

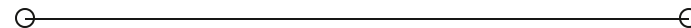


LEASE

Geneva Crossing

335-355 GENEVA RD

Carol Stream, IL 60188



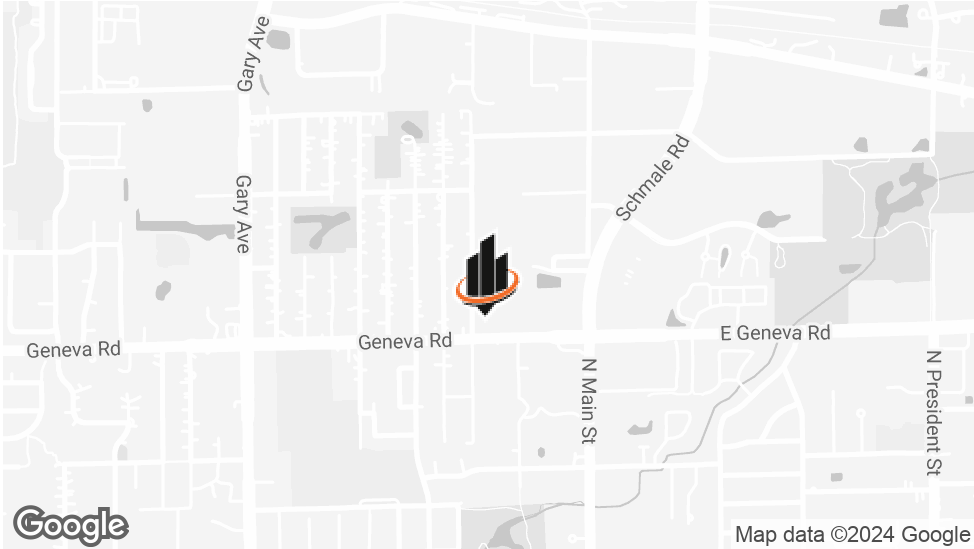
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|----------------------|---------------------|
| LEASE RATE: | \$22.00 SF/yr (NNN) |
| PASS THRU (CAM/TAX): | \$12.01/sf |
| BUILDING SIZE: | 15,134 SF |
| AVAILABLE SF: | 1,143 - 1,472 SF |
| YEAR BUILT: | 1997 |
| MARKET: | Chicago |
| SUBMARKET: | Central Dupage |

PROPERTY OVERVIEW

Busy retail center anchored by Athletico, Lou Malnati’s Pizza, and GNC, and shadow anchored by XSport Fitness and Goodwill. The property is surrounded by top tier national and local tenants including Jewel, Home Depot, Starbucks, Qdoba, Steamboat BBQ, Augustino’s Rock and Roll Deli, Burrito Parilla and more.

The property offers strong visibility with exposure to 25,100 VPD on Geneva Rd with an additional 21,700 VPD on Schmale Rd.

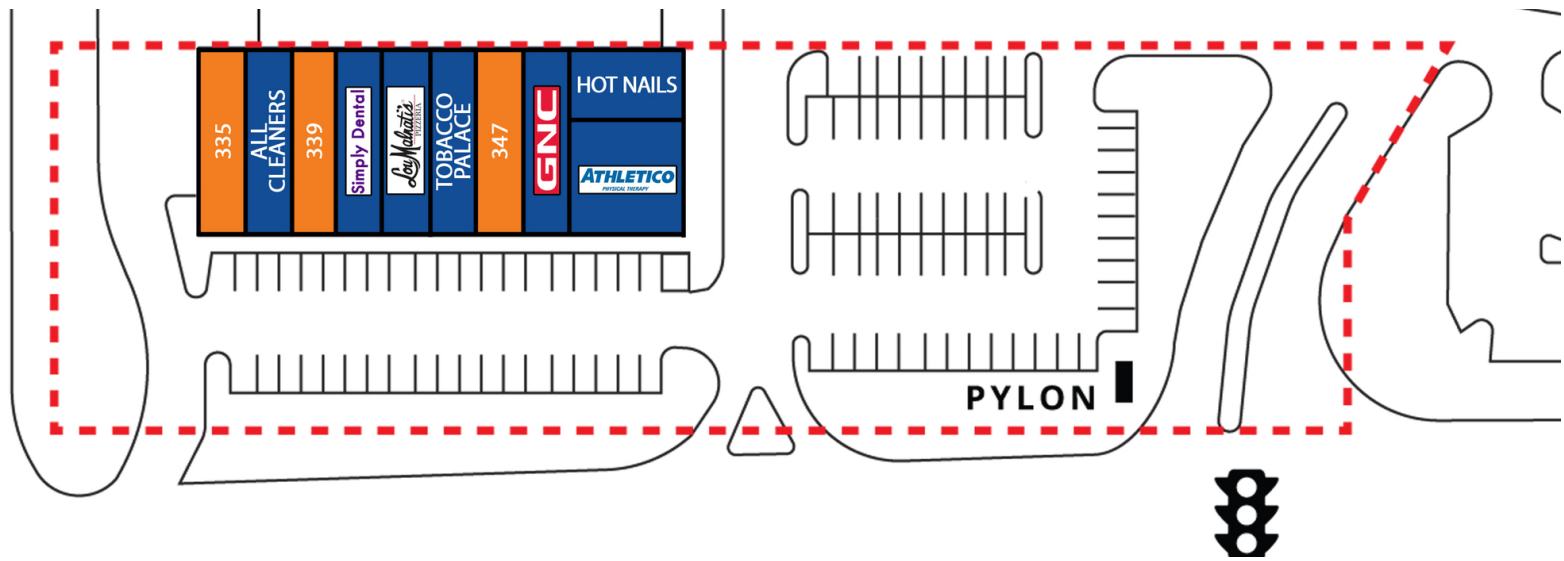
Exceptional demographics with more than 110,000 residents within 3 miles, and with an average income over \$140,000.

