

**1800 E. Roosevelt Road
Wheaton, IL 60187**

\$1,200,000 ASKING PRICE

SITE # 1800

AVAILABLE SPACE:

LAND - 28,000 SF

BUILDING - 8,327 SF

RE TAXES (2009) - \$18,424

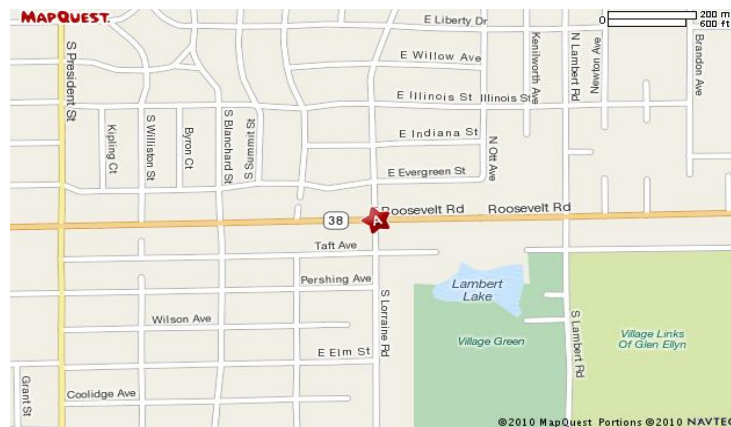


PROPERTY HIGHLIGHTS:

- Heavy traffic count
- Catches East Bound traffic at a lighted intersection
- Currently an Auto Repair facility

LOCATION:

- South East Corner of Roosevelt Road and Lorraine Road



Radius:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	17,618	108,611	233,848
Avg. Income:	\$93,757	\$105,104	\$96,609

TRAFFIC:

- 39,850 vehicles per day

CIMA DEVELOPERS, INC.
381 E. St. Charles Rd, Carol Stream, IL 60188
O: 630.653.1700 F: 630.653.2335

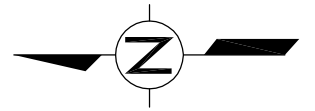
Philip Brasse, Asset Manager
pbrasse@cimadevelopers.org
www.cimadevelopers.org

PLAT OF SURVEY

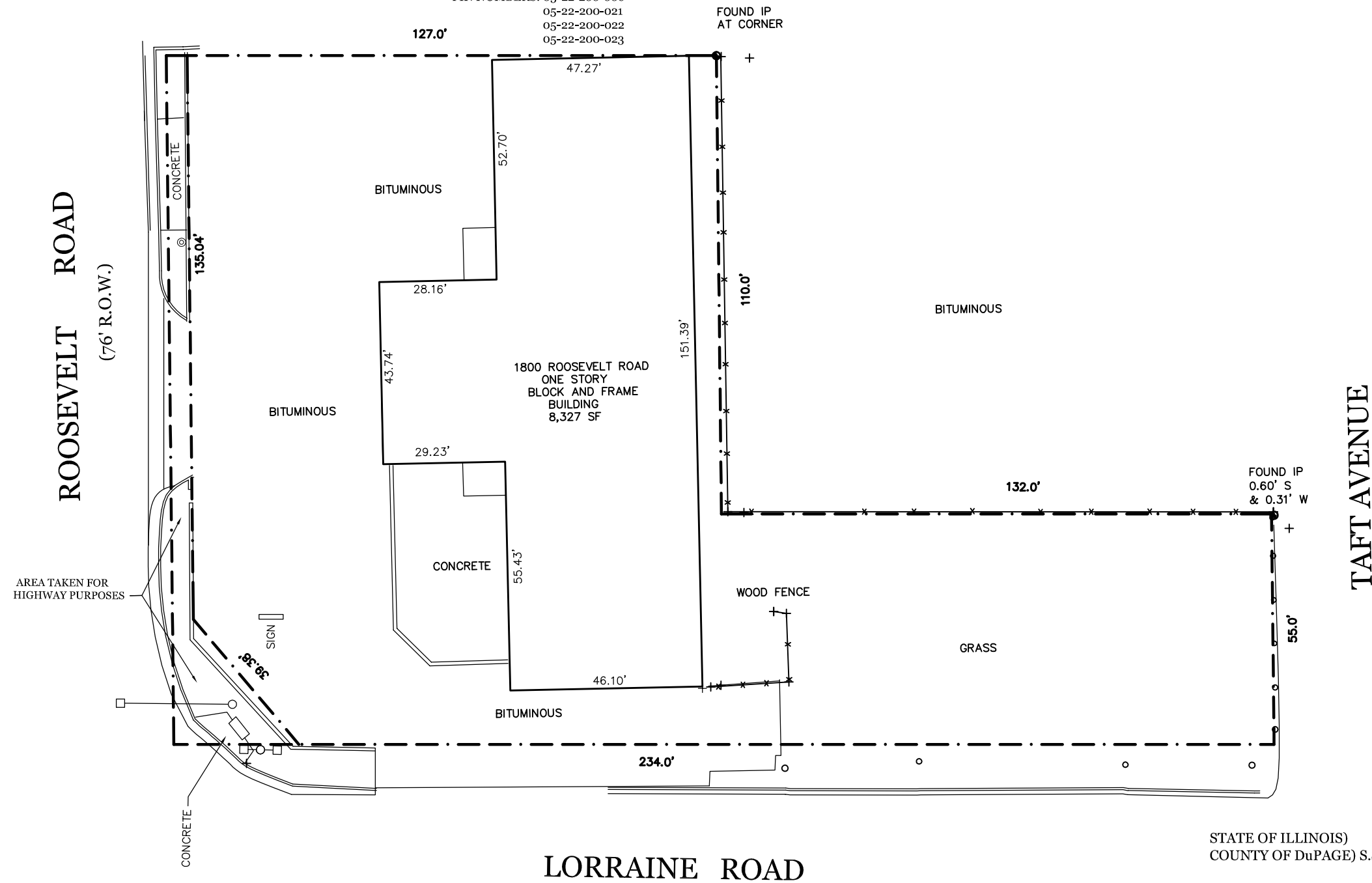
LOTS 10, 11, 12 AND 13 IN BLOCK 33 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1924 AS DOCUMENT 182391, IN DUPAGE COUNTY ILLINOIS, EXCEPTING THEREFROM THAT PORTION USED FOR HIGHWAY PURPOSES.

LOT AREA: 0.64 ACRES
ADDRESS: 1800 EAST ROOSEVELT ROAD, WHEATON

PIN NUMBERS: 05-22-200-006
05-22-200-021
05-22-200-022
05-22-200-023



SCALE: 1 IN. = 30 FT.



ORDER NO.: 2639

DJA CIVIL ENGINEERS & SURVEYORS

Dave Johnson and Associates, Ltd.
312 S. Hale Street
Wheaton, Illinois 60187
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

SURVEYORS NOTE:
CHECK LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY.
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND REPORT ANY DISCREPANCY AT ONCE. BUILDING LINES, IF ANY, SHOWN HEREON ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, WARREN D. JOHNSON, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED AT WHEATON, IL. THIS 10th DAY OF February A.D. 2008.

ILLINOIS REGISTERED LAND SURVEYOR NO. 2971