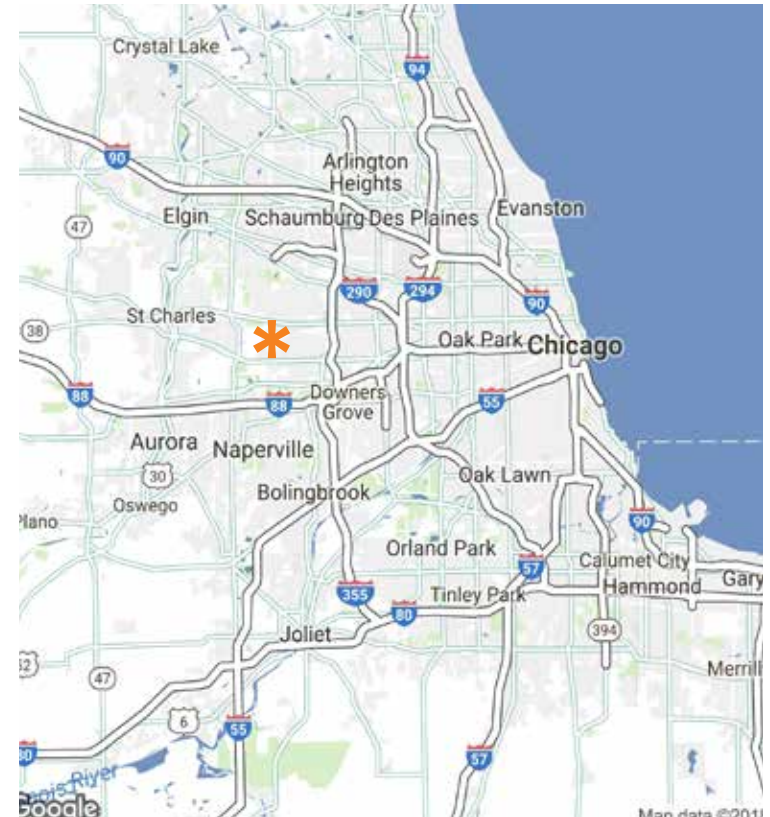
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| DEMOGRAPHIC SNAPSHOT | 3 MILES | 5 MILES | 7 MILES |
|--------------------------|-----------|-----------|-----------|
| Population | 107,441 | 251,532 | 426,356 |
| Average Household Income | \$108,939 | \$109,928 | \$105,830 |
| Average Housing Value | \$351,341 | \$346,993 | \$329,622 |



CONTACT US

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