LOCATION OVERVIEW

At the key intersection of Geneva Rd and Schmale Rd on the border of Carol Stream and Wheaton with dense residential rooftops and exceptional incomes. Geneva Crossing is less than 1/2 mile from Wheaton North High School, 1.8 miles from Wheaton College, and 3.5 miles from Central DuPage Hospital.

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LEASE SPACES

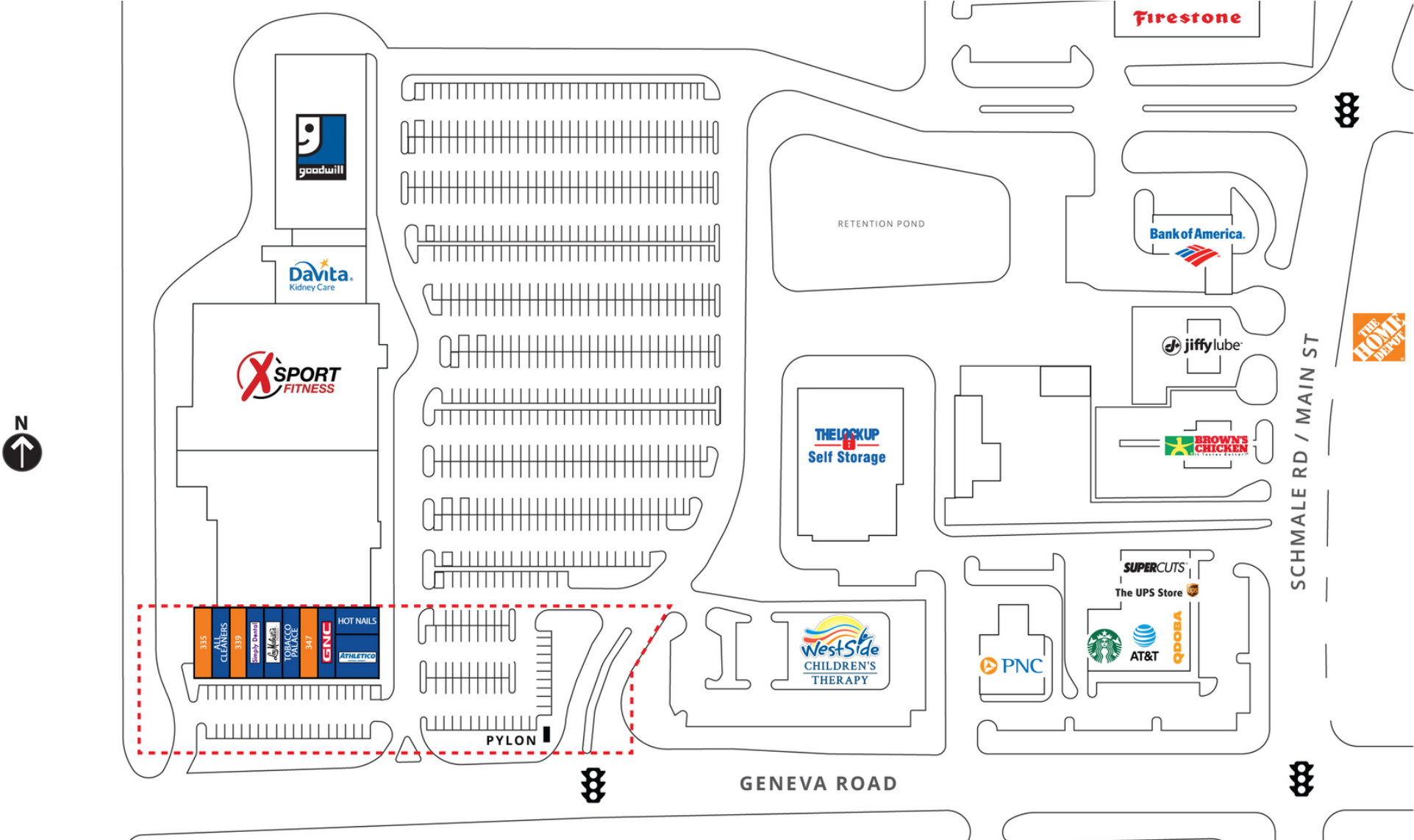


AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|--------------|-----------|-----------|------------|---------------|---|
| 335 (Endcap) | Available | 1,143 SF | NNN | \$22.00 SF/yr | West endcap unit last occupied by Pack, Ship and More. |
