

998 W. Army Trail Rd., Carol Stream, IL

Rent Negotiable



Property Highlights

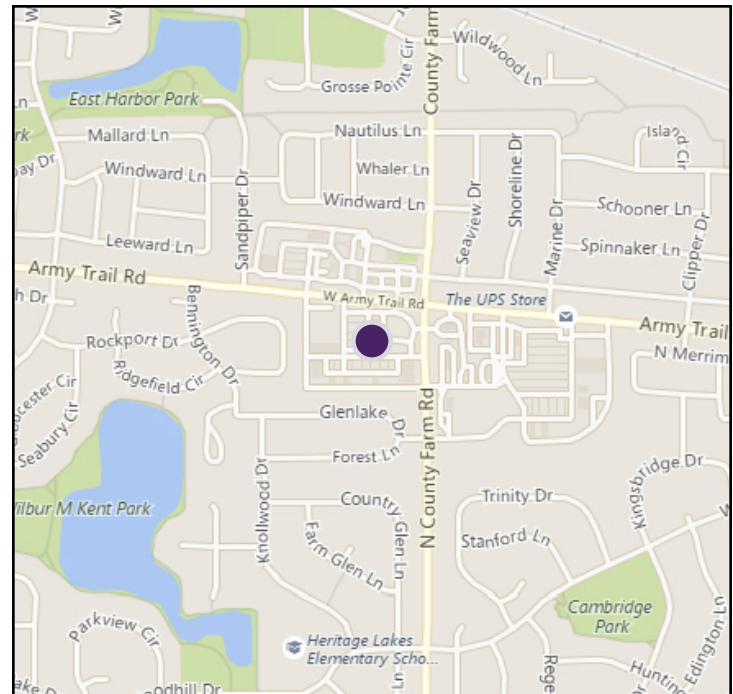
- 42,000 SF grocery store for lease
- Turn-key space with FF&E
 - Check-out lanes
 - Display cases and shelves
 - Refrigerators and cold storage
- Part of a 100,000 SF center
- Space adjacent to Dollar General
- Co-tenants include Goodyear Tires, Parkway Bank, Dairy Queen, Dunkin' Donuts and more
- Large shared parking lot
- Traffic Count: 21,400 cars on County Farm; 20,200 on Army Trail
- Zoning: B-3
- Est. CAM/Taxes: \$2.50/SF

Property Overview

A 42,000 square foot turn-key grocery store is available for lease at the southwest corner of County Farm and Army Trail. The space is move-in ready with FF&E in place for a grocery user including check-out lanes, display cases, shelving, refrigerator cases and cold storage. Adjacent to Dollar General, this unit is the anchor space for the 100,000 square foot center. This highly visible center at a heavily trafficked stoplit corner, is a great opportunity for a variety of businesses.

Close to a large number of single family homes, this center is convenient to residents of Carol Stream, Hanover Park, Bartlett and Bloomingdale.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	16,762	77,873	236,413
Growth 2016-2021	0.84%	1.35%	1.25%
Households	5,281	26,142	79,928
Median Income	\$92,201	\$86,920	\$76,803



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