

RETAIL SPACE AVAILABLE

# GENEVA CROSSING

335-355 Geneva Road | Carol Stream, IL 60188

ENDCAP AVAILABLE  
**1,143 SF**

AVAILABLE  
**1,472 SF**

AVAILABLE  
**1,472 SF**



# RETAIL SPACE AVAILABLE GENEVA CROSSING

335-355 Geneva Road | Carol Stream, IL 60188



## SPACE AVAILABLE

- Suite 335: 1,143 SF - Endcap
- Suite 339: 1,472 SF
- Suite 349: 1,472 SF
- Suite 355: 1,200 SF - 2<sup>nd</sup> Gen Nail Salon

## PROPERTY OVERVIEW

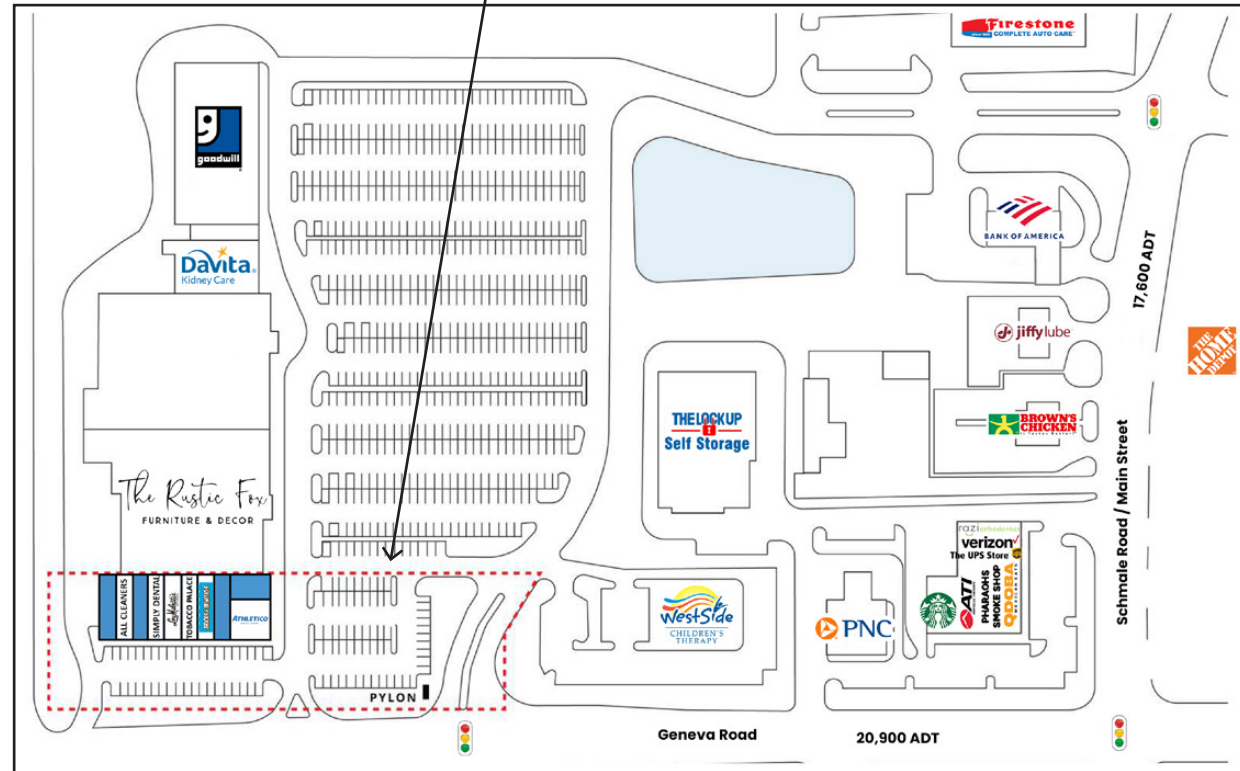
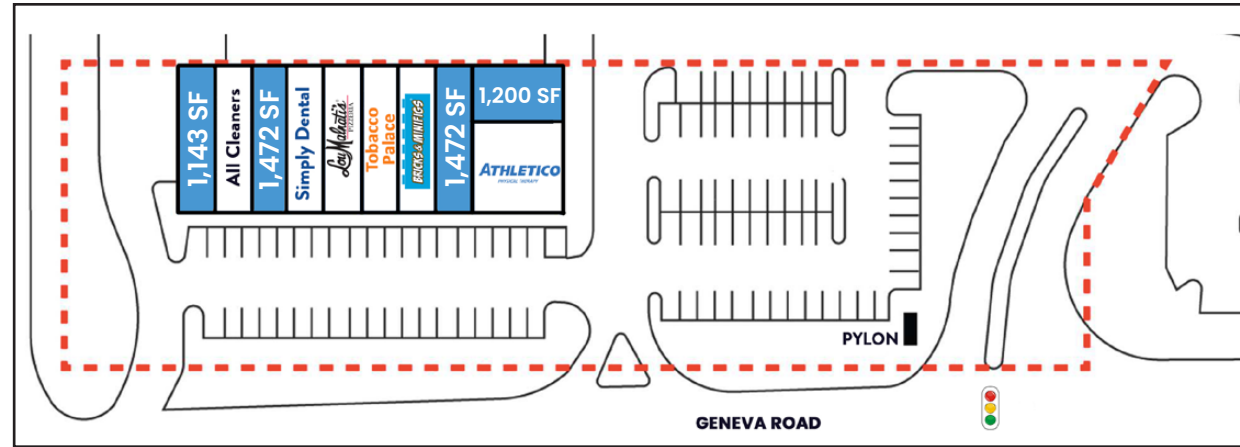
- Anchored by Athletico & Lou Malnati's Pizzeria
- Shadow anchored by XSport Fitness, Rustic Fox & Goodwill
- Excellent visibility: 25,100 VPD on Geneva Rd + 21,700 VPD on Schmale Rd
- Strong demographics: 110,000+ residents within 3 miles
- Affluent trade area: Average household income \$140,000+

