

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

Rent Negotiable



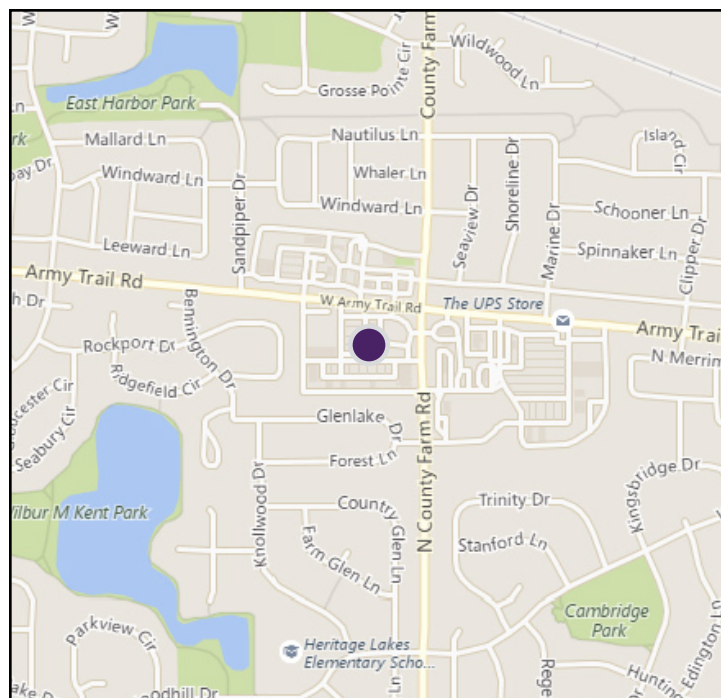
Property Highlights

- 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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MILLENNIUM
PROPERTIES R/E

**42,000 SF Grocery Store
For Lease at Busy Corner**

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Grocery Store Photos



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Center and Nearby Businesses



Current Tenants and Available Units

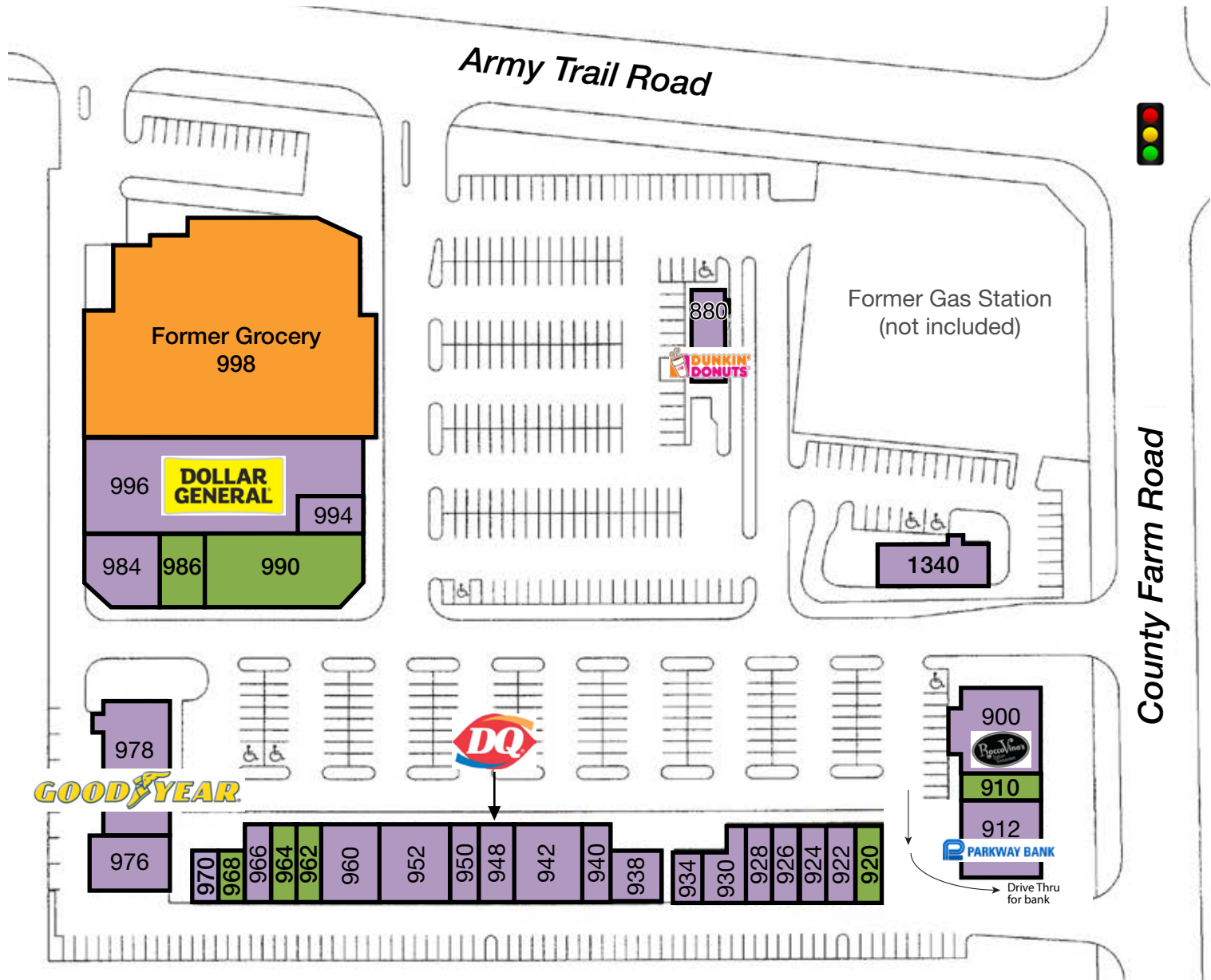
Unit	Tenant	SF
888	Dunkin' Donuts Outlot	–
1340	Fast Food Outlot	–
900	Rocco Vino	–
910	Available	1,200
912	Parkway Bank	–
920	Available	1,200
922	Premier Spa	–
924	Smoke Accessory Shop	–
926	Lawrence McGee, OD	–
928	Carol Stream Quick Wash	–
930	Village One Hour Cleaners	–
934	Ye's Chinese Restaurant	–
938	Sarez Martial Arts	–
940	Lane Dental	–
942	Family Health Mart	–
948	Dairy Queen	–

