

TURN KEY FITNESS STUDIO / RETAIL SPACE

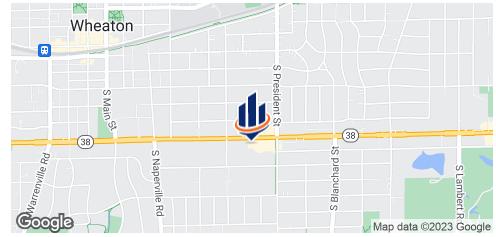
820 E ROOSEVELT RD WHEATON, IL 60187

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SVN | LANDMARK COMMERCIAL REAL ESTATE | 25 N THIRD STREET, SUITE 200, GENEVA, IL 60134

Property Summary





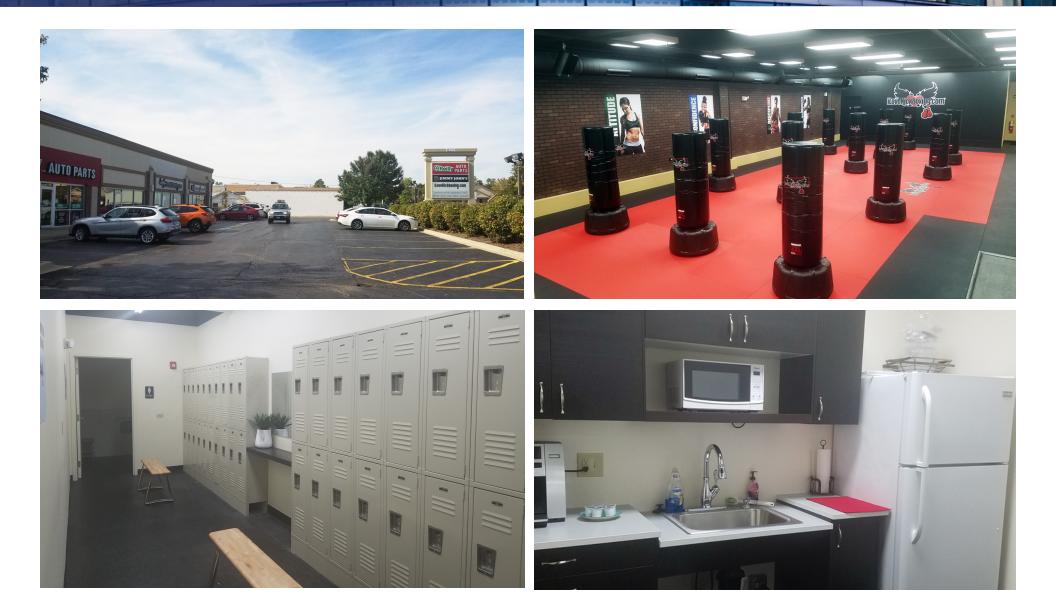
OFFERING SUMMARY		PROPERTY OVERVIEW
Available SF:	2,944 SF	High visibility retail/fitness space on Roosevelt Road in Wheaton. Open layout with locker rooms and 2 ADA restrooms. Ideal for boutique fitness, martial arts, dance, retail or service tenants. Co-tenancy includes O'Reilly Auto Parts and busy Jimmy Johns.
Lease Rate:	\$14.00 SF/yr (NNN)	Strong building signage and pylon signage representation. Convenient access and parking. Additional parking in the rear.
Year Built: 1965 LO		LOCATION OVERVIEW
Building Size:	12,406 SF	High visibility retail location on Roosevelt Rd, the key east-west retail corridor through Wheaton & Glen Ellyn. The property is 1/2 mile from Mariano's and is surrounded by new retail and restaurant development. The location offers access to dense and affluent suburban residential neighborhoods.
		PROPERTY HIGHLIGHTS
Market:	Chicago	Turn-Key Fitness Studio
		Co-Tenancy with Jimmy Johns and O'Reilly Auto Parts
Submarket:	DuPage County	Close to Mariano's. Surrounded by new development.
		• 36,846 VPD on Roosevelt RD

