



# Town Square Wheaton

55 E Loop Road, Wheaton, IL 60189

**Kevin J. O'Donnell**  
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55 E Loop Road, Wheaton, IL 60189

Medical/Office Space For Lease



## OFFERING SUMMARY

**Available SF:** 3,576 SF

**Lease Rate:** \$29.85 SF/yr (MG)

**Building Size:** 25,668 SF

## PROPERTY HIGHLIGHTS

- Surrounded by retail and dining for easy access by patients and staff.
- In close proximity to Northwestern CDH, Elmhurst-Edwards, and Advocate Good Samaritan Hospitals.
- Active property management with top of the line service.
- Space available in dense move-in condition.
- Generous free rent opportunities available.
- Available building and monument signage opportunities.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	3,873	32,546	89,625
Total Population:	10,032	86,405	234,334
Average HH Income:	\$120,536	\$112,868	\$109,454

for more information contact:

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## PROPERTY HIGHLIGHTS

- Town Square Wheaton is located in the commercial hotspot of Wheaton, Illinois where daytime population averages 253,706.
- The immediately adjacent TGM Danada Apartments includes 600 apartments with a 90% occupancy rate.
- Whole Foods, Jewel-Osco, and Pete's Fresh Market are all within walking distance to Town Square Wheaton and draw daily traffic to the area.
- The Wheaton Park District is adjacent to Town Square Wheaton and serves over 1 million visitors per year.
- Chicago Magazine named Wheaton a Best Place to Live (top 12 suburbs) and the National Council for Home Safety and Security ranked Wheaton #6 of the Top 100 Safest Cities in America.
- Town Square Wheaton sits between Wheaton College and College of DuPage.
- The METRA Wheaton Station is less than 3 miles to Town Square Wheaton.
- Town Square Wheaton resides just miles from the I-88 office corridor with abundant daily commuters.

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AVAILABLE  
SPACES

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LEASE TYPE MG | TOTAL SPACE 3,576 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$29.85 SF/YR