| 339 | Available | 1,472 SF | NNN | \$22.00 SF/yr | Retail space between All Cleaners and Simply Dental. Unit last occupied by Great Clips. |
| 347 | Available | 1,472 SF | NNN | \$22.00 SF/yr | Retail space between GNC and Tobacco Palace. Unit last occupied by Verizon Wireless. |

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SITE PLAN



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ADDITIONAL PHOTOS



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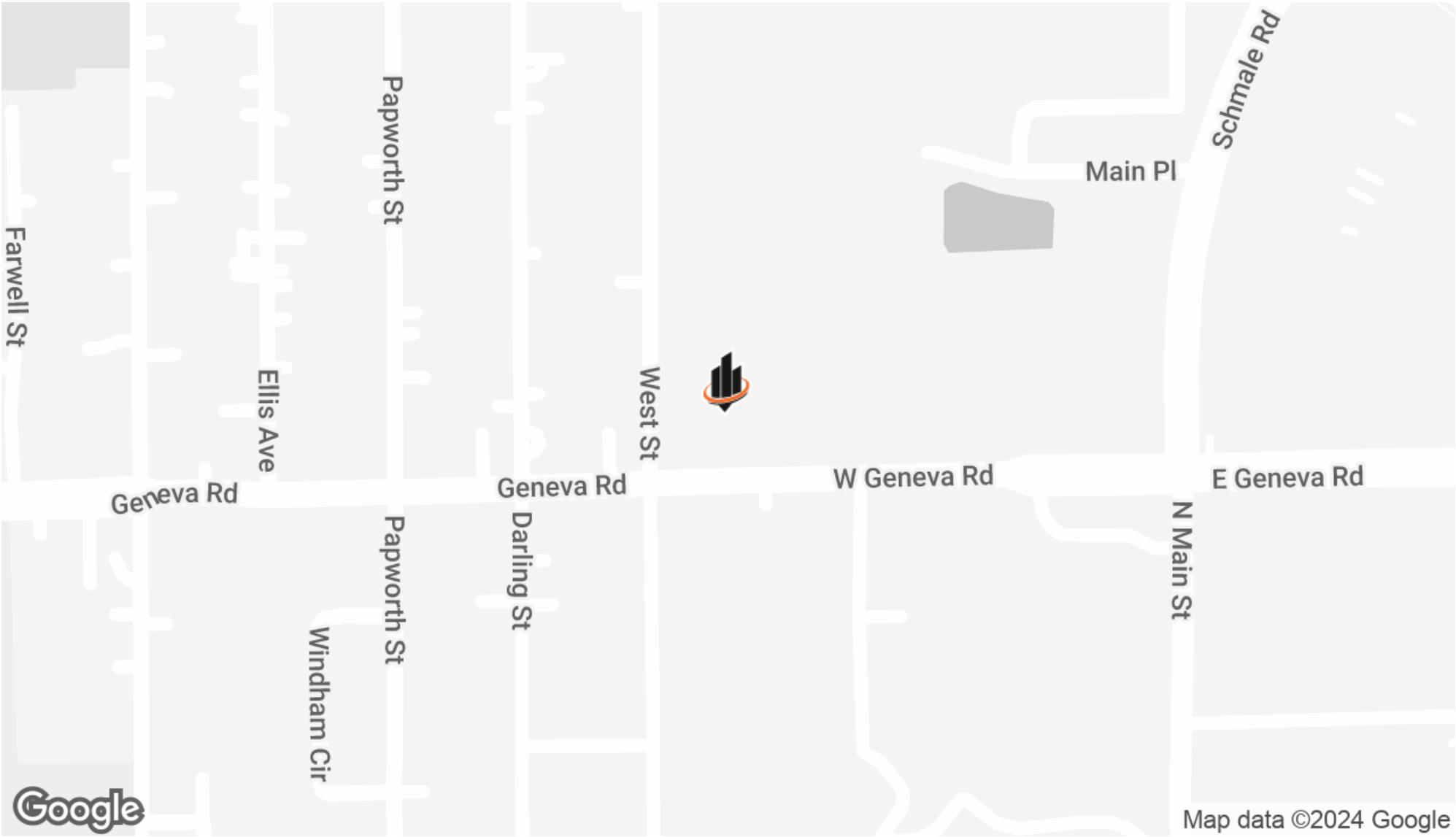
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RETAILER MAP



