



Location Finders Brokerage LLC
 9440 Enterprise Dr, Mokena, IL 60448
 (708) 390-1629

Shops of Wheaton
 1101 – 1275 E. Butterfield Rd. Wheaton, IL

Retail/Office Space Available

MARKET SUMMARY

- Located on heavily travelled Butterfield Rd. (27,530 VPD)
- Anchored by Anytime Fitness & Fox Bowl
- Excellent demographics, over 79K people live within 3 mile radius
- Daytime Population of 332,406 within 5 mile radius
- Area retailers include: Whole Foods, Pete's Fresh Market, Jewel, ALDI, PetSmart

DEMOGRAPHICS

POPULATION	1 Mile	10,003
	3 Mile	79,094
	5 Mile	236,215
# HOUSEHOLDS	1 Mile	4,052
	3 Mile	30,244
	5 Mile	91,740
MEDIAN HH INCOME	1 Mile	\$100,422
	3 Mile	\$104,791
	5 Mile	\$102,858

CONTACT

ALAN ERICKSON
 aerickson@lfirealestate.com
 (708) 390-1629





Location Finders Brokerage LLC
 9440 Enterprise Dr, Mokena, IL 60448
 (708) 390-1629

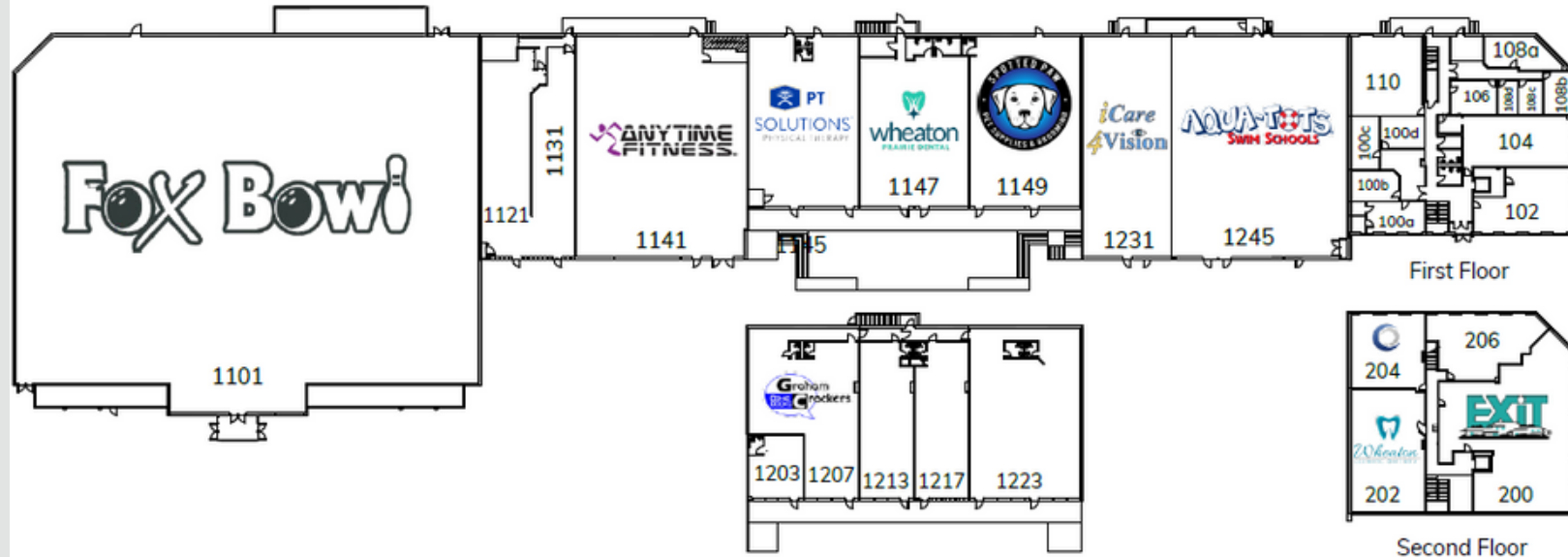
Shops of Wheaton

1101 - 1275 E. Butterfield Rd. Wheaton, IL

Retail/Office Space Available

SITE SUMMARY

- Building GLA: 79,151 SF
- Parking: 279 surface spaces +/-
- Lot Size: 5.61 AC
- Total Available: 7,134 SF
- Signage: Large pylon signs on Butterfield Road
- Access: Signalized access from Butterfield Road
- Traffic Counts: 27,530 VPD on Butterfield



- Suite 100 A : 440 SF
- Suite 100 B: 314 SF
- Suite 100 C: 328 SF
- Suite 100 D: 288 SF
- Suite 104: 1,222 SF
- Suite 1217: 1,399 SF
- Suite 1223: 3,143 SF

CONTACT

ALAN ERICKSON
 aerickson@lfirealestate.com
 (708) 390-1629

SUITE	TENANT
100a	Vacant
100b	Vacant
100c	Vacant
100d	Vacant
102	GT Massage & Skin Care
104	Vacant
106	Keith M Kurzeja & Associates
108a	RAS EHS Solutions
108b	Two Men And A Truck
108c	Munisa Trans Inc.

SUITE	TENANT
108d	O'Flaherty Law
110	Hettinger Podiatry Center
200	Exit Realty
202	Wheaton Cosmetic Dentistry
204	Olenick Dental
206	Paul Asheim - CPA
1101	Fox Bowl
1121	Tobacco Shop
1131	Image Eclips Studio
1141	Anytime Fitness

SUITE	TENANT
1145	PT Solutions of Wheaton
1147	Wheaton Dental
1149	Spotted Paw
1203	Champion Insurance Agency
1207	Graham Crackers Comics
1213	Gentler Times
1217	Vacant
1223	Vacant
1231	ICARE4VISION
1245	Aqua Tots