SUITE	SIZE (SF)	DESCRIPTION
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Suite 301	3,576 SF	Fully built-out medical with kitchen, offices, and plumbing in exam rooms.
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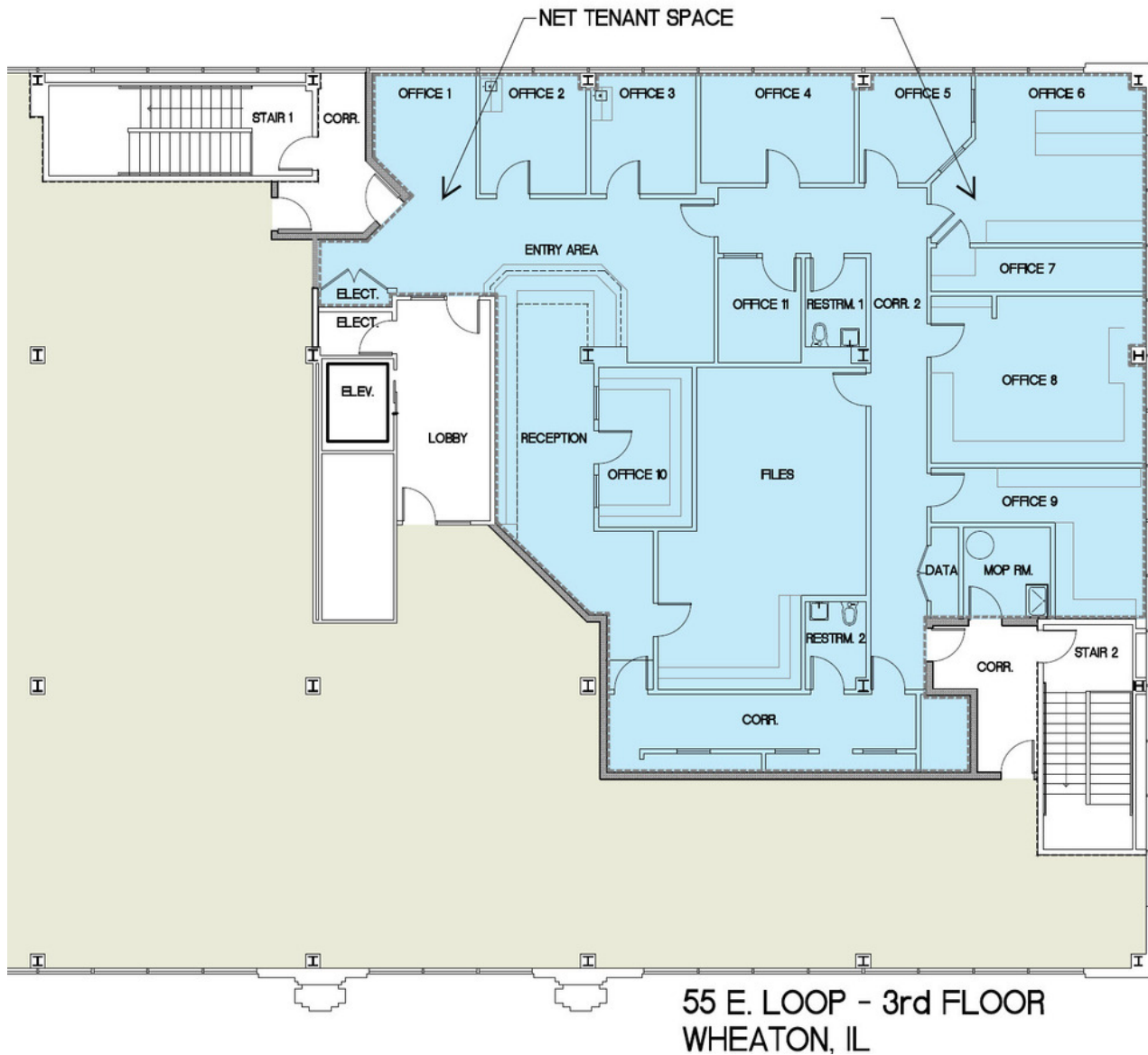
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SUITE 301  
3,576 SF