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LOCATION MAP



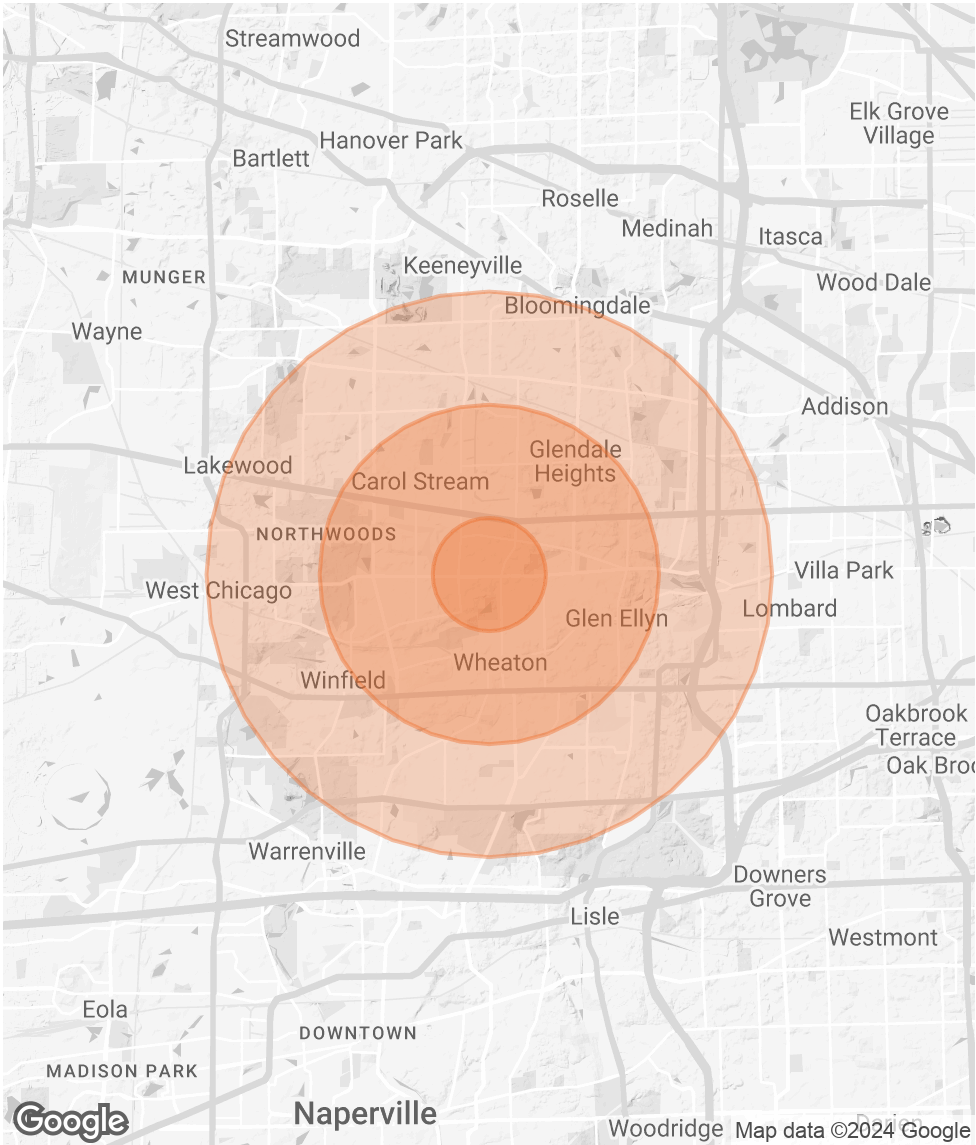
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 11,138 | 110,347 | 251,325 |
| AVERAGE AGE | 37.9 | 39.6 | 39.3 |
| AVERAGE AGE (MALE) | 34.7 | 37.9 | 38.2 |
| AVERAGE AGE (FEMALE) | 40.0 | 41.2 | 40.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 4,250 | 41,228 | 93,839 |
| # OF PERSONS PER HH | 2.6 | 2.7 | 2.7 |
| AVERAGE HH INCOME | \$111,063 | \$120,839 | \$116,700 |
| AVERAGE HOUSE VALUE | \$330,178 | \$326,643 | \$310,893 |

2020 American Community Survey (ACS)



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