• 50,040 VI D 0111(003eVent1

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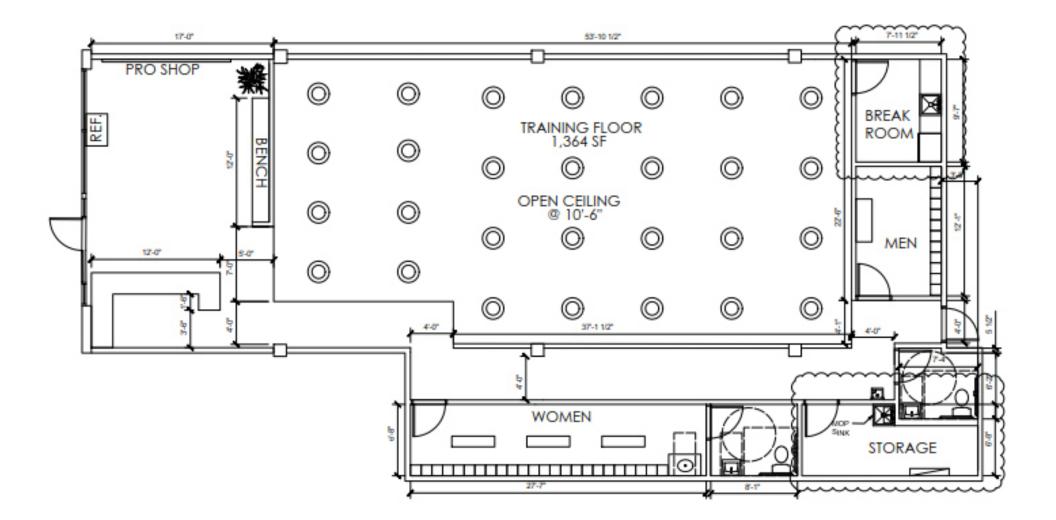
Additional Photos



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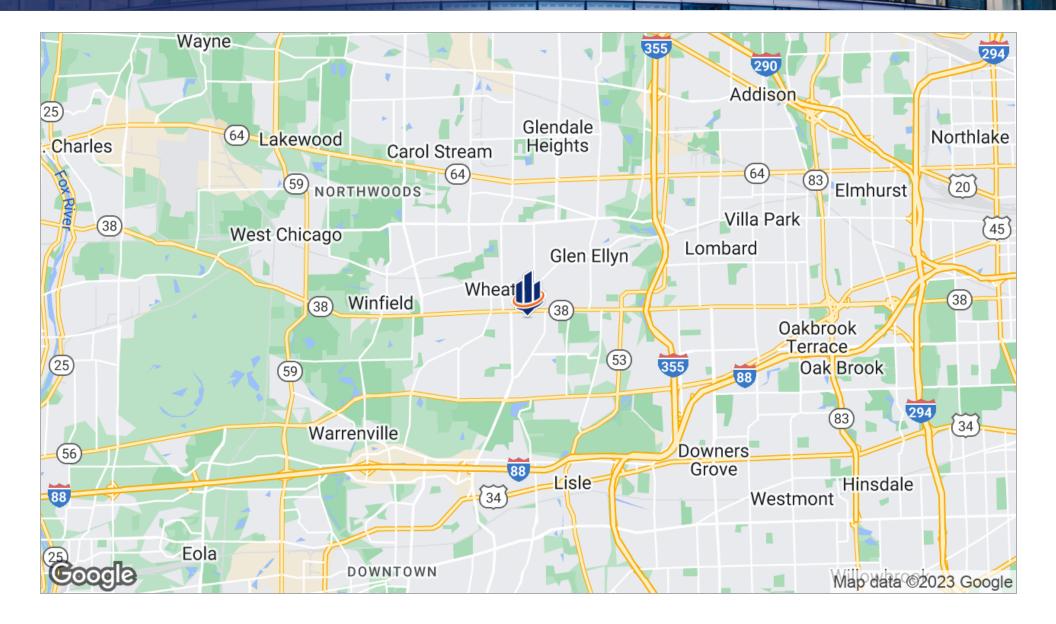
As-Built Layout



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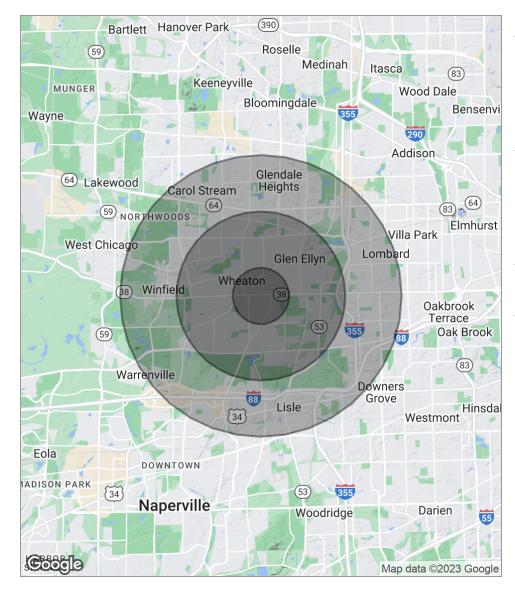
Location Maps



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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	18,081	107,564	246,675
Median age	34.3	38.1	38.0
Median age (Male)	32.9	36.6	36.6
Median age (Female)	35.2	39.0	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,080	39,719	91,480
# of persons per HH	3.0	2.7	2.7
Average HH income	\$100,590	\$111,288	\$102,611
Average house value	\$369,020	\$437,821	\$399,960
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	5.0%	6.9%	11.1%
RACE (%)			
White	88.9%	87.6%	81.8%
Black	2.8%	3.7%	4.8%
Asian	5.1%	5.1%	9.0%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.0%	0.1%	0.3%
Other	0.4%	1.2%	0.407
ourier	011/0	1.2 70	2.1%

* Demographic data derived from 2020 ACS - US Census

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