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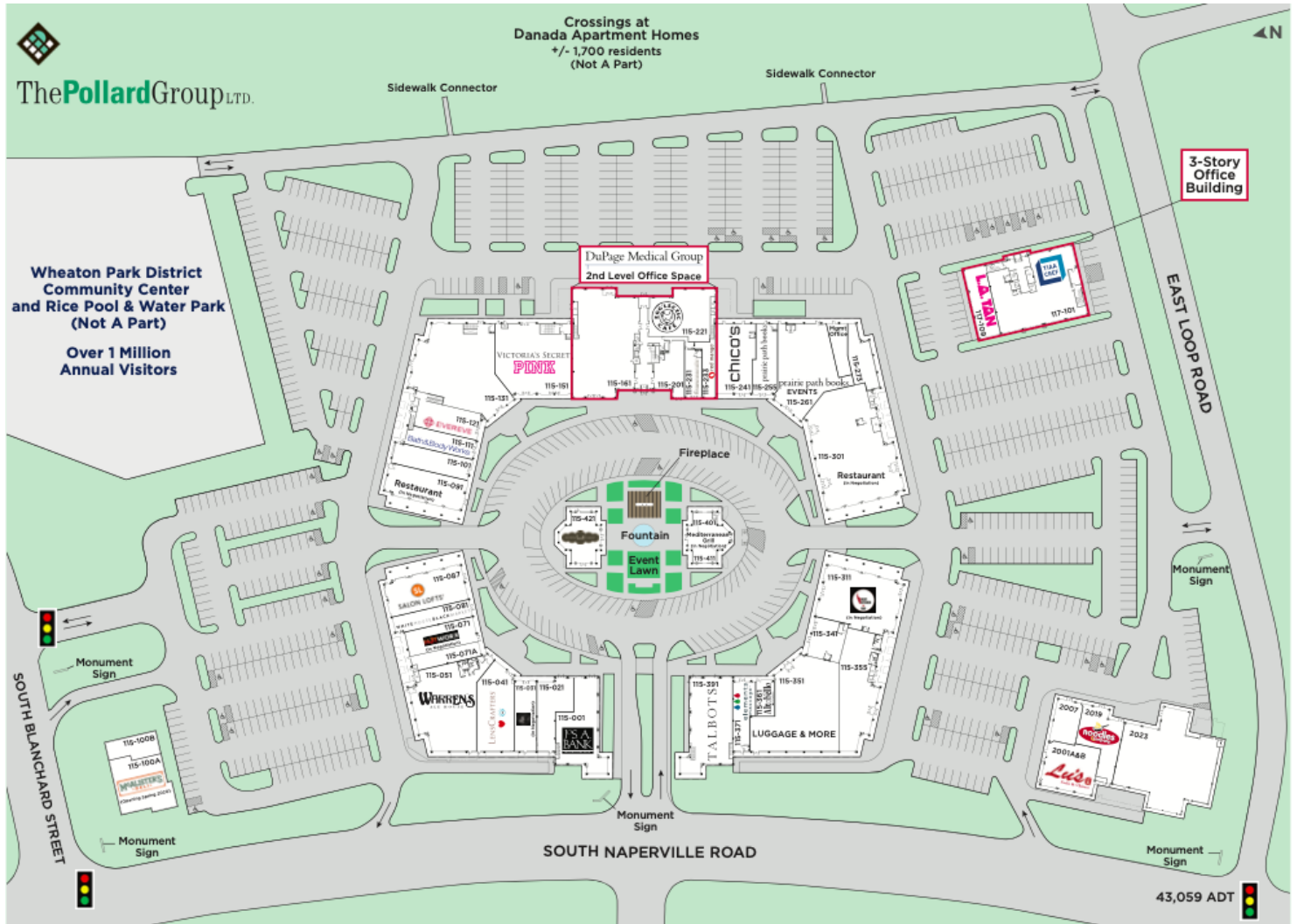
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Space #	Tenant	Sq. Ft.	Space #	Tenant	Sq. Ft.	Space #	Tenant	Sq. Ft.
115-001	Jos. A. Bank	4,597	115-151	Victoria's Secret/Pink	6,200	115-391	Talbots/Talbots Petites	5,501
115-021	Available – 1st level	2,176	115-161	Available	8,580	115-401/411	Restaurant Coming Soon!	2,409
115-021	Available – 2nd level	5,572	115-201	Available	1,763	115-421	Nothing Bundt Cake	2,409
115-031	Coffee Shop Coming Soon!	2,149	115-221	Egg'lectic Café	3,800	117-101	Office – TIAA CREF	6,420
115-041	LensCrafters	4,123	115-231	Francesca's	1,172	117-109	L.A. Tan	2,026
115-051	Warren's Ale House	7,238	115-233	Red Mango	979	117-201	Office – Grove Dental	6,922
115-071	Yoga Coming Soon!	2,457	115-241	Chico's	3,642	117-203	Office – True North Clinical	1,300
115-071A	Available	1,390	115-255	Prairie Path Books	2,199	117-301	Office – Available	9,000
115-081	White House Black Market	1,891	115-261	Prairie Path Books Events	6,432	119-A-H	DuPage Medical Group	18,598
115-087	Salon Lofts	3,795	115-273	Available	1,910	2001 A&B	Lu's Sushi & Chinese	3,277
115-091	Restaurant Coming Soon!	3,318	115-301	Restaurant Coming Soon!	11,132	2007	Available	1,375
115-100A	McAlister's Deli	3,321	115-311	Restaurant Coming Soon!	5,853	2019	Noodles and Company	2,741
115-100B	Available	1,029	115-341	Available	1,616	2023	Available	9,581
115-101	Available	2,226	115-351	Luggage & More	7,968	TOTAL GLA: 203,173		
115-111	Bath & Body Works	1,874	115-355	Available	6,710			
115-121	EVEREVE	2,574	115-361	Altobello Fine Jewelers	900			
115-131	Available	9,104	115-371	Elements Massage	1,924			