## LOCATION OVERVIEW

- Prime corner at Geneva Rd & Schmale Rd (Carol Stream/Wheaton border)
- Close to major community drivers:
  - Wheaton North High School – 0.5 mile
  - Wheaton College – 1.8 miles
  - Central DuPage Hospital – 3.5 miles

## DEMOGRAPHICS

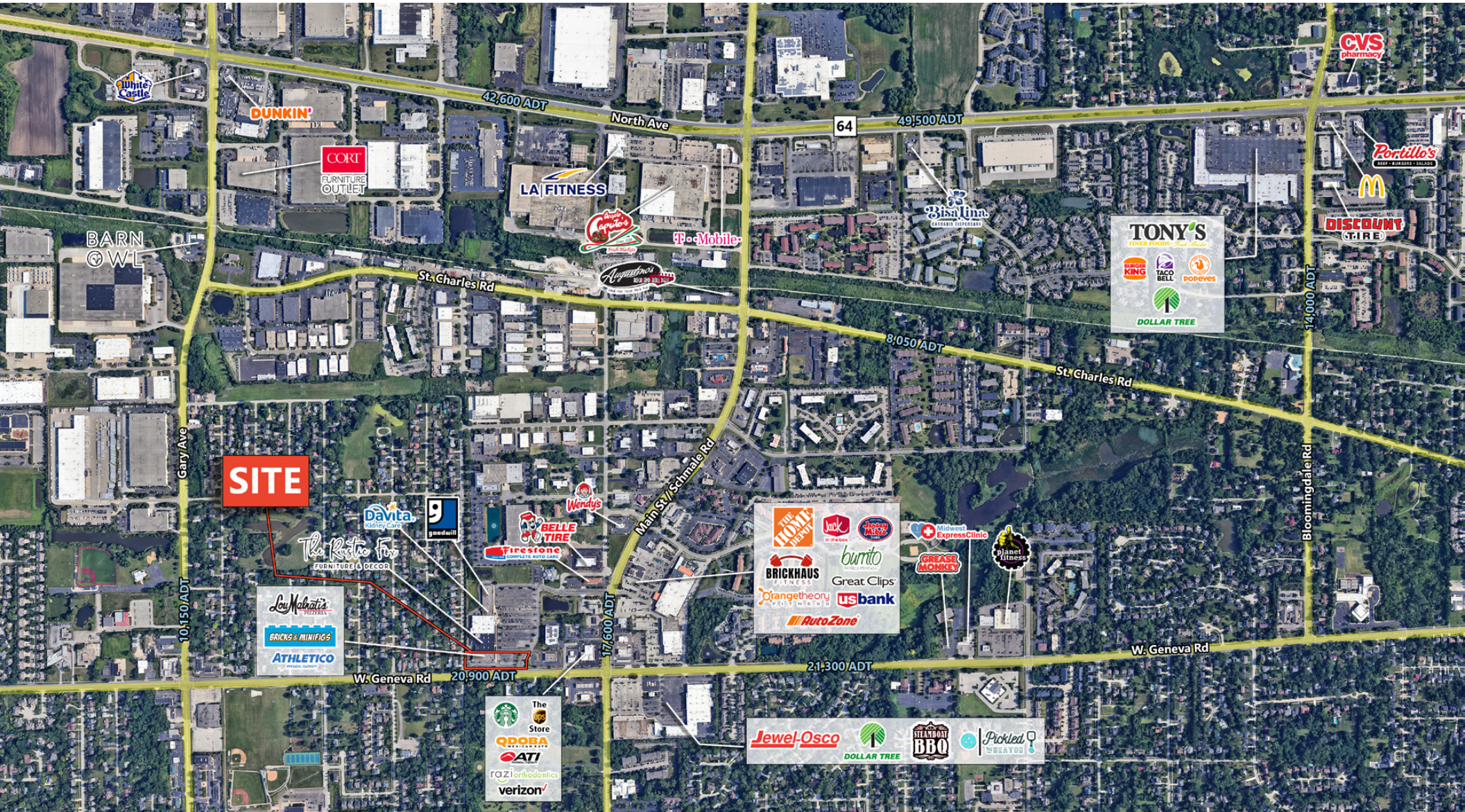
	1 MILE	3 MILES	5 MILES
Total Population	10,226	110,425	250,908
Average HH Income	\$133,458	\$153,488	\$149,872
Daytime Population	12,098	115,608	243,956





RETAIL SPACE AVAILABLE  
**GENEVA CROSSING**

335-355 Geneva Road | Carol Stream, IL 60188



FOR MORE  
 INFORMATION,  
 CONTACT

**MATT CAVANAGH**  
 matt@arcgrp.com  
 630.908.5694

**LAUREN SZYMELL**  
 lszymell@arcgrp.com  
 630.908.5703

**JEANNE ELLIOTT**  
 jeanne@arcgrp.com  
 630.908.5696

**REALTY RESOURCES**  
 MEMBER

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.