Unit	Tenant	SF
950	CK Pad Thai	–
952	Universal Metro Asian Services	–
960	Star Foods	–
962	Available	1,226
964	Available	1,226
966	Nail Salon	–
968	Available	800
970	Nadia Salon	–
976	Cuisine de Manila	–
978	Goodyear Tires	–
984	West Suburban Dental Specialists	–
986	Available	1,080
990	Available (End Cap Space)	5,120
994	Geek In Comics	–
996	Dollar General	–
998	Available (Former Grocery Store)	42,000

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Site Plan



Anchor Unit

Leased Units

Available Units

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Demographics

Radius	1 Mile	3 Mile	5 Mile
Population:			
2021 Projection	16,903	78,925	239,365
2016 Estimate	16,762	77,873	236,413
2010 Census	16,921	76,695	233,253
Growth 2016-2021	0.84%	1.35%	1.25%
Growth 2010-2016	-0.94%	1.54%	1.35%
2016 Population Hispanic Origin	2,085	10,430	51,544
Households:			
2021 Projection	5,324	26,505	80,968
2016 Estimate	5,281	26,142	79,928
2010 Census	5,345	25,726	78,727
Growth 2016 - 2021	0.81%	1.39%	1.30%
Growth 2010 - 2016	-1.20%	1.62%	1.53%
Owner Occupied	4,904	22,097	62,226
Renter Occupied	377	4,045	17,703
2016 Average Household Income	\$108,076	\$100,894	\$93,946
2016 Median Household Income	\$92,201	\$86,920	\$76,803
2016 Households by Household Income:			
Less than \$25,000	386	2,092	9,294
\$25,000 - \$50,000	695	4,418	14,877
\$50,000 - \$75,000	713	4,175	14,818
\$75,000 - \$100,000	1,231	5,003	13,515
\$100,000 - \$125,000	851	3,889	9,607
\$125,000 - \$150,000	423	2,343	5,985
\$150,000 - \$200,000	548	2,447	6,485
Greater than \$200,000	435	1,774	5,346
Business Employment			
Total Number of Businesses	324	2,267	8,594
Total Number of Employees	4,240	60,341	136,317

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Consumer Spending (2016) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	187,042	877,961	2,524,494
Total Apparel	10,702	49,745	144,982
Women's Apparel	4,441	20,465	58,441
Men's Apparel	2,371	11,001	31,808
Girl's Apparel	766	3,634	10,998
Boy's Apparel	540	2,528	7,644
Infant Apparel	429	2,033	6,156
Footwear	2,155	10,084	29,936
Total Entertainment, Hobbies & Pets	12,991	62,201	178,794
Entertainment	2,238	10,867	31,068
Audio & Visual Equipment/Service	5,797	27,927	81,648
Reading Materials	691	3,298	9,257
Hobbies, Pets, Toys	4,264	20,109	56,821
Total Food & Alcohol	47,203	222,583	650,309
Food at Home	25,799	121,265	357,115
Food Away From Home	18,311	86,354	249,151
Alcoholic Beverages	3,094	14,965	44,043
Total Household	26,712	124,498	355,048
House Maintenance & Repair	5,376	24,332	68,514
Household Equipment & Furnishings	10,364	48,742	139,509
Household Operations	7,961	37,411	107,711
Housing Costs	3,011	14,013	39,314
Total Health Care	9,292	44,425	128,519
Medical Services	5,465	26,058	75,442
Prescription Drugs	2,912	14,054	40,698
Medical Supplies	914	4,313	12,379
Total Education & Day Care	12,782	58,986	167,047
Education	8,491	38,870	109,934
Fees & Admissions	4,290	20,115	57,113

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Consumer Spending (2021) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	196,239	924,979	2,656,578
Total Apparel	11,318	52,964	154,336
Women's Apparel	4,718	21,913	62,634
Men's Apparel	2,520	11,755	34,060
Girl's Apparel	794	3,793	11,431
Boy's Apparel	558	2,639	7,935
Infant Apparel	470	2,205	6,578
Footwear	2,258	10,659	31,698
Total Entertainment, Hobbies & Pets	13,405	64,543	185,278
Entertainment	2,305	11,265	32,159
Audio & Visual Equipment/Service	5,983	28,994	84,691
Reading Materials	730	3,481	9,727
Hobbies, Pets, Toys	4,387	20,803	58,701
Total Food & Alcohol	51,685	245,092	716,015
Food at Home	28,409	134,244	395,402
Food Away From Home	20,031	95,063	274,146
Alcoholic Beverages	3,245	15,785	46,466
Total Household	28,035	131,150	372,924
House Maintenance & Repair	5,607	25,509	71,730
Household Equipment & Furnishings	10,584	50,068	143,087
Household Operations	8,720	40,899	116,861
Housing Costs	3,124	14,674	41,246
Total Health Care	10,619	50,906	147,053
Medical Services	6,168	29,564	85,590
Prescription Drugs	3,401	16,380	47,265
Medical Supplies	1,051	4,962	14,198
Total Education & Day Care	13,917	64,960	184,660
Education	9,482	44,019	125,283
Fees & Admissions	4,435	20,941	59,377