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ADDITIONAL  
PHOTOS

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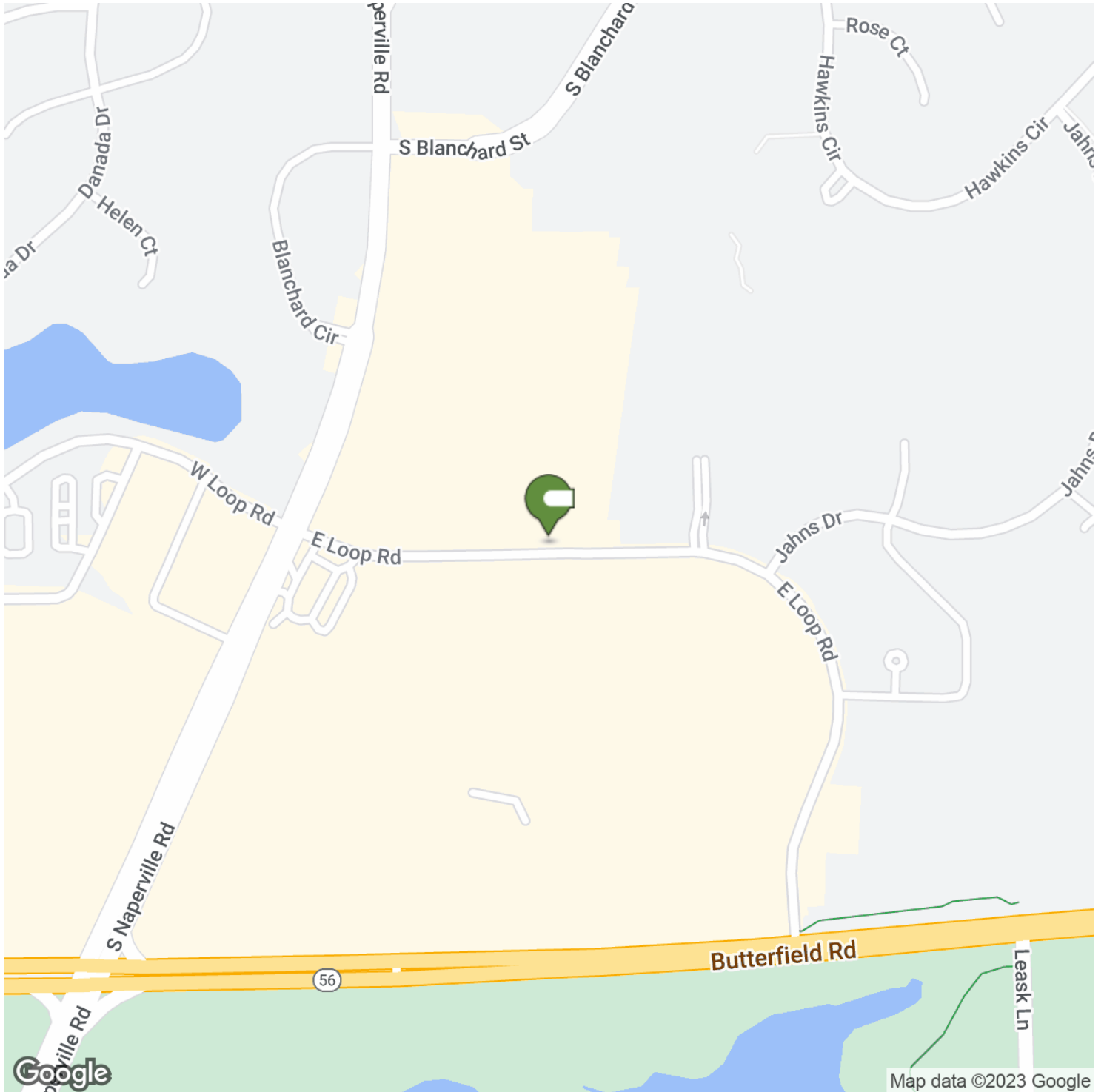
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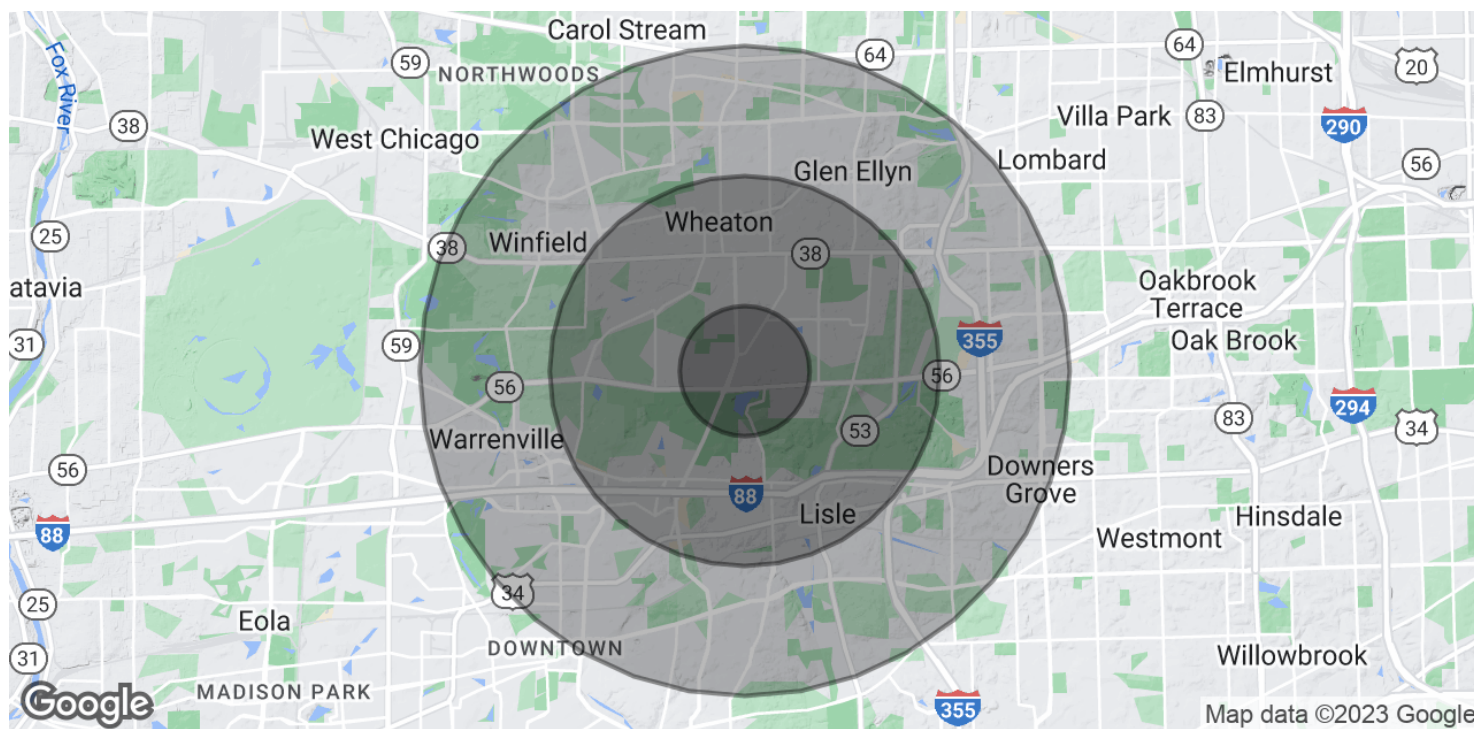
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,032	86,405	234,334
Average age	36.8	38.3	38.7
Average age (Male)	36.5	36.8	37.4
Average age (Female)	36.1	39.1	39.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,873	32,546	89,625
# of persons per HH	2.6	2.7	2.6
Average HH income	\$120,536	\$112,868	\$109,454
Average house value	\$408,990	\$411,157	\$425,962

\* Demographic data derived from 2020 ACS